

Attached is the agenda packet for the August 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  
Connie Olker, Clerk  
Christine McKinley, Treasurer



Trustees:  
Allena Barbato  
Scott Bartlett  
Jake Cramond  
Glenn McCollum  
Jeff Nielsen  
Doug Savell

**AGENDA**  
**VILLAGE OF LAKE VILLA**  
**BOARD OF TRUSTEES – REGULAR MEETING**  
**Monday, August 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 – July 21, 2025
5. Accounts Payable – August 4, 2025 & August 18, 2025
6. Mayor
  - a. Celebration of Fall
  - b. Eagle Scout Project Presentation
  - c. Introduction of Police K-9
7. Staff Reports
  - a. Discussion: Baxter & Woodman GIS Presentation
  - b. Discussion: Financial Update
  - c. Discussion: Follow-up on Nepenthe SUP
8. New Business
  - a. Ordinance 2025-08-01: An Ordinance Approving an Economic Incentive Agreement by and Between the Village of Lake Villa and Aroma D Café (129 Central Avenue)
  - b. Ordinance 2025-08-02: An Ordinance Approving a Redevelopment Agreement by and Between the Village of Lake Villa and 129 Cedar LLC. for the Property Located at 129 Cedar Avenue
  - c. Ordinance 2025-08-03: An Ordinance Approving a Redevelopment Agreement by and Between the Village of Lake Villa and 133 Cedar LLC. for the Property Located at 133 Cedar Avenue
  - d. Resolution 2025-08-01: A Resolution to Accept Planning Technical Assistance Services Delivered by the Chicago Metropolitan Agency for Planning
  - e. Ordinance 2025-08-04: An Ordinance Amending the Village of Lake Villa Official

Zoning Map, as Amended (Property Owned by Lake Villa Community Consolidated School District No. 41: Pleviak School—304 E. Grand Avenue, 0 N. Milwaukee Avenue, 0 Villa Avenue, 108 N. Milwaukee Avenue, and a portion of Villa Avenue, Lake Villa, IL)

9. Old Business

10. Executive Session

11. Adjournment



**DATE:** August 13, 2025  
**TO:** Village Board of Trustees  
**FROM:** Michael Strong  
Village Administrator  
**RE:** Agenda Transmittal

**New Business**

- a. **Ordinance 2025-08-01: An Ordinance Approving an Economic Incentive Agreement by and Between the Village of Lake Villa and Aroma D Café (129 Central Avenue)**

Staff Contact: Michael Strong, Village Administrator

The Village Board is asked to consider approval of an Ordinance authorizing a Business Development District ("BDD") incentive with the proprietors of Aroma D Café, a new proposed authentic Hispanic inspired coffee shop, in an amount not to exceed \$12,000 for the redevelopment of the property located at 129 Central Avenue. The redevelopment project includes the construction of a patio and conducting minor building repairs, purchase of equipment, and associated expenses related to opening the new coffee shop business.

The Ordinance, and enclosed Agreement, establishes obligations between the Developer and Village relative to the Project. Based on anticipated costs the Developer will incur leading up to the occupancy of the new building areas, Village Staff is recommending that a direct cash payment of \$12,000 of the incentive reimbursement be paid out once a certificate of occupancy is issued for the redevelopment project. The Village's total incentive reimbursement amount represents approximately 30% of the estimated \$41,000 total Project cost for the improvements to the property.

Suggested Motion: *Motion to approve Ordinance 2025-08-01 Approving an Economic Incentive Agreement by and Between the Village of Lake Villa and Aroma D Café for the Property Located at 129 Central Avenue.*

- b. **Ordinance 2025-08-02: An Ordinance Approving a Redevelopment Agreement by and Between the Village of Lake Villa and 129 Cedar LLC. for the Property Located at 129 Cedar Avenue**

Staff Contact(s): Michael Strong, Village Administrator

The Village Board will discuss and consider approval of an Ordinance approving a Tax Increment Financing ("TIF") incentive in an amount not to exceed \$75,125 for the purchase and redevelopment of the property located at 129 Cedar Avenue in downtown Lake Villa. The Project includes the acquisition of property, foundation repairs, stormwater improvements, renovations to residential and commercial spaces, and façade improvements to the existing building.

The Developer is proposing to split the project into three phases of development, with the purchase of the property and foundation repairs comprising phase one; interior improvements, along with stormwater improvements, comprising phase two; and the exterior façade improvements comprising phase two. The Developer would have until June 2028 to complete all phases of the project.

The Ordinance, and accompanying Redevelopment Agreement, lays out various terms relative to the Project. Based on anticipated costs the Developer will incur leading up to the occupancy of the building, and its current condition, Village Staff is recommending a total of \$41,912.50 be paid out in direct reimbursements, based on phase completion, with the balance (\$33,212.50) being paid out through an equal share of subsequent future incremental taxes that are generated on the parcel between the Village and Developer.

The Village's total incentive reimbursement amount of \$75,125 represents 25% of the estimated \$300,500 total Project cost for the improvements on the property.

Suggested Motion: *Motion to Approve Ordinance 2025-08-02 Approving a Redevelopment Agreement by and Between the Village of Lake Villa and 129 Cedar LLC for the Property Located at 129 Cedar Avenue.*

**c. Ordinance 2025-08-03: An Ordinance Approving a Redevelopment Agreement by and Between the Village of Lake Villa and 133 Cedar LLC. for the Property Located at 133 Cedar Avenue**

Staff Contact(s): Michael Strong, Village Administrator

The Village Board will discuss and consider approval of an Ordinance approving a Tax Increment Financing ("TIF") incentive in an amount not to exceed \$22,000 for the purchase and redevelopment of the property located at 133 Cedar Avenue in downtown Lake Villa. The Project includes the acquisition of property, mechanical equipment improvements, renovations to the interior commercial spaces, and façade improvements to the existing building.

The Developer is proposing to split the project into two phases of development, with the interior improvements comprising phase one, and the exterior façade improvements comprising phase two. The Developer would have two (2) years to complete both phases of the project.

The Ordinance, and accompanying Redevelopment Agreement, lays out various terms relative to the Project. Based on anticipated costs the Developer will incur leading up to the occupancy of the building, and its current condition, Village Staff is recommending

that a total of approximately \$10,137 of the incentive reimbursement be paid in direct reimbursements, with the balance (approximately \$11,862) being paid out through an equal share of subsequent future incremental taxes that are generated on the parcel between the Village and Developer. The Village's total incentive reimbursement amount represents 25% of the estimated \$88,000 in total Project cost for the improvements on the property.

*Suggested Motion: Motion to approve Ordinance 2025-08-03 Approving a Redevelopment Agreement by and Between the Village of Lake Villa and 133 Cedar LLC for the Property Located at 133 Cedar Avenue.*

**d. Resolution 2025-08-01: A Resolution to Accept Planning Technical Assistance Services Delivered by the Chicago Metropolitan Agency for Planning**

Staff Contact: Michael Strong, Village Administrator

The Village applied for Technical Assistance through the Chicago Metropolitan Agency for Planning (CMAP) to develop an implementation strategy for the 2022 Lake Villa Comprehensive Plan. The Village Board heard a presentation from Patrick Day, CMAP Planner, in early June outlining the purpose of the NEXT program and the Village's participation as a grantee.

Specifically, the assistance from CMAP will assist the Village with prioritizing plan recommendation implementation based on Village needs and available resources. Comprehensive plan recommendations to be explored include transportation infrastructure improvements, economic development studies, zoning ordinance amendments, and other recommendations.

The attached Intergovernmental Agreement signifies that the Village Board accepts the offer of staff assistance services by CMAP and recognizes that these services are provided for the purpose of advancing the implementation of ON TO 2050 and other CMAP priorities. Additionally, the agreement notes that the Village's financial contribution for these services is \$3,000.

Suggested Motion: *Motion to approve Resolution 2025-08-01 A Resolution to Accept Planning Technical Assistance Services Delivered by the Chicago Metropolitan Agency for Planning*

**e. Ordinance 2025-08-04: An Ordinance Amending the Village of Lake Villa Official Zoning Map, as Amended (Property Owned by Lake Villa Community Consolidated School District No. 41: Pleviak School—304 E. Grand Avenue, 0 N. Milwaukee Avenue, 0 Villa Avenue, 108 N. Milwaukee Avenue, and a portion of Villa Avenue, Lake Villa, IL)**

Staff Contact: Michael Strong, Village Administrator

This past May, the Village of Lake Villa and Lake Villa School District #41 ("School District") entered into an Intergovernmental Agreement ("IGA") for the purposes of marketing and soliciting development interest in the redevelopment of the former Pleviak Elementary School site at 304 E. Grand Avenue.

Pursuant to the IGA, the parties agreed that the Village would initiate a rezoning and zoning map amendment process to rezone the parcels to a single zoning district. Therefore, the Petitioners (Village of Lake Villa and School District 41) requested the Village's approval that the Subject Property be rezoned to the Village's Commercial Business ("CBD") Zoning District. For context, the properties currently have split zoning (CB – Community Business and R2 – Residential).

At the August 7, 2025 Plan Commission meeting, the Plan Commission unanimously recommended approval of the rezoning of and a related zoning map amendment relative to the properties identified as 304 E. Grand Avenue, 0 N. Milwaukee Avenue, 0 Villa Avenue, 108 N. Milwaukee Avenue, and a portion of Villa Avenue extending westerly from Milwaukee Avenue to the westerly lot line of P.I.N. 02-33-306-032.

Suggested Motion: *Motion to Approve Ordinance 2025-08-04: An Ordinance Amending the Village of Lake Villa Official Zoning Map, as Amended (Property Owned by Lake Villa Community Consolidated School District No. 41: Pleviak School—304 E. Grand Avenue, 0 N. Milwaukee Avenue, 0 Villa Avenue, 108 N. Milwaukee Avenue, and a portion of Villa Avenue, Lake Villa, IL).*

**VILLAGE OF LAKE VILLA  
VILLAGE BOARD  
REGULAR MEETING  
JULY 21<sup>ST</sup>, 2025**

**Call to Order:** Mayor McDonald called the meeting to order at 7:00pm.

**Present:** Mayor McDonald, Trustees: Nielsen, Barbato, Bartlett, Cramond, Savell and McCollum, Village Administrator, Mike Strong, Assistant to the Village Administrator Jake Litz, Finance Director, Christine McKinley, Chief of Police Decaro, Public Works Supervisor Jim Bowles, Village Attorney Rebecca Alexopoulos and Superintendent of Streets Ryan Horton.

**Roll Call:** Mayor McDonald initiated the roll call.

**ROLL CALL VOTE WAS:**

**AYES:** 6 (Nielsen, Barbato, Bartlett, Cramond, Savell, McCollum)  
**NAYS:** 0  
**ABSENT:** 0  
**ABSTAIN:** 0

**MOTION CARRIED**

**Public Comment:** None.

**Minutes:** Trustee Nielsen made a motion and Trustee Savell seconded to approve the Committee of the Village Board Meeting Minutes – July 7<sup>th</sup>, 2025.

**ROLL CALL VOTE WAS:**

**AYES:** 6 (Nielsen, Barbato, Bartlett, Cramond, Savell, McCollum)  
**NAYS:** 0  
**ABSENT:** 0  
**ABSTAIN:** 0

**MOTION CARRIED**

**Finance:** Trustee Savell made a motion and Trustee Bartlett seconded to approve the accounts payable report July 21<sup>st</sup>, 2025<sup>th</sup> in the amount of \$454,222.36.

**ROLL CALL VOTE WAS:**

**AYES:** 6 (Nielsen, Barbato, Bartlett, Cramond, Savell, McCollum)  
**NAYS:** 0  
**ABSENT:** 0  
**ABSTAIN:** 0

**MOTION CARRIED**

**Mayor:** Swearing in new Police Officer Karla Tapia Pedroza  
Labor Attorney Appointment  
Trustee Savell made a motion and Trustee Barbato seconded the motion to appoint Vasselli Law, LLC as the Village of Lake Villa's Labor Counsel.

**ROLL CALL VOTE WAS:**

**AYES:** 6 (Nielsen, Barbato, Bartlett, Cramond, Savell, McCollum)  
**NAYS:** 0  
**ABSENT:** 0  
**ABSTAIN:** 0

**MOTION CARRIED**



**Staff Reports:** Discussion: Lehmann Mansion Agreement  
Discussion: Grocery Tax/Sales Tax  
Discussion: 209 Cedar Developer Follow-Up

Ryan Horton discussed Sherwood Park repaving  
Jake Litz informed the board of the posting for the vacant Water/Sewer Maintenance One position  
Jake Litz sent two legal notices ahead of the 07AUG25 Planning Commission 1. Rezoning Pleviak site & 2. Personal Storage Facility (Cedar Lake & Monaville)

**New Business: 9:34pm Motion to open a Public Hearing on the Village’s FY2025/2026 Appropriation Ordinance**

Trustee Bartlett made a motion and Trustee Savell seconded the motion to open a Public Hearing on the Village’s FY2025/2026 Appropriation Ordinance.

**ROLL CALL VOTE WAS:**  
**AYES: 6 (Nielsen, Barbato, Bartlett, Cramond, Savell and McCollum)**  
**NAYS: 0**  
**ABSENT: 0**  
**ABSTAIN: 0** **MOTION CARRIED**

**Public Hearing & Ordinance 2025-07-03: An Ordinance Approving the 2025-2026 Appropriation Ordinance**

Trustee Savell made a motion and Trustee Bartlett seconded the approval of Ordinance 2025-07-03: An Ordinance Approving the 2025-2026 Appropriation Ordinance.

**ROLL CALL VOTE WAS:**  
**AYES: 6 (Nielsen, Barbato, Bartlett, Cramond, Savell and McCollum)**  
**NAYS: 0**  
**ABSENT: 0**  
**ABSTAIN: 0** **MOTION CARRIED**

**9:36pm Motion to close a Public Hearing on the Village’s FY2025/2026 Appropriation Ordinance**

Trustee Nielsen made a motion and Trustee Savell seconded the motion to close a Public Hearing on the Village’s FY2025/2026 Appropriation Ordinance.

**ROLL CALL VOTE WAS:**  
**AYES: 6 (Nielsen, Barbato, Bartlett, Cramond, Savell and McCollum)**  
**NAYS: 0**  
**ABSENT: 0**  
**ABSTAIN: 0** **MOTION CARRIED**

**Ordinance 2025-07-04: An Ordinance Amending the Village Code Relative to Parking in the Village’s Municipal Parking Lots**

Trustee Barbato made a motion and Trustee McCollum seconded the approval of Ordinance 2025-07-04: An Ordinance Amending the Village Code Relative to Parking in the Village’s Municipal Parking Lots.

**ROLL CALL VOTE WAS:**  
**AYES: 6 (Nielsen, Barbato, Bartlett, Cramond, Savell and McCollum)**  
**NAYS: 0**  
**ABSENT: 0**  
**ABSTAIN: 0** **MOTION CARRIED**

**Approval: Memorandum of Understanding Between the Village of Lake Villa and the Joint  
Emergency Telephone System Board of Lake County (JETS of Lake County)**

Trustee Bartlett made a motion and Trustee Savell seconded the Memorandum Approval of Understanding between the Village of Lake Villa and the Joint Emergency Telephone System Board of Lake County (JETS of Lake County).

**ROLL CALL VOTE WAS:**

**AYES: 6 (Nielsen, Barbato, Bartlett, Cramond, Savell and McCollum)**

**NAYS: 0**

**ABSENT: 0**

**ABSTAIN: 0**

**MOTION CARRIED**

**Old Business:** None

**Executive Session:** None

**Adjournment:** Trustee Nielsen made a motion and Trustee Savell seconded to adjourn at 9:55pm.

**ROLL CALL VOTE WAS:**

**AYES: 6 (Nielsen, Barbato, Bartlett, Cramond, Savell and McCollum)**

**NAYS: 0**

**ABSENT: 0**

**ABSTAIN: 0**

**MOTION CARRIED**

**APPROVED BY ME THIS \_\_\_\_\_ DAY OF JULY, 2025**

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**JAMES MCDONALD, MAYOR**

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**CONNIE OLKER, CLERK**

VILLAGE OF LAKE VILLA Treasurer's Report  
EXP CHECK RUN DATES 07/22/2025 - 08/04/2025  
BOTH JOURNALIZED AND UNJOURNALIZED  
BOTH OPEN AND PAID

Fund	Department	Line Item	Item Description	Amount	Account Number	Budget	Total	Over YTD Budget
<b>ANTIOCH AUTO PARTS</b>								
GENERAL FUND	FLEET	VEHICLE SUPPLIES	VEHICLE SUPPLIES- FIRE	10.17	01-30-60-4930	53,000.00	15,769.51	
WATER & SEWER	WATER	VEHICLE SUPPLIES	VEHICLE SUPPLIES- FIRE	1.70	60-42-60-4930	9,000.00	1,139.70	
WATER & SEWER	SEWER	VEHICLE SUPPLIES	VEHICLE SUPPLIES- FIRE	1.69	60-43-60-4930	9,000.00	1,139.78	
GENERAL FUND	FLEET	VEHICLE SUPPLIES	CREDIT FOR INVOICE 197	(65.86)	01-30-60-4930	53,000.00	15,769.51	
WATER & SEWER	WATER	VEHICLE SUPPLIES	CREDIT FOR INVOICE 197	(10.98)	60-42-60-4930	9,000.00	1,139.70	
WATER & SEWER	SEWER	VEHICLE SUPPLIES	CREDIT FOR INVOICE 197	(10.97)	60-43-60-4930	9,000.00	1,139.78	
GENERAL FUND	FLEET	VEHICLE SUPPLIES	UNIT 12/ SHOP STOCK SU	35.76	01-30-60-4930	53,000.00	15,769.51	
GENERAL FUND	FACILITIES	SUPPLIES-BUILDING	UNIT 12/ SHOP STOCK SU	24.00	01-46-40-4910	15,000.00	5,134.16	
GENERAL FUND	FACILITIES	SUPPLIES-BUILDING	SHOP SUPPLIES	24.00	01-46-40-4910	15,000.00	5,134.16	
GENERAL FUND	FLEET	VEHICLE SUPPLIES	UNIT 20	78.10	01-30-60-4930	53,000.00	15,769.51	
WATER & SEWER	WATER	VEHICLE SUPPLIES	UNIT 19	11.23	60-42-60-4930	9,000.00	1,139.70	
WATER & SEWER	SEWER	VEHICLE SUPPLIES	UNIT 19	11.22	60-43-60-4930	9,000.00	1,139.78	
WATER & SEWER	WATER	VEHICLE SUPPLIES	UNIT 23	7.31	60-42-60-4930	9,000.00	1,139.70	
WATER & SEWER	SEWER	VEHICLE SUPPLIES	UNIT 23	7.32	60-43-60-4930	9,000.00	1,139.78	
GENERAL FUND	FLEET	VEHICLE SUPPLIES	UNIT 4	70.81	01-30-60-4930	53,000.00	15,769.51	
WATER & SEWER	WATER	VEHICLE SUPPLIES	UNIT 4	11.80	60-42-60-4930	9,000.00	1,139.70	
WATER & SEWER	SEWER	VEHICLE SUPPLIES	UNIT 4	11.80	60-43-60-4930	9,000.00	1,139.78	
GENERAL FUND	STREETS	SUPPLIES	ASPHALT ROLLER	8.74	01-41-40-4940	17,000.00	1,392.02	
WATER & SEWER	WATER	VEHICLE SUPPLIES	UNIT 23	67.85	60-42-60-4930	9,000.00	1,139.70	
WATER & SEWER	SEWER	VEHICLE SUPPLIES	UNIT 23	67.86	60-43-60-4930	9,000.00	1,139.78	
GENERAL FUND	FACILITIES	SUPPLIES-BUILDING	SHOP SUPPLIES	27.56	01-46-40-4910	15,000.00	5,134.16	
GENERAL FUND	FLEET	VEHICLE SUPPLIES	SHOP SUPPLIES	5.92	01-30-60-4930	53,000.00	15,769.51	
WATER & SEWER	WATER	VEHICLE SUPPLIES	SHOP SUPPLIES	0.99	60-42-60-4930	9,000.00	1,139.70	
WATER & SEWER	SEWER	VEHICLE SUPPLIES	SHOP SUPPLIES	0.99	60-43-60-4930	9,000.00	1,139.78	
		<b>Vendor Total:</b>		<b>399.01</b>				
<b>ATLAS BOBCAT, LLC</b>								
GENERAL FUND	FLEET	VEHICLE SUPPLIES	TOOL CAT FOR PW BOBCAT	699.18	01-30-60-4930	53,000.00	15,769.51	
		<b>Vendor Total:</b>		<b>699.18</b>				
<b>CES</b>								
GENERAL FUND	STREETS	MAINTENANCE - SIGNS &	LOFFREDO PARK	257.77	01-41-40-4270	7,500.00	(3,309.42)	
GENERAL FUND	STREETS	MAINTENANCE - SIGNS &	SPLICE KIT- PARKS	157.68	01-41-40-4270	7,500.00	(3,309.42)	
		<b>Vendor Total:</b>		<b>415.45</b>				
<b>CINTAS CORP</b>								
GENERAL FUND	FACILITIES	SUPPLIES-BUILDING	SUPPLIES	117.04	01-46-40-4910	15,000.00	5,134.16	
GENERAL FUND	FACILITIES	SUPPLIES-BUILDING	BUILDING SUPPLIES	201.04	01-46-40-4910	15,000.00	5,134.16	
		<b>Vendor Total:</b>		<b>318.08</b>				
<b>CLEAN CUT</b>								
GENERAL FUND	FACILITIES	TREE & ROW MAINTENANCE	TREE MAINTENANCE	1,200.00	01-46-40-4214	5,000.00	4,730.92	OVER
		<b>Vendor Total:</b>		<b>1,200.00</b>				
<b>COBRA KEY SYSTEMS</b>								
GENERAL FUND	POLICE	MISCELLANEOUS	MASTER ACCESS KEY/ COB	82.55	01-20-60-5190	8,000.00	1,083.56	
		<b>Vendor Total:</b>		<b>82.55</b>				
<b>COMCAST CABLE</b>								
GENERAL FUND	FACILITIES	TELEPHONE	222 OAK KNOLL DR- OFC	93.71	01-46-60-4420	34,700.00	11,970.72	
WATER & SEWER	WATER	TELEPHONE	222 OAK KNOLL DR- OFC	15.62	60-42-60-4420	5,000.00	1,995.11	
WATER & SEWER	SEWER	TELEPHONE	222 OAK KNOLL DR- OFC	15.62	60-43-60-4420	5,000.00	1,995.16	
GENERAL FUND	FACILITIES	TELEPHONE	222 OAK KNOLL DR OFC	93.71	01-46-60-4420	34,700.00	11,970.72	
WATER & SEWER	WATER	TELEPHONE	222 OAK KNOLL DR OFC	15.62	60-42-60-4420	5,000.00	1,995.11	
WATER & SEWER	SEWER	TELEPHONE	222 OAK KNOLL DR OFC	15.62	60-43-60-4420	5,000.00	1,995.16	
GENERAL FUND	FACILITIES	TELEPHONE	65 CEDAR AVE	1.69	01-46-60-4420	34,700.00	11,970.72	
WATER & SEWER	WATER	TELEPHONE	65 CEDAR AVE	0.28	60-42-60-4420	5,000.00	1,995.11	
WATER & SEWER	SEWER	TELEPHONE	65 CEDAR AVE	0.29	60-43-60-4420	5,000.00	1,995.16	
		<b>Vendor Total:</b>		<b>252.16</b>				
<b>COMED</b>								
WATER & SEWER	WATER	ELECTRICITY	533 AMHERST DRIVE	412.65	60-42-40-4660	60,000.00	16,644.39	
WATER & SEWER	SEWER	ELECTRICITY	910 PARK AVE	208.23	60-43-40-4660	45,000.00	11,336.04	
WATER & SEWER	SEWER	ELECTRICITY	801 E GRAND AVE- PUMP	43.31	60-43-40-4660	45,000.00	11,336.04	

VILLAGE OF LAKE VILLA Treasurer's Report  
EXP CHECK RUN DATES 07/22/2025 - 08/04/2025  
BOTH JOURNALIZED AND UNJOURNALIZED  
BOTH OPEN AND PAID

Fund	Department	Line Item	Item Description	Amount	Account Number	Budget	Total	Over YTD Budget
GENERAL FUND	STREETS	ELECTRICITY	0 S S RAILROAD AVE W/S	198.98	01-41-40-4660	135,000.00	36,277.94	
GENERAL FUND	STREETS	ELECTRICITY	0 S CEDAR 1 W WISCONSII	43.24	01-41-40-4660	135,000.00	36,277.94	
GENERAL FUND	STREETS	ELECTRICITY	0S CEDAR 1W WISCONSNTN	419.74	01-41-40-4660	135,000.00	36,277.94	
WATER & SEWER	SEWER	ELECTRICITY	0 N PETITE-LAKE RD W/S	282.01	60-43-40-4660	45,000.00	11,336.04	
WATER & SEWER	SEWER	ELECTRICITY	0 W BOOKING CT 1 S PON	58.92	60-43-40-4660	45,000.00	11,336.04	
WATER & SEWER	SEWER	ELECTRICITY	735 N MILWAUKEE AVE- P	169.67	60-43-40-4660	45,000.00	11,336.04	
GENERAL FUND	STREETS	ELECTRICITY	129 CENTRAL AVE- LITE	14.72	01-41-40-4660	135,000.00	36,277.94	
WATER & SEWER	SEWER	ELECTRICITY	607 N MILWAUKEE AVE	90.54	60-43-40-4660	45,000.00	11,336.04	
WATER & SEWER	SEWER	ELECTRICITY	0 N S OLD MONAVILLE RD	1,158.73	60-43-40-4660	45,000.00	11,336.04	
WATER & SEWER	SEWER	ELECTRICITY	550E GRAND AVE	112.67	60-43-40-4660	45,000.00	11,336.04	
GENERAL FUND	STREETS	ELECTRICITY	129 CENTRAL AVE	131.25	01-41-40-4660	135,000.00	36,277.94	
WATER & SEWER	WATER	ELECTRICITY	141 BELMONT AVE- WELLH	100.19	60-42-40-4660	60,000.00	16,644.39	
GENERAL FUND	STREETS	ELECTRICITY	0 RT83 TFLT METERED	49.17	01-41-40-4660	135,000.00	36,277.94	
WATER & SEWER	WATER	ELECTRICITY	222 OAK KNOLL DR- UNIT	3,551.20	60-42-40-4660	60,000.00	16,644.39	
WATER & SEWER	WATER	ELECTRICITY	108 S. MILWAUKEE	365.95	60-42-40-4660	60,000.00	16,644.39	
<b>Vendor Total:</b>				<b>7,411.17</b>				
<b>CONCRETE SOLUTIONS &amp; SUPPLY, INC.</b>								
GENERAL FUND	STREETS	STORM SEWERS	CULVERT	1,350.00	01-41-40-4241	50,000.00	9,193.72	
<b>Vendor Total:</b>				<b>1,350.00</b>				
<b>CONSERV FS, INC.</b>								
GENERAL FUND	PARKS MAINTENANCE	SUPPLIES-PARKS	SURMISE SPEEDPRO/ WEED	240.00	01-48-40-4911	20,000.00	5,876.12	
GENERAL FUND	FLEET	AUTOMOTIVE FUEL/OIL	251.0 GAL DIESEL	664.90	01-30-60-4820	83,500.00	18,367.58	
WATER & SEWER	WATER	AUTOMOTIVE FUEL/OIL	251.0 GAL DIESEL	110.82	60-42-60-4820	14,500.00	3,058.53	
WATER & SEWER	SEWER	AUTOMOTIVE FUEL/OIL	251.0 GAL DIESEL	110.81	60-43-60-4820	14,500.00	3,058.53	
GENERAL FUND	FLEET	AUTOMOTIVE FUEL/OIL	779.100 GAL UNL GAS	1,811.65	01-30-60-4820	83,500.00	18,367.58	
WATER & SEWER	WATER	AUTOMOTIVE FUEL/OIL	779.100 GAL UNL GAS	301.94	60-42-60-4820	14,500.00	3,058.53	
WATER & SEWER	SEWER	AUTOMOTIVE FUEL/OIL	779.100 GAL UNL GAS	301.94	60-43-60-4820	14,500.00	3,058.53	
<b>Vendor Total:</b>				<b>3,542.06</b>				
<b>CORPORATE WELLNESS PARTNERS</b>								
GENERAL FUND	STREETS	PHYSICALS/TESTING	PHYSICALS/TESTING	138.00	01-41-60-4570	2,800.00	630.00	
<b>Vendor Total:</b>				<b>138.00</b>				
<b>CREATIVE FINANCIAL STAFFING LLC</b>								
GENERAL FUND	LEGISLATIVE	MISCELLANEOUS EXPENSES	TEMP FOR FRONT OFFICE-	973.44	01-11-60-5190	3,000.00	2,649.83	OVER
GENERAL FUND	LEGISLATIVE	MISCELLANEOUS EXPENSES	TEMP FOR FRONT OFFICE (	984.38	01-11-60-5190	3,000.00	2,649.83	OVER
<b>Vendor Total:</b>				<b>1,957.82</b>				
<b>DANCING QUEEN BAND LLC</b>								
SPECIAL EVENTS FUND		EVENT EXPENSES - SUMME	FINAL BALANCE FOR 8/16,	5,525.00	81-00-00-4366-0	7,300.00	7,469.00	OVER
<b>Vendor Total:</b>				<b>5,525.00</b>				
<b>EMPLOYEE BENEFITS CORPORATION</b>								
GENERAL FUND	MANAGEMENT SERVICES	HEALTH & LIFE INSURANC	07/01/2025 MINIMUM FEE:	120.00	01-10-10-4110	66,905.53	11,128.58	
<b>Vendor Total:</b>				<b>120.00</b>				
<b>FOX VALLEY GRAPHICS, INC</b>								
GENERAL FUND	MANAGEMENT SERVICES	OFFICE SUPPLIES	ENVELOPES	194.25	01-10-60-4810	7,000.00	1,194.87	
GENERAL FUND	POLICE	OFFICE SUPPLIES	ENVELOPES	194.25	01-20-60-4810	7,000.00	2,302.58	
WATER & SEWER	WATER	OFFICE SUPPLIES	ENVELOPES	83.25	60-42-60-4810	5,800.00	921.90	
WATER & SEWER	SEWER	OFFICE SUPPLIES	ENVELOPES	83.25	60-43-60-4810	5,800.00	921.93	
<b>Vendor Total:</b>				<b>555.00</b>				
<b>GILLESPIE FORD</b>								
GENERAL FUND	FLEET	VEHICLE SUPPLIES	UNIT 292	214.48	01-30-60-4930	53,000.00	15,769.51	
GENERAL FUND	FLEET	VEHICLE SUPPLIES	UNIT 14	418.38	01-30-60-4930	53,000.00	15,769.51	
GENERAL FUND	FLEET	VEHICLE SUPPLIES	UNIT 14	41.29	01-30-60-4930	53,000.00	15,769.51	
<b>Vendor Total:</b>				<b>674.15</b>				
<b>HAWKINS, INC.</b>								
WATER & SEWER	WATER	SUPPLIES - WATER	CHLORINE CYLINDER	10.00	60-42-40-4950	35,000.00	2,359.91	
<b>Vendor Total:</b>				<b>10.00</b>				
<b>HRdirect</b>								
GENERAL FUND	LEGISLATIVE	MISCELLANEOUS EXPENSES	POSTER GUARD 1 YR RENE	105.79	01-11-60-5190	3,000.00	2,649.83	
GENERAL FUND	LEGISLATIVE	MISCELLANEOUS EXPENSES	POSTER GUARD 1 YR RENE	105.79	01-11-60-5190	3,000.00	2,649.83	

VILLAGE OF LAKE VILLA Treasurer's Report  
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Fund	Department	Line Item	Item Description	Amount	Account Number	Budget	Total YTD	Over Budget
GENERAL FUND	LEGISLATIVE	MISCELLANEOUS EXPENSES	POSTER GUARD 1 YR RENEW	105.79	01-11-60-5190	3,000.00	2,649.83	
<b>IMPRESSIONS COUNT</b>				<b>Vendor Total:</b>				
GENERAL FUND	POLICE	MISCELLANEOUS	TRUCK DOORS	310.50	01-20-60-5190	8,000.00	1,083.56	
<b>JM IRRIGATION LLC</b>				<b>Vendor Total:</b>				
GENERAL FUND	FACILITIES	TREE & ROW MAINTENANCE	IRRIGATION SYSTEM ACTI'	448.00	01-46-40-4214	5,000.00	4,730.92	OVER
<b>KEITH LAMANNA</b>				<b>Vendor Total:</b>				
GENERAL FUND	POLICE	UNIFORM ALLOWANCE	REIMBURSEMENT- UNIFORM	120.00	01-20-60-4170	40,250.00	7,485.60	
GENERAL FUND	POLICE	UNIFORM ALLOWANCE	REIMBURSEMENT FOR UNIF	26.00	01-20-60-4170	40,250.00	7,485.60	
<b>KIMBALL MIDWEST</b>				<b>Vendor Total:</b>				
GENERAL FUND	FACILITIES	SUPPLIES-BUILDING	SHOP SUPPLIES	120.01	01-46-40-4910	15,000.00	5,134.16	
GENERAL FUND	FACILITIES	SUPPLIES-BUILDING	SHOP SUPPLIES	149.81	01-46-40-4910	15,000.00	5,134.16	
GENERAL FUND	FACILITIES	SUPPLIES-BUILDING	SHOP SUPPLIES	320.34	01-46-40-4910	15,000.00	5,134.16	
GENERAL FUND	FACILITIES	SUPPLIES-BUILDING	SHOP SUPPLIES	96.00	01-46-40-4910	15,000.00	5,134.16	
GENERAL FUND	FACILITIES	SUPPLIES-BUILDING	SHOP SUPPLIES	221.54	01-46-40-4910	15,000.00	5,134.16	
<b>LAKELAND AUTOBODY INC</b>				<b>Vendor Total:</b>				
GENERAL FUND	FLEET	CONTRACT VEHICLE MAINT	UNIT 14	100.00	01-30-20-4230	30,000.00	16,660.21	
<b>MANHARD CONSULTING, LTC</b>				<b>Vendor Total:</b>				
WATER & SEWER	WATER	ENGINEERING-WATER	GRAND AVENUE SIDEWALK	3,656.25	60-42-20-4320	35,000.00	11,839.90	
WATER & SEWER	SEWER	ENGINEERING-SEWER	GRAND AVENUE SIDEWALK	3,656.25	60-43-20-4320	35,000.00	11,839.90	
<b>MENARDS - ANTIOCH</b>				<b>Vendor Total:</b>				
GENERAL FUND	FACILITIES	MAINTENANCE-BUILDING	VILLAGE HALL- SIDING	86.84	01-46-40-4210	13,000.00	5,278.26	
GENERAL FUND	FACILITIES	SUPPLIES-BUILDING	LOFFREDO PARK	671.34	01-46-40-4910	15,000.00	5,134.16	
MANSION FUND		NEW EQUIPMENT - MANSION	MANSION BATHROOM	47.06	08-00-00-5200	30,000.00	11,718.52	
MANSION FUND		NEW EQUIPMENT - MANSION	MANSION BATHROOM	58.37	08-00-00-5200	30,000.00	11,718.52	
<b>MILIEU DESIGN LLC</b>				<b>Vendor Total:</b>				
GENERAL FUND	FACILITIES	MOWING	LOFFREDO PARK/ 222 OAK	166.60	01-46-20-4213	27,000.00	8,340.80	
WATER & SEWER	WATER	MOWING	LOFFREDO PARK/ 222 OAK	3.40	60-42-20-4213	8,900.00	2,988.40	
WATER & SEWER	WATER	MOWING	LOFFREDO PARK/ 222 OAK	120.50	60-42-20-4213	8,900.00	2,988.40	
WATER & SEWER	SEWER	MOWING	LOFFREDO PARK/ 222 OAK	96.40	60-43-20-4213	5,500.00	1,947.80	
GENERAL FUND	FACILITIES	MOWING	LOFFREDO PARK/ 222 OAK	24.10	01-46-20-4213	27,000.00	8,340.80	
GENERAL FUND	FACILITIES	MOWING	LOFFREDO PARK/ 222 OAK	33.25	01-46-20-4213	27,000.00	8,340.80	
WATER & SEWER	SEWER	MOWING	LOFFREDO PARK/ 222 OAK	1.75	60-43-20-4213	5,500.00	1,947.80	
GENERAL FUND	FACILITIES	MOWING	LOFFREDO PARK/ 222 OAK	166.60	01-46-20-4213	27,000.00	8,340.80	
WATER & SEWER	WATER	MOWING	LOFFREDO PARK/ 222 OAK	3.40	60-42-20-4213	8,900.00	2,988.40	
WATER & SEWER	SEWER	MOWING	LIFT STATION MOWING	140.00	60-43-20-4213	5,500.00	1,947.80	
WATER & SEWER	WATER	MOWING	WELL MOWING	175.00	60-42-20-4213	8,900.00	2,988.40	
GENERAL FUND	COMMUNITY DEVELOPMENT	VACANT LOT MOWING	PLEVIAK - 108 N MILWAU	60.00	01-12-20-4214	5,500.00	2,820.00	
GENERAL FUND	FACILITIES	MOWING	PARKS MOWING	615.00	01-46-20-4213	27,000.00	8,340.80	
GENERAL FUND	FACILITIES	TREE & ROW MAINTENANCE	ROW MOWING	3,960.00	01-46-40-4214	5,000.00	4,730.92	OVER
GENERAL FUND	COMMUNITY DEVELOPMENT	VACANT LOT MOWING	VACANT LOT MOWING	60.00	01-12-20-4214	5,500.00	2,820.00	
GENERAL FUND	COMMUNITY DEVELOPMENT	VACANT LOT MOWING	ROUND A BOUT MOWING- 9	84.00	01-12-20-4214	5,500.00	2,820.00	
GENERAL FUND	FACILITIES	MOWING	PARKS MOWING	495.00	01-46-20-4213	27,000.00	8,340.80	
WATER & SEWER	WATER	MOWING	WELL MOWING	140.00	60-42-20-4213	8,900.00	2,988.40	
WATER & SEWER	WATER	MOWING	222 OAK KNOLL/ METRA/	120.50	60-42-20-4213	8,900.00	2,988.40	
WATER & SEWER	SEWER	MOWING	222 OAK KNOLL/ METRA/	96.40	60-43-20-4213	5,500.00	1,947.80	
GENERAL FUND	FACILITIES	MOWING	222 OAK KNOLL/ METRA/	24.10	01-46-20-4213	27,000.00	8,340.80	
METRA FUND		MOWING	222 OAK KNOLL/ METRA/	35.00	02-00-20-4213	1,250.00	420.00	
GENERAL FUND	FACILITIES	MOWING	222 OAK KNOLL/ METRA/	33.25	01-46-20-4213	27,000.00	8,340.80	
WATER & SEWER	SEWER	MOWING	222 OAK KNOLL/ METRA/	1.75	60-43-20-4213	5,500.00	1,947.80	
GENERAL FUND	FACILITIES	MOWING	222 OAK KNOLL/ METRA/	166.60	01-46-20-4213	27,000.00	8,340.80	

DB: Lake Villa

VILLAGE OF LAKE VILLA Treasurer's Report  
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Fund	Department	Line Item	Item Description	Amount	Account Number	Budget	Total YTD Budget	Over Budget
WATER & SEWER	WATER	MOWING	222 OAK KNOLL/ METRA/ (	3.40	60-42-20-4213	8,900.00	2,988.40	
GENERAL FUND	COMMUNITY DEVELOPMENT	VACANT LOT MOWING	PLEVIAK- 108 N MILWAUKI	60.00	01-12-20-4214	5,500.00	2,820.00	
WATER & SEWER	SEWER	MOWING	LIFT STATION MOWING	70.00	60-43-20-4213	5,500.00	1,947.80	
Vendor Total:				6,956.00				
NICOR GAS								
WATER & SEWER	SEWER	NATURAL GAS	500 E GRAND AVE #3	308.82	60-43-40-4610	15,000.00	1,533.86	
WATER & SEWER	SEWER	NATURAL GAS	222 OAK KNOLL DR- WATEI	54.67	60-42-40-4610	10,000.00	855.63	
WATER & SEWER	WATER	NATURAL GAS	141 BELMONT AVE- WELL I	158.14	60-42-40-4610	10,000.00	855.63	
WATER & SEWER	WATER	NATURAL GAS	910 PARK AVE	57.24	60-42-40-4610	10,000.00	855.63	
WATER & SEWER	SEWER	NATURAL GAS	57 CEDAR AVE	58.97	60-43-40-4610	15,000.00	1,533.86	
WATER & SEWER	WATER	NATURAL GAS	222 OAK KNOLL DR	59.82	60-42-40-4610	10,000.00	855.63	
METRA FUND		ELECTRICITY	WS RT 21 S BURNETT	54.67	02-00-30-4660	2,000.00	360.78	
WATER & SEWER	WATER	NATURAL GAS	65 CEDAR AVE	61.54	60-42-40-4610	10,000.00	855.63	
METRA FUND		ELECTRICITY	129 RAILROAD AVE	57.24	02-00-30-4660	2,000.00	360.78	
WATER & SEWER	SEWER	NATURAL GAS	129 CENTRAL AVE #2	153.36	60-43-40-4610	15,000.00	1,533.86	
WATER & SEWER	SEWER	NATURAL GAS	ES OAK KNOLL RD- END OI	60.67	60-43-40-4610	15,000.00	1,533.86	
Vendor Total:				1,085.14				
O'REILLY AUTO ENTERPRISES, LLC								
GENERAL FUND	FLEET	VEHICLE SUPPLIES	VEHICLE SUPPLIES- WIPEI	143.88	01-30-60-4930	53,000.00	15,769.51	
WATER & SEWER	WATER	VEHICLE SUPPLIES	VEHICLE SUPPLIES- WIPEI	23.98	60-42-60-4930	9,000.00	1,139.70	
WATER & SEWER	SEWER	VEHICLE SUPPLIES	VEHICLE SUPPLIES- WIPEI	23.98	60-43-60-4930	9,000.00	1,139.78	
Vendor Total:				191.84				
PADDOCK PUBLICATIONS, INC.								
GENERAL FUND	LEGISLATIVE	PUBLISHING	PUBLIC HEARING	94.30	01-11-60-4430	2,500.00	0.00	
DEVELOPER ESCROWS		406 MONAVILLE - STORAGE	406 MONAVILLE	324.30	03-00-30-2367	0.00	3,382.25	OVER
Vendor Total:				418.60				
PALDO SIGN CO.								
GENERAL FUND	STREETS	MAINTENANCE - SIGNS &	NEW VILLAGE ENTRY SIGN,	5,990.00	01-41-40-4270	7,500.00	(3,309.42)	
Vendor Total:				5,990.00				
PETTY CASH- POLICE								
GENERAL FUND	POLICE	MISCELLANEOUS	CHARITY CAR WASH	20.00	01-20-60-5190	8,000.00	1,083.56	
Vendor Total:				20.00				
PETTY CASH- VILLAGE HALL								
GENERAL FUND	FACILITIES	MAINTENANCE-BUILDING	AWC WINDOW CLEANING- JI	21.00	01-46-40-4210	13,000.00	5,278.26	
Vendor Total:				21.00				
POMP'S TIRE SERVICE								
GENERAL FUND	FLEET	VEHICLE SUPPLIES	TRUCK 18	291.60	01-30-60-4930	53,000.00	15,769.51	
WATER & SEWER	WATER	VEHICLE SUPPLIES	TRUCK 18	48.60	60-42-60-4930	9,000.00	1,139.70	
WATER & SEWER	SEWER	VEHICLE SUPPLIES	TRUCK 18	48.60	60-43-60-4930	9,000.00	1,139.78	
GENERAL FUND	FLEET	VEHICLE SUPPLIES	UNIT 12	42.45	01-30-60-4930	53,000.00	15,769.51	
Vendor Total:				431.25				
RARESTEP, INC. DBA FLEETIO								
GENERAL FUND	FLEET	MECHANIC TOOLS	PREMIUM 50 ANNUAL 6/5/1	428.35	01-30-60-4931	14,800.00	3,852.89	
Vendor Total:				428.35				
RUSSO POWER EQUIPMENT								
GENERAL FUND	PARKS MAINTENANCE	SUPPLIES-PARKS	PARK SUPPLIES	156.95	01-48-40-4911	20,000.00	5,876.12	
GENERAL FUND	FLEET	VEHICLE SUPPLIES	RIDER PLATE	15.99	01-30-60-4930	53,000.00	15,769.51	
GENERAL FUND	FLEET	VEHICLE SUPPLIES	COLLAR NUT	4.99	01-30-60-4930	53,000.00	15,769.51	
GENERAL FUND	PARKS MAINTENANCE	SUPPLIES-PARKS	PARK SUPPLIES	20.99	01-48-40-4911	20,000.00	5,876.12	
GENERAL FUND	PARKS MAINTENANCE	SUPPLIES-PARKS	PARK SUPPLIES	126.96	01-48-40-4911	20,000.00	5,876.12	
Vendor Total:				325.88				
SKENDER								
WATER & SEWER		WATER CUSTOMER SALES	REFUND ON WATER DEPOSIT	2,604.78	60-00-40-3510	012,881.00	441,573.64	
Vendor Total:				2,604.78				
SUN LAKE MATERIALS								
GENERAL FUND	STREETS	SUPPLIES	3/4" TB	694.12	01-41-40-4940	17,000.00	1,392.02	
Vendor Total:				694.12				
TESKA ASSOCIATES, INC.								

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
GENERAL FUND	COMMUNITY DEVELOPMENT	PLANNER	LAK15-63 CONTINUING SEI	720.00	01-12-20-4380	20,000.00	660.70	
DEVELOPER ESCROWS		CEDAR LAKE ESTATES	LAK15-63 CONTINUING SEI	1,232.50	03-00-30-2365	0.00	(8,880.00)	
GENERAL FUND	COMMUNITY DEVELOPMENT	PLANNER	LAK15-63 CONTINUING SEI	57.40	01-12-20-4380	20,000.00	660.70	
<b>Vendor Total:</b>				<b>2,009.90</b>				
<b>THOMPSON ELEVATOR</b>								
GENERAL FUND	COMMUNITY DEVELOPMENT	BUILDING INSPECTORS	STARLING ELEVATOR- 1 N	100.00	01-12-20-4392	65,000.00	20,586.16	
<b>Vendor Total:</b>				<b>100.00</b>				
<b>VERIZON WIRELESS</b>								
GENERAL FUND	FACILITIES	TELEPHONE	JUN 17- JULY 16, 2025	668.29	01-46-60-4420	34,700.00	11,970.72	
WATER & SEWER	WATER	TELEPHONE	JUN 17- JULY 16, 2025	111.38	60-42-60-4420	5,000.00	1,995.11	
WATER & SEWER	SEWER	TELEPHONE	JUN 17- JULY 16, 2025	111.38	60-43-60-4420	5,000.00	1,995.16	
<b>Vendor Total:</b>				<b>891.05</b>				
<b>WILLIAMS ASSOCIATES ARCHITECTS, LTD</b>								
GENERAL CAPITAL FUND	FACILITIES	CAPITAL IMPROVEMENTS	- PROJECT 2025-032/ LAKE	492.50	90-46-60-5100	246,589.00	38,056.54	
<b>Vendor Total:</b>				<b>492.50</b>				
<b>Grand Total:</b>				<b>57,715.72</b>				

INVOICE NUMBER	DESCRIPTION	AMOUNT
VENDOR CODE: ANTAUT ANTIOCH AUTO PARTS		
587294	VEHICLE SUPPLIES- FIRE EXTINGUISHERS	13.56
586872	CREDIT FOR INVOICE 1973-586619 AND 1973-	(87.81)
586107	UNIT 12/ SHOP STOCK SUPPLIES	59.76
586402	SHOP SUPPLIES	24.00
586820	UNIT 20	78.10
586394	UNIT 19	22.45
586499	UNIT 23	14.63
586240	UNIT 4	94.41
589890	ASPHALT ROLLER	8.74
586619	UNIT 23	135.71
586477	SHOP SUPPLIES	27.56
67322	SHOP SUPPLIES	7.90
TOTAL VENDOR ANTAUT ANTIOCH AUTO PARTS		399.01
VENDOR CODE: ATLB0B ATLAS BOBCAT, LLC		
BR2257	TOOL CAT FOR PW BOBCAT	699.18
TOTAL VENDOR ATLB0B ATLAS BOBCAT, LLC		699.18
VENDOR CODE: CES CES		
LKV/113899	LOFFREDO PARK	257.77
LKV/113907	SPLICE KIT- PARKS	157.68
TOTAL VENDOR CES CES		415.45
VENDOR CODE: CIN CINTAS CORP		
4237321366	SUPPLIES	117.04
4236598164	BUILDING SUPPLIES	201.04
TOTAL VENDOR CIN CINTAS CORP		318.08
VENDOR CODE: CLEcut CLEAN CUT		
25251	TREE MAINTENANCE	1,200.00
TOTAL VENDOR CLEcut CLEAN CUT		1,200.00
VENDOR CODE: COBKEY COBRA KEY SYSTEMS		
33607	MASTER ACCESS KEY/ COBRA KEY LOCK REPLAC	82.55
TOTAL VENDOR COBKEY COBRA KEY SYSTEMS		82.55
VENDOR CODE: COMCAB COMCAST CABLE		
07282025-2963	222 OAK KNOLL DR- OFC 2	124.95
07282025-2955	222 OAK KNOLL DR OFC	124.95
07212025-6207	65 CEDAR AVE	2.26
TOTAL VENDOR COMCAB COMCAST CABLE		252.16
VENDOR CODE: COMED COMED		
07282025-2000	533 AMHERST DRIVE	412.65
07282025-1222	910 PARK AVE	208.23
07282025-8000	801 E GRAND AVE- PUMP	43.31
07282025-8000	0 S S RAILROAD AVE W/S CEDAR AVE	198.98
07282025-1222	0 S CEDAR 1 W WISCONSINCENTRA	43.24
07282025-1222	0S CEDAR 1W WISCONSINTRA	419.74
07282025-92222	0 N PETITE-LAKE RD W/S RTE 83	282.01
07282025-2000	0 W BOOKING CT 1 S POND	58.92



INVOICE NUMBER	DESCRIPTION	AMOUNT
VENDOR CODE: COMED COMED		
07292025-8000	735 N MILWAUKEE AVE- PUMPING STATION	169.67
07292025-2222	129 CENTRAL AVE- LITE	14.72
07292025-3000	607 N MILWAUKEE AVE	90.54
07292025-8000	0 N S OLD MONAVILLE RD	1,158.73
07292025-7000	550E GRAND AVE	112.67
07292025-2111	129 CENTRAL AVE	131.25
07292025-2000	141 BELMONT AVE- WELLHOUSE	100.19
07292025-2222	0 RT83 TFLT METERED	49.17
07292025-2111	222 OAK KNOLL DR- UNIT A	3,551.20
07292025-9000	108 S. MILWAUKEE	365.95
TOTAL VENDOR COMED COMED		7,411.17
VENDOR CODE: CONF S CONSERV FS, INC.		
65198555	SURMISE SPEEDPRO/ WEED CONTROL FOR PARK	240.00
102033201	251.0 GAL DIESEL	886.53
102033202	779.100 GAL UNL GAS	2,415.53
TOTAL VENDOR CONF S CONSERV FS, INC.		3,542.06
VENDOR CODE: CONSOL CONCRETE SOLUTIONS & SUPPLY, INC.		
M4931	CULVERT	1,350.00
TOTAL VENDOR CONSOL CONCRETE SOLUTIONS & SUPPLY, IN		1,350.00
VENDOR CODE: CORWEL CORPORATE WELLNESS PARTNERS		
EM002211	PHYSICALS/TESTING	138.00
TOTAL VENDOR CORWEL CORPORATE WELLNESS PARTNERS		138.00
VENDOR CODE: CREFIN CREATIVE FINANCIAL STAFFING LLC		
125290759	TEMP FOR FRONT OFFICE- 7/20/25	973.44
125300764	TEMP FOR FRONT OFFICE 07/27/25	984.38
TOTAL VENDOR CREFIN CREATIVE FINANCIAL STAFFING LLC		1,957.82
VENDOR CODE: DANQUE DANCING QUEEN BAND LLC		
04/29/2025	FINAL BALANCE FOR 8/16/2025 DANCING QUEE	5,525.00
TOTAL VENDOR DANQUE DANCING QUEEN BAND LLC		5,525.00
VENDOR CODE: EMPBENCOR EMPLOYEE BENEFITS CORPORATION		
5005716	07/01/2025 MINIMUM FEES	120.00
TOTAL VENDOR EMPBENCOR EMPLOYEE BENEFITS CORPORATIC		120.00
VENDOR CODE: FLE RARESTEP, INC. DBA FLEETIO		
783146	PREMIUM 50 ANNUAL 6/5/25- 12/15/25	428.35
TOTAL VENDOR FLE RARESTEP, INC. DBA FLEETIO		428.35
VENDOR CODE: FOXVALGR FOX VALLEY GRAPHICS, INC		
49135	ENVELOPES	555.00
TOTAL VENDOR FOXVALGR FOX VALLEY GRAPHICS, INC		555.00
VENDOR CODE: GILFOR GILLESPIE FORD		
51963	UNIT 292	214.48
51962	UNIT 14	418.38

INVOICE NUMBER	DESCRIPTION	AMOUNT
VENDOR CODE: GILFOR GILLESPIE FORD 52125	UNIT 14	41.29
TOTAL VENDOR GILFOR GILLESPIE FORD		674.15
VENDOR CODE: HAWINC HAWKINS, INC. 7132239	CHLORINE CYLINDER	10.00
TOTAL VENDOR HAWINC HAWKINS, INC.		10.00
VENDOR CODE: HRDIR HRDIRECT INV17874578 INV17874579 INV17874580	POSTER GUARD 1 YR RENEWAL- VILLAGE HALL POSTER GUARD 1 YR RENEWAL- PUBLIC WORKS POSTER GUARD 1 YR RENEWAL- PUBLIC WORKS	105.79 105.79 105.79
TOTAL VENDOR HRDIR HRDIRECT		317.37
VENDOR CODE: IMPCOU IMPRESSIONS COUNT BR-238736	TRUCK DOORS	310.50
TOTAL VENDOR IMPCOU IMPRESSIONS COUNT		310.50
VENDOR CODE: JMIRR JM IRRIGATION LLC 27270	IRRIGATION SYSTEM ACTIVATION- WORK ORDE	448.00
TOTAL VENDOR JMIRR JM IRRIGATION LLC		448.00
VENDOR CODE: KEILAM KEITH LAMANNA 07212025 429652	REIMBURSEMENT- UNIFORM ALLOWANCE- MIDWES REIMBURSEMENT FOR UNIFORM ALLOWAMCE- AME	120.00 26.00
TOTAL VENDOR KEILAM KEITH LAMANNA		146.00
VENDOR CODE: KIMMID KIMBALL MIDWEST 103573304 103566343 103561301 103557620 103568999	SHOP SUPPLIES SHOP SUPPLIES SHOP SUPPLIES SHOP SUPPLIES SHOP SUPPLIES	120.01 149.81 320.34 96.00 221.54
TOTAL VENDOR KIMMID KIMBALL MIDWEST		907.70
VENDOR CODE: LAKAUT LAKELAND AUTOBODY INC 38082	UNIT 14	100.00
TOTAL VENDOR LAKAUT LAKELAND AUTOBODY INC		100.00
VENDOR CODE: MANHARD MANHARD CONSULTING, LTC 110590	GRAND AVENUE SIDEWALK PROJECT	7,312.50
TOTAL VENDOR MANHARD MANHARD CONSULTING, LTC		7,312.50
VENDOR CODE: MENANT MENARDS - ANTIOCH 67507 66893 66466 66598	VILLAGE HALL- SIDING LOFFREDO PARK MANSION BATHROOM MANSION BATHROOM	86.84 671.34 47.06 58.37
TOTAL VENDOR MENANT MENARDS - ANTIOCH		863.61

INVOICE		
NUMBER	DESCRIPTION	AMOUNT
VENDOR CODE: MILDEN MILIEU DESIGN LLC		
187262	LOFFREDO PARK/ 222 OAK KNOLL RD/ 129 RAI	616.00
187261	LIFT STATION MOWING	140.00
187260	WELL MOWING	175.00
187270	PLEVIAK - 108 N MILWAUKEE	60.00
187259	PARKS MOWING	615.00
187307	ROW MOWING	3,960.00
187312	VACANT LOT MOWING	60.00
187313	ROUND A BOUT MOWING- 921 N CEDAR	84.00
187316	PARKS MOWING	495.00
187317	WELL MOWING	140.00
187318	222 OAK KNOLL/ METRA/ CEDAR CROSSING/ LO	481.00
187319	PLEVIAK- 108 N MILWAUKEE AVE	60.00
187320	LIFT STATION MOWING	70.00
TOTAL VENDOR MILDEN MILIEU DESIGN LLC		6,956.00
VENDOR CODE: NICOR NICOR GAS		
07282025-3390	500 E GRAND AVE #3	308.82
07212025-2455	222 OAK KNOLL DR- WATER FACILITIES	54.67
07212025-5469	141 BELMONT AVE- WELL HOUSE	158.14
08042025-1446	910 PARK AVE	57.24
08042025-6885	57 CEDAR AVE	58.97
08042025-9325	222 OAK KNOLL DR	59.82
07212025-5513	WS RT 21 S BURNETT	54.67
08042025-8365	65 CEDAR AVE	61.54
08042025-6481	129 RAILROAD AVE	57.24
08042025-8978	129 CENTRAL AVE #2	153.36
07182025-3262	ES OAK KNOLL RD- END OF RD	60.67
TOTAL VENDOR NICOR NICOR GAS		1,085.14
VENDOR CODE: OREAUT O'REILLY AUTO ENTERPRISES, LLC		
4599-281378	VEHICLE SUPPLIES- WIPER BLADES	191.84
TOTAL VENDOR OREAUT O'REILLY AUTO ENTERPRISES, LLC		191.84
VENDOR CODE: PADPUB PADDOCK PUBLICATIONS, INC.		
342837	PUBLIC HEARING	94.30
343451	406 MONAVILLE	324.30
TOTAL VENDOR PADPUB PADDOCK PUBLICATIONS, INC.		418.60
VENDOR CODE: PALSIG PALDO SIGN CO.		
38846	NEW VILLAGE ENTRY SIGN/ NW CORNER OF GRA	5,990.00
TOTAL VENDOR PALSIG PALDO SIGN CO.		5,990.00
VENDOR CODE: PETCASPOL PETTY CASH- POLICE		
07232025	CHARITY CAR WASH	20.00
TOTAL VENDOR PETCASPOL PETTY CASH- POLICE		20.00
VENDOR CODE: PETCASVH PETTY CASH- VILLAGE HALL		
07292025	AWC WINDOW CLEANING- JULY 2025	21.00
TOTAL VENDOR PETCASVH PETTY CASH- VILLAGE HALL		21.00
VENDOR CODE: POMPS POMP'S TIRE SERVICE		

INVOICE NUMBER	DESCRIPTION	AMOUNT
VENDOR CODE: POMPS	POMP'S TIRE SERVICE	
2100019347	TRUCK 18	388.80
2100019178	UNIT 12	42.45
	TOTAL VENDOR POMPS POMP'S TIRE SERVICE	431.25
VENDOR CODE: RUSPOW	RUSPOW RUSSO POWER EQUIPMENT	
SPI21212808	PARK SUPPLIES	156.95
SPI21199847	RIDER PLATE	15.99
SPI21199474	COLLAR NUT	4.99
SPI21199473	PARK SUPPLIES	20.99
SPI21207148	PARK SUPPLIES	126.96
	TOTAL VENDOR RUSPOW RUSSO POWER EQUIPMENT	325.88
VENDOR CODE: SKE SKENDER		
2025-STARLING PROJ	REFUND ON WATER DEPOSIT	2,604.78
	TOTAL VENDOR SKE SKENDER	2,604.78
VENDOR CODE: SUNLAK	SUN LAKE MATERIALS	
64690	3/4" TB	694.12
	TOTAL VENDOR SUNLAK SUN LAKE MATERIALS	694.12
VENDOR CODE: TESASS	TESKA ASSOCIATES, INC.	
15404	LAK15-63 CONTINUING SERVICES	2,009.90
	TOTAL VENDOR TESASS TESKA ASSOCIATES, INC.	2,009.90
VENDOR CODE: THOELE	THOMPSON ELEVATOR	
25-1650	STARLING ELEVATOR- 1 NEW CONSTRUCTION PE	100.00
	TOTAL VENDOR THOELE THOMPSON ELEVATOR	100.00
VENDOR CODE: VERWIR	VERIZON WIRELESS	
6118738270	JUN 17- JULY 16, 2025	891.05
	TOTAL VENDOR VERWIR VERIZON WIRELESS	891.05
VENDOR CODE: WILARC	WILLIAMS ASSOCIATES ARCHITECTS, LTD	
0023478	PROJECT 2025-032/ LAKE VILLA SPACE NEEDS	492.50
	TOTAL VENDOR WILARC WILLIAMS ASSOCIATES ARCHITECTS,	492.50
GRAND TOTAL:		57,715.72

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
<b>ACE HARDWARE LIBERTYVILLE</b>								
METRA FUND		MAINTENANCE-BUILDING	METRA	89.82	02-00-30-4210	8,500.00	0.00	
			<b>Vendor Total:</b>	<b>89.82</b>				
<b>ADVANCE AUTO PARTS</b>								
GENERAL FUND	STREETS	MAINTENANCE - STREETS	PAVEMENT PATCHING	197.26	01-41-40-4240	95,000.00	0.00	
GENERAL FUND	FLEET	VEHICLE SUPPLIES	UNIT 273	99.99	01-30-60-4930	53,000.00	17,770.73	
			<b>Vendor Total:</b>	<b>297.25</b>				
<b>AMAZON CAPITAL SERVICES</b>								
GENERAL FUND	MANAGEMENT SERVICES	OFFICE SUPPLIES- 35%	CELEBRATION OF FALL PR	137.67	01-10-60-4810	7,000.00	1,389.12	
GENERAL FUND	POLICE	OFFICE SUPPLIES- 35%	CELEBRATION OF FALL PR	4.00	01-20-60-4810	7,000.00	2,496.83	
SPECIAL EVENTS FUND		EVENT EXPENSES - CELEB	CELEBRATION OF FALL PR	416.48	81-00-00-4366-0	20,000.00	769.89	
			<b>Vendor Total:</b>	<b>558.15</b>				
<b>ANTIOCH AUTO PARTS</b>								
GENERAL FUND	FLEET	VEHICLE SUPPLIES	UNIT 295	17.03	01-30-60-4930	53,000.00	17,770.73	
GENERAL FUND	FLEET	VEHICLE SUPPLIES	UNIT 22 WELDER	126.56	01-30-60-4930	53,000.00	17,770.73	
GENERAL FUND	FLEET	VEHICLE SUPPLIES	SHOP SUPPLIES	5.92	01-30-60-4930	53,000.00	17,770.73	
WATER & SEWER	WATER	VEHICLE SUPPLIES	SHOP SUPPLIES	0.99	60-42-60-4930	9,000.00	1,301.19	
WATER & SEWER	SEWER	VEHICLE SUPPLIES	SHOP SUPPLIES	0.99	60-43-60-4930	9,000.00	1,301.28	
GENERAL FUND	FLEET	VEHICLE SUPPLIES	UNIT 282	34.49	01-30-60-4930	53,000.00	17,770.73	
GENERAL FUND	FLEET	VEHICLE SUPPLIES	UNIT 282	24.76	01-30-60-4930	53,000.00	17,770.73	
GENERAL FUND	FLEET	VEHICLE SUPPLIES	UNIT 16	268.08	01-30-60-4930	53,000.00	17,770.73	
GENERAL FUND	FACILITIES	SUPPLIES-BUILDING	ATM FUSE HOLDER	6.32	01-46-40-4910	15,000.00	7,106.84	
GENERAL FUND	FLEET	MECHANIC TOOLS	C CLAMP	78.33	01-30-60-4931	14,800.00	4,281.24	
WATER & SEWER	WATER	GENERATOR LOAD BANK TE	SHOP GENERATOR	14.77	60-42-60-4961	10,000.00	215.17	
WATER & SEWER	SEWER	GENERATOR LOAD BANK TE	SHOP GENERATOR	14.78	60-43-60-4961	10,000.00	215.18	
			<b>Vendor Total:</b>	<b>593.02</b>				
<b>APPLIED TECHNOLOGIES</b>								
W&S CAPTIAL FUND	WATER	CAPITAL IMPROVEMENTS - PROJECT	6569/ GRAND AVI	3,402.00	91-42-60-5100	795,786.50	415,910.19	
W&S CAPTIAL FUND	WATER	CAPITAL IMPROVEMENTS - PROJECT	6660/ BURNETT I	737.00	91-42-60-5100	795,786.50	415,910.19	
WATER & SEWER	WATER	ENGINEERING-WATER	PROJECT 6663/ 2025 GENI	8,282.48	60-42-20-4320	35,000.00	15,496.15	
WATER & SEWER	SEWER	ENGINEERING-SEWER	PROJECT 6663/ 2025 GENI	8,282.48	60-43-20-4320	35,000.00	15,496.15	
DEVELOPER ESCROWS		LINCOLN AVE CAPITAL ES	PROJECT 6663/ 2025 GENI	954.00	03-00-30-2360	0.00	11,180.81	OVER
DEVELOPER ESCROWS		I3 BROADBAND	PROJECT 6663/ 2025 GENI	7,128.00	03-00-30-2366	0.00	2,820.00	OVER
W&S CAPTIAL FUND	WATER	CAPITAL IMPROVEMENTS - PROJECT	6665/ IEPA PRO.	2,211.00	91-42-60-5100	795,786.50	415,910.19	
			<b>Vendor Total:</b>	<b>30,996.96</b>				
<b>BAXTER &amp; WOODMAN</b>								
GENERAL FUND	COMMUNITY DEVELOPMENT	MANAGED GIS SERVICES- PROJECT	2500482.00/ 20:	898.08	01-12-20-5216	4,800.00	2,853.75	
WATER & SEWER	WATER	MANAGED GIS SERVICES- PROJECT	2500482.00/ 20:	1,796.16	60-42-20-5216	9,600.00	5,707.50	
WATER & SEWER	SEWER	MANAGED GIS SERVICES- PROJECT	2500482.00/ 20:	1,796.16	60-43-20-5216	9,600.00	5,707.50	
GENERAL CAPITAL FUND	STREETS	CAPITAL IMPROVEMENTS - PROJECT	2401752.01/ 20:	18,107.30	90-41-60-5100	380,000.00	17,471.75	
			<b>Vendor Total:</b>	<b>22,597.70</b>				
<b>BETTER CITY, LLC</b>								
BUSINESS DISTRICT #1 FU		BUSINESS DISTRICT PROJ	IMPLEMENTATION SERVICE:	4,599.50	99-00-00-4801	160,750.00	4,965.50	
			<b>Vendor Total:</b>	<b>4,599.50</b>				
<b>BILLER PRESS &amp; MFG., INC.</b>								
GENERAL FUND	POLICE	OFFICE SUPPLIES	ENVELOPES	129.00	01-20-60-4810	7,000.00	2,496.83	
			<b>Vendor Total:</b>	<b>129.00</b>				
<b>BROOKS-ALLAN</b>								
GENERAL FUND	POLICE	PUBLIC RELATIONS	BLACK LENS CLOTH WITH :	1,441.37	01-20-60-4441	8,000.00	901.17	
SPECIAL EVENTS FUND		EVENT EXPENSES - CELEB	CELEBRATION OF FALL SH	2,684.00	81-00-00-4366-0	20,000.00	769.89	
			<b>Vendor Total:</b>	<b>4,125.37</b>				
<b>CARDMEMBER SERVICE</b>								
GENERAL FUND	POLICE	UNIFORM ALLOWANCE	UNIFORM ALLOWANCE- JIM	84.51	01-20-60-4170	40,250.00	7,631.60	
GENERAL FUND	FLEET	VEHICLE SUPPLIES	SQUAD 273	489.99	01-30-60-4930	53,000.00	17,770.73	
GENERAL FUND	POLICE	PUBLIC RELATIONS	ICE CREAM SOCIAL	193.88	01-20-60-4441	8,000.00	901.17	
GENERAL FUND	POLICE	MISCELLANEOUS	DOG BED	37.99	01-20-60-5190	8,000.00	1,186.11	
GENERAL FUND	POLICE	SUPPLIES	AUTEL ROBOTICS EVO ENT	489.59	01-20-60-4940	6,000.00	501.55	
GENERAL FUND	POLICE	OFFICE SUPPLIES	EXTENSION CABLES	14.94	01-20-60-4810	7,000.00	2,496.83	

VILLAGE OF LAKE VILLA Treasurer's Report  
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Fund	Department	Line Item	Item Description	Amount	Account Number	Budget	Total	YTD Budget	Over
GENERAL FUND	POLICE	PHYSICALS/TESTING	DECATUR CONFERENCE- CAI	125.40	01-20-60-4570	2,200.00	1,993.64		
GENERAL FUND	MANAGEMENT SERVICES	SOFTWARE LICENSES	DROPBOX	19.99	01-10-60-5213	38,727.15	10,089.16		
GENERAL FUND	LEGISLATIVE	MISCELLANEOUS EXPENSES	JAKE/ CHRISTINE 2 YR W	75.74	01-11-60-5190	3,000.00	4,925.02		OVER
GENERAL FUND	LEGISLATIVE	MISCELLANEOUS EXPENSES	JAKE/ CHRISTINE 2 YR W	7.42	01-11-60-5190	3,000.00	4,925.02		OVER
GENERAL FUND	LEGISLATIVE	MISCELLANEOUS EXPENSES	JAKE/ CHRISTINE 2 YR W	31.60	01-11-60-5190	3,000.00	4,925.02		OVER
GENERAL FUND	LEGISLATIVE	MISCELLANEOUS EXPENSES	SHINING ABILITIES	440.00	01-11-60-5190	3,000.00	4,925.02		OVER
GENERAL FUND	LEGISLATIVE	MISCELLANEOUS EXPENSES	ANTIOCH CHAMBER GOLF O	450.00	01-11-60-5190	3,000.00	4,925.02		OVER
SPECIAL EVENTS FUND		EVENT EXPENSES - CELEB	CELEBRATION OF FALL	88.69	81-00-00-4366-0	20,000.00	769.89		
GENERAL FUND	FACILITIES	SUPPLIES-BUILDING	SAMS CLUB- SPOT LIGHTS	64.67	01-46-40-4910	15,000.00	7,106.84		
GENERAL FUND	FLEET	VEHICLE SUPPLIES	TROY BILT FRONT AXLE C	43.14	01-30-60-4930	53,000.00	17,770.73		
GENERAL FUND	STREETS	TRAINING/TRAVEL	ISA- KURT /CODY ARBOR	314.06	01-41-60-4530	8,350.00	2,424.44		
GENERAL FUND	STREETS	TRAINING/TRAVEL	IL ARBORIST ASSOCIATIO	235.00	01-41-60-4530	8,350.00	2,424.44		
GENERAL FUND	STREETS	TRAINING/TRAVEL	IL ARBORIST ASSOCIATIO	235.00	01-41-60-4530	8,350.00	2,424.44		
GENERAL FUND	FACILITIES	SUPPLIES-BUILDING	SAMS CLUB	88.79	01-46-40-4910	15,000.00	7,106.84		
GENERAL FUND	FLEET	MECHANIC TOOLS	FLEETIO	428.35	01-30-60-4931	14,800.00	4,281.24		
GENERAL FUND	STREETS	TRAINING/TRAVEL	DUNKIN	156.15	01-41-60-4530	8,350.00	2,424.44		
GENERAL FUND	STREETS	TRAINING/TRAVEL	SPEEDWAY	28.00	01-41-60-4530	8,350.00	2,424.44		
GENERAL FUND	STREETS	TRAINING/TRAVEL	GIANT OIL	77.50	01-41-60-4530	8,350.00	2,424.44		
GENERAL FUND	POLICE	UNIFORM ALLOWANCE	SQUAD 292	181.58	01-20-60-4170	40,250.00	7,631.60		
GENERAL FUND	POLICE	SUPPLIES	PHLEBOTOMY	47.55	01-20-60-4940	6,000.00	501.55		
GENERAL FUND	POLICE	SUPPLIES	PHLEBOTOMY	64.98	01-20-60-4940	6,000.00	501.55		
GENERAL FUND	POLICE	UNIFORM ALLOWANCE	GALLS	59.49	01-20-60-4170	40,250.00	7,631.60		
<b>Vendor Total:</b>				<b>4,574.00</b>					
<b>CENTRAL LAKE COUNTY JAWA</b>									
WATER & SEWER	WATER	MAINTENANCE-WATER SYSTI	COLIERT TESTING	1,062.00	60-42-40-4250	60,000.00	3,591.49		
WATER & SEWER	WATER	CLC-JAWA/ LAKE VILLA	JULY 2025	38,872.66	60-42-20-4351	397,762.00	110,107.81		
WATER & SEWER	WATER	CLC JAWA CONNECTION FEI	JULY 2025	19,575.00	60-42-20-4352	234,900.00	58,725.00		
<b>Vendor Total:</b>				<b>59,509.66</b>					
<b>CHICAGO PARTS &amp; SOUND, LLC</b>									
GENERAL FUND	FLEET	VEHICLE SUPPLIES	UNIT 272	249.35	01-30-60-4930	53,000.00	17,770.73		
GENERAL FUND	FLEET	VEHICLE SUPPLIES	UNIT 272	119.93	01-30-60-4930	53,000.00	17,770.73		
GENERAL FUND	FLEET	VEHICLE SUPPLIES	CREDIT FOR INVOICE 40V	(119.93)	01-30-60-4930	53,000.00	17,770.73		
<b>Vendor Total:</b>				<b>249.35</b>					
<b>CINTAS CORP</b>									
GENERAL FUND	FACILITIES	SUPPLIES-BUILDING	BUILDING SUPPLIES	26.29	01-46-40-4910	15,000.00	7,106.84		
GENERAL FUND	FACILITIES	SUPPLIES-BUILDING	BUILIDNG SUPPLIES	244.20	01-46-40-4910	15,000.00	7,106.84		
<b>Vendor Total:</b>				<b>270.49</b>					
<b>COMCAST BUSINESS</b>									
GENERAL FUND	FACILITIES	TELEPHONE	ETHERNET- AUGUST 2025	2,129.93	01-46-60-4420	34,700.00	12,828.12		
WATER & SEWER	WATER	TELEPHONE	ETHERNET- AUGUST 2025	354.99	60-42-60-4420	5,000.00	2,138.01		
WATER & SEWER	SEWER	TELEPHONE	ETHERNET- AUGUST 2025	354.98	60-43-60-4420	5,000.00	2,138.07		
<b>Vendor Total:</b>				<b>2,839.90</b>					
<b>COMCAST CABLE</b>									
GENERAL FUND	FACILITIES	TELEPHONE	65 CEDAR AVE OFC	320.87	01-46-60-4420	34,700.00	12,828.12		
WATER & SEWER	WATER	TELEPHONE	65 CEDAR AVE OFC	53.48	60-42-60-4420	5,000.00	2,138.01		
WATER & SEWER	SEWER	TELEPHONE	65 CEDAR AVE OFC	53.48	60-43-60-4420	5,000.00	2,138.07		
<b>Vendor Total:</b>				<b>427.83</b>					
<b>COMED</b>									
GENERAL FUND	STREETS	ELECTRICITY	129 RAILROAD AVE	98.96	01-41-40-4660	135,000.00	37,135.04		
GENERAL FUND	STREETS	ELECTRICITY	119 CEDAR AVE- LITE	108.13	01-41-40-4660	135,000.00	37,135.04		
WATER & SEWER	WATER	ELECTRICITY	108 S. MILWAUKEE	701.36	60-42-40-4660	60,000.00	21,074.38		
<b>Vendor Total:</b>				<b>908.45</b>					
<b>CONSERV FS, INC.</b>									
GENERAL FUND	FLEET	AUTOMOTIVE FUEL/OIL	55 GAL FS SUPREX GOLD	747.86	01-30-60-4820	83,500.00	20,844.13		
WATER & SEWER	WATER	AUTOMOTIVE FUEL/OIL	55 GAL FS SUPREX GOLD	124.64	60-42-60-4820	14,500.00	3,471.29		
WATER & SEWER	SEWER	AUTOMOTIVE FUEL/OIL	55 GAL FS SUPREX GOLD	124.65	60-43-60-4820	14,500.00	3,471.28		
GENERAL FUND	FLEET	AUTOMOTIVE FUEL/OIL	956.900 GAL UNL GAS	2,203.05	01-30-60-4820	83,500.00	20,844.13		
WATER & SEWER	WATER	AUTOMOTIVE FUEL/OIL	956.900 GAL UNL GAS	367.18	60-42-60-4820	14,500.00	3,471.29		

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Fund	Department	Line Item	Item Description	Amount	Account Number	Budget	Total	Over YTD Budget
WATER & SEWER	SEWER	AUTOMOTIVE FUEL/OIL	956.900 GAL UNL GAS	367.17	60-43-60-4820	14,500.00	3,471.28	
<b>CONSTELLATION NEW ENERGY, INC.</b>				<b>Vendor Total:</b>				
GENERAL FUND	STREETS	ELECTRICITY	JULY 2025	11,495.69	01-41-40-4660	135,000.00	37,135.04	
<b>CORE &amp; MAIN LP</b>				<b>Vendor Total:</b>				
W&S CAPTIAL FUND	WATER	CAPITAL IMPROVEMENTS - 2025 METER CHANGE OUT		9,930.00	91-42-60-5100	795,786.50	415,910.19	
<b>CORPORATE WELLNESS PARTNERS</b>				<b>Vendor Total:</b>				
GENERAL FUND	STREETS	PHYSICALS/TESTING	PHYSICALS/ TESTING	240.00	01-41-60-4570	2,800.00	768.00	
<b>CREATIVE FINANCIAL STAFFING LLC</b>				<b>Vendor Total:</b>				
GENERAL FUND	LEGISLATIVE	MISCELLANEOUS EXPENSES	TEMP FOR FRONT OFFICE	984.38	01-11-60-5190	3,000.00	4,925.02	OVER
GENERAL FUND	LEGISLATIVE	MISCELLANEOUS EXPENSES	TEMP FOR FRONT OFFICE	984.38	01-11-60-5190	3,000.00	4,925.02	OVER
<b>CUSTOM TRUCK ONE SOURCE</b>				<b>Vendor Total:</b>				
GENERAL FUND	FLEET	CONTRACT VEHICLE MAINT	REPAIR FOR BUCKET TRUCK	10,050.65	01-30-20-4230	30,000.00	14,270.76	
<b>DAVID EMMERLING</b>				<b>Vendor Total:</b>				
SPECIAL EVENTS FUND		EVENT EXPENSES - CELEBRATION OF FALL		400.00	81-00-00-4366-0	20,000.00	769.89	
<b>DEFRANCO PLUMBING</b>				<b>Vendor Total:</b>				
W&S CAPTIAL FUND	WATER	CAPITAL IMPROVEMENTS - WATER METER CHANGE OUT		7,030.00	91-42-60-5100	795,786.50	415,910.19	
<b>DEKIND COMPUTER CONSULTANTS</b>				<b>Vendor Total:</b>				
GENERAL FUND	MANAGEMENT SERVICES	IT SUPPORT -75% (MONTH:17.25 OT HRS FOR JULY :		1,099.50	01-10-20-5215	12,000.00	3,438.57	
WATER & SEWER	WATER	IT SUPPORT -12.5% 17.25 OT HRS FOR JULY :		183.37	60-42-20-5215	2,500.00	573.09	
WATER & SEWER	SEWER	IT SUPPORT -12.5% 17.25 OT HRS FOR JULY :		183.38	60-43-20-5215	2,500.00	573.09	
GENERAL FUND	MANAGEMENT SERVICES	IT SUPPORT -75% (MONTH:SEPTEMBER 2025		600.00	01-10-20-5215	12,000.00	3,438.57	
WATER & SEWER	WATER	IT SUPPORT -12.5% SEPTEMBER 2025		100.00	60-42-20-5215	2,500.00	573.09	
WATER & SEWER	SEWER	IT SUPPORT -12.5% SEPTEMBER 2025		100.00	60-43-20-5215	2,500.00	573.09	
GENERAL FUND	MANAGEMENT SERVICES	SOFTWARE LICENSES -75 SEPTEMBER 2025		889.74	01-10-60-5213	38,727.15	10,089.16	
WATER & SEWER	WATER	SOFTWARE LICENSES -12.5:SEPTEMBER 2025		281.63	60-42-60-5213	9,903.18	2,321.55	
WATER & SEWER	SEWER	SOFTWARE LICENSES- 12.5:SEPTEMBER 2025		281.63	60-43-60-5213	9,741.13	2,321.55	
<b>ENERGENECS</b>				<b>Vendor Total:</b>				
WATER & SEWER	WATER	MAINTENANCE-WATER SYST	WATER/SEWER MAINT- SCAI	1,430.00	60-42-40-4250	60,000.00	3,591.49	
WATER & SEWER	SEWER	MAINTENANCE-SEWER SYST	WATER/SEWER MAINT- SCAI	1,430.00	60-43-40-4250	35,000.00	3,863.31	
<b>ENTERPRISE FM TRUST</b>				<b>Vendor Total:</b>				
GENERAL CAPITAL FUND	POLICE	VEHICLE LEASES - POLICE	VEHICLE LEASES- POLICE	4,190.77	90-20-60-4932	48,378.00	14,498.39	
W&S CAPTIAL FUND	WATER	VEHICLE LEASES - WATER	VEHICLE LEASES- PUBLIC	999.47	91-42-60-4932	15,101.00	3,516.36	
W&S CAPTIAL FUND	SEWER	VEHICLE LEASES - SEWER	VEHICLE LEASES- PUBLIC	999.48	91-43-60-4932	15,101.00	3,516.37	
<b>GALL'S, LLC</b>				<b>Vendor Total:</b>				
GENERAL FUND	POLICE	UNIFORM ALLOWANCE	UNIFORM ALLOWANCE- MICI	130.32	01-20-60-4170	40,250.00	7,631.60	
GENERAL FUND	POLICE	UNIFORM ALLOWANCE	UNIFORM ALLOWANCE- MIKI	243.99	01-20-60-4170	40,250.00	7,631.60	
<b>GRAINGER</b>				<b>Vendor Total:</b>				
GENERAL FUND	PARKS MAINTENANCE	SUPPLIES-PARKS	FLOOR CLEANER	295.06	01-48-40-4911	20,000.00	6,421.02	
<b>GREATAMERICA FINANCIAL SERVICES COR</b>				<b>Vendor Total:</b>				
GENERAL FUND	MANAGEMENT SERVICES	EQUIPMENT MAINTENANCE	KYOCERA COPIER RENTAL	241.63	01-10-20-4813	6,000.00	1,131.32	
<b>HOME DEPOT CREDIT SERVICES</b>				<b>Vendor Total:</b>				
GENERAL FUND	STREETS	SUPPLIES	STREET SUPPLIES	28.64	01-41-40-4940	17,000.00	2,094.88	
WATER & SEWER	WATER	SUPPLIES - WATER	W/S SUPPLIES	44.98	60-42-40-4950	35,000.00	2,369.91	
WATER & SEWER	SEWER	SUPPLIES - SEWER	W/S SUPPLIES	44.98	60-43-40-4950	25,000.00	474.82	

VILLAGE OF LAKE VILLA Treasurer's Report  
EXP CHECK RUN DATES 08/05/2025 - 08/18/2025  
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Fund	Department	Line Item	Item Description	Amount	Account Number	Budget	Total YTD	Over Budget
GENERAL FUND	PARKS MAINTENANCE	SUPPLIES-PARKS	PARK SUPPLIES	53.88	01-48-40-4911	20,000.00	6,421.02	
GENERAL FUND	PARKS MAINTENANCE	SUPPLIES-PARKS	PARK SUPPLIES	10.72	01-48-40-4911	20,000.00	6,421.02	
GENERAL FUND	FLEET	VEHICLE SUPPLIES	VEHICLE SUPPLIES	70.85	01-30-60-4930	53,000.00	17,770.73	
GENERAL FUND	POLICE	MISCELLANEOUS	BUILDING SUPPLIES	302.02	01-20-60-5190	8,000.00	1,186.11	
GENERAL FUND	FACILITIES	SUPPLIES-BUILDING	SHOP SUPPLIES	29.97	01-46-40-4910	15,000.00	7,106.84	
MANSION FUND		NEW EQUIPMENT - MANSIO	MANSION -BATHROOM	57.12	08-00-00-5200	30,000.00	14,352.66	
MANSION FUND		NEW EQUIPMENT - MANSIO	MANSION BATHROOM	31.89	08-00-00-5200	30,000.00	14,352.66	
MANSION FUND		NEW EQUIPMENT - MANSIO	MANSION BATHROOM	6.21	08-00-00-5200	30,000.00	14,352.66	
MANSION FUND		NEW EQUIPMENT - MANSIO	RETURN FOR INVOICE 901	(22.63)	08-00-00-5200	30,000.00	14,352.66	
GENERAL FUND	FLEET	VEHICLE SUPPLIES	VEHICLE SUPPLIES	13.62	01-30-60-4930	53,000.00	17,770.73	
GENERAL FUND	STREETS	MAINTENANCE - STREETS	PAVEMENT PATCHING	33.42	01-41-40-4240	95,000.00	0.00	
MANSION FUND		NEW EQUIPMENT - MANSIO	RETURN FLANGE ADJ RNG :	(10.77)	08-00-00-5200	30,000.00	14,352.66	
GENERAL FUND	POLICE	MISCELLANEOUS	BUILDING SUPPLIES	581.98	01-20-60-5190	8,000.00	1,186.11	
<b>Vendor Total:</b>				<b>1,276.88</b>				
<b>HYDRAULIC SERVICE &amp; REPAIR INC</b>								
GENERAL FUND	FLEET	VEHICLE SUPPLIES	UNIT 13	84.33	01-30-60-4930	53,000.00	17,770.73	
<b>Vendor Total:</b>				<b>84.33</b>				
<b>ILLINOIS EPA</b>								
WATER & SEWER	SEWER	PRINCIPAL PAYMENT	WATER REVOLVING FUND-	10,470.53	60-43-60-5010	20,941.06	0.00	
<b>Vendor Total:</b>				<b>10,470.53</b>				
<b>IMPERIAL SUPPLIES LLC</b>								
GENERAL FUND	FACILITIES	SUPPLIES-BUILDING	SHOP SUPPLIES	128.00	01-46-40-4910	15,000.00	7,106.84	
<b>Vendor Total:</b>				<b>128.00</b>				
<b>IMPRESSIONS COUNT</b>								
GENERAL FUND	FLEET	VEHICLE SUPPLIES	TRUCK DOORS	310.50	01-30-60-4930	53,000.00	17,770.73	
GENERAL FUND	LEGISLATIVE	PRINTING	PLEVIAK SIGNAGE- PC/ ZI	52.00	01-11-60-4440	1,000.00	0.00	
GENERAL FUND	MANAGEMENT SERVICES	MISCELLANEOUS EXPENSES	SERVEY SIGNAGE	312.00	01-10-60-5190	6,000.00	3,589.35	
<b>Vendor Total:</b>				<b>674.50</b>				
<b>JAMES P. BATEMAN, LTD.</b>								
GENERAL FUND	LEGISLATIVE	LEGAL FEES	GENERAL MATTERS	4,273.75	01-11-20-4330	140,000.00	32,306.92	
GENERAL FUND	LEGISLATIVE	LEGAL FEES	ADMINISTRATIVE ADJUDIC:	148.00	01-11-20-4330	140,000.00	32,306.92	
GENERAL FUND	LEGISLATIVE	LEGAL FEES	LIEN- 216 N MILWAUKEE	242.50	01-11-20-4330	140,000.00	32,306.92	
DOWNTOWN TIF FUND		LEGAL FEES	PLEVIAK SCHOOL IGA	326.75	98-00-20-4330	20,000.00	1,064.00	
WATER & SEWER	WATER	LEGAL FEES	SEWER AND WATER MATTER:	374.37	60-42-20-4330	10,000.00	78.13	
WATER & SEWER	SEWER	LEGAL FEES	SEWER AND WATER MATTER:	374.38	60-43-20-4330	10,000.00	78.12	
GENERAL FUND	LEGISLATIVE	LEGAL FEES	NIELSEN PROPERTIES	575.75	01-11-20-4330	140,000.00	32,306.92	
DEVELOPER ESCROWS		406 MONAVILLE - STORAG	406 MONAVILLE ROAD MAT'	1,405.50	03-00-30-2367	0.00	3,057.95	OVER
DEVELOPER ESCROWS		CEDAR LAKE ESTATES	CEDAR LAKE ESTATES	1,250.75	03-00-30-2365	0.00	(10,112.50)	
DEVELOPER ESCROWS		JUNAID MUDASSIR ESCROW	0 CEDAR LAKE	250.00	03-00-30-2344	0.00	(1,164.80)	
<b>Vendor Total:</b>				<b>9,221.75</b>				
<b>JON M. TACK, P.E.</b>								
GENERAL FUND	COMMUNITY DEVELOPMENT	BUILDING INSPECTORS	AUGUST 2025	1,152.00	01-12-20-4392	65,000.00	20,686.16	
DEVELOPER ESCROWS		406 MONAVILLE - STORAG	AUGUST 2025	562.50	03-00-30-2367	0.00	3,057.95	OVER
<b>Vendor Total:</b>				<b>1,714.50</b>				
<b>KEL-LAC UNIFORMS, INC.</b>								
GENERAL FUND	POLICE	SUPPLIES	LOGAN DRYER -NIPAS RAI	1,368.02	01-20-60-4940	6,000.00	501.55	
<b>Vendor Total:</b>				<b>1,368.02</b>				
<b>KIMBALL MIDWEST</b>								
GENERAL FUND	FACILITIES	SUPPLIES-BUILDING	SHOP SUPPLIES	88.00	01-46-40-4910	15,000.00	7,106.84	
<b>Vendor Total:</b>				<b>88.00</b>				
<b>LAKE COUNTY COLLECTOR</b>								
GENERAL FUND	LEGISLATIVE	MISCELLANEOUS EXPENSES	801 TOWER DR LAKE VILL	6,054.68	01-11-60-5190	3,000.00	4,925.02	OVER
<b>Vendor Total:</b>				<b>6,054.68</b>				
<b>LAKE COUNTY METROPOLITAN ENFORCEMEN</b>								
GENERAL FUND	POLICE	MEMBERSHIPS	ASSESSMENT FEE FOR FY :	10,800.00	01-20-60-4531	25,285.00	6,289.80	
<b>Vendor Total:</b>				<b>10,800.00</b>				
<b>LAKE COUNTY TREASURER</b>								
GENERAL FUND	COMMUNITY DEVELOPMENT	BUILDING INSPECTORS	JULY 2025 BUILDING SER'	5,347.53	01-12-20-4392	65,000.00	20,686.16	



VILLAGE OF LAKE VILLA Treasurer's Report  
EXP CHECK RUN DATES 08/05/2025 - 08/18/2025  
BOTH JOURNALIZED AND UNJOURNALIZED  
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<b>LAKELAND AUTOBODY INC</b>				<b>Vendor Total:</b>			<b>5,347.53</b>	
GENERAL FUND	FLEET	CONTRACT VEHICLE MAINT	UNIT 14	100.00	01-30-20-4230	30,000.00	14,270.76	
				<b>Vendor Total:</b>			<b>100.00</b>	
<b>LAKELAND SEPTIC SERVICE</b>								
GENERAL FUND	PARKS MAINTENANCE	MAINTENANCE-PARKS	PUMP OUT 2 HOLDING TAN	320.00	01-48-40-4211	17,000.00	5,264.75	
				<b>Vendor Total:</b>			<b>320.00</b>	
<b>LAKELAND/LARSEN</b>								
MANSION FUND		PREVENTATIVE MAINTENAN	(MONTHLY ELEVATOR MAINT)	223.00	08-00-00-4212	16,000.00	6,575.96	
				<b>Vendor Total:</b>			<b>223.00</b>	
<b>LAUTERBACH &amp; AMEN, LLP</b>								
GENERAL FUND	MANAGEMENT SERVICES	FINANCIAL MANAGEMENT C	(JULY 2025	2,722.00	01-10-20-4311	32,664.00	10,654.00	
WATER & SEWER	WATER	FINANCIAL MANAGEMENT C	(JULY 2025	1,361.00	60-42-20-4311	16,332.00	5,327.00	
WATER & SEWER	SEWER	FINANCIAL MANAGEMENT C	(JULY 2025	1,361.00	60-43-20-4311	16,332.00	5,327.00	
				<b>Vendor Total:</b>			<b>5,444.00</b>	
<b>LEE JENSEN SALES CO. INC.</b>								
WATER & SEWER	WATER	SUPPLIES - WATER	WATER/SEWER SUPPLIES	132.35	60-42-40-4950	35,000.00	2,369.91	
WATER & SEWER	SEWER	SUPPLIES - SEWER	WATER/SEWER SUPPLIES	132.35	60-43-40-4950	25,000.00	474.82	
				<b>Vendor Total:</b>			<b>264.70</b>	
<b>LINDE GAS &amp; EQUIPMENT INC.</b>								
GENERAL FUND	FACILITIES	SUPPLIES-BUILDING	ACETYLENE/ OXYGEN	42.41	01-46-40-4910	15,000.00	7,106.84	
				<b>Vendor Total:</b>			<b>42.41</b>	
<b>LOGAN DREYER</b>								
GENERAL FUND	POLICE	SUPPLIES	REIMBURSEMENT FOR NIPA	1,362.51	01-20-60-4940	6,000.00	501.55	
				<b>Vendor Total:</b>			<b>1,362.51</b>	
<b>LRS, LLC</b>								
GARBAGE FUND		REFUSE PICKUP	STICKERS- 21501-22000/	2,950.00	68-00-20-4470	823,512.00	157,562.72	
GARBAGE FUND		REFUSE PICKUP	REFUSE PICKUP- JULY 20	75,321.26	68-00-20-4470	823,512.00	157,562.72	
				<b>Vendor Total:</b>			<b>78,271.26</b>	
<b>MAGEE HARTMAN, P.C.</b>								
GENERAL FUND	POLICE	LEGAL FEES/COURT	JULY 2025	2,970.00	01-20-20-4330	40,000.00	11,930.00	
				<b>Vendor Total:</b>			<b>2,970.00</b>	
<b>MASTER TRUCK &amp; TRAILER, LLC.</b>								
GENERAL FUND	FLEET	VEHICLE SUPPLIES	GREEN TRAILER	209.54	01-30-60-4930	53,000.00	17,770.73	
GENERAL FUND	FLEET	VEHICLE SUPPLIES	TILT TRAILER	14.85	01-30-60-4930	53,000.00	17,770.73	
GENERAL FUND	FLEET	VEHICLE SUPPLIES	HITCH BALL	24.85	01-30-60-4930	53,000.00	17,770.73	
GENERAL FUND	FLEET	VEHICLE SUPPLIES	GRIP STEP/ RUNNING BOA	612.80	01-30-60-4930	53,000.00	17,770.73	
				<b>Vendor Total:</b>			<b>862.04</b>	
<b>MENARDS - ANTIOCH</b>								
GENERAL FUND	FACILITIES	MAINTENANCE-BUILDING	VILLAGE HALL SIDING	21.76	01-46-40-4210	13,000.00	2,857.39	
GENERAL FUND	FACILITIES	MAINTENANCE-BUILDING	VILLAGE HALL SIDING	42.94	01-46-40-4210	13,000.00	2,857.39	
WATER & SEWER	WATER	SUPPLIES - WATER	WATER SUPPLIES	22.22	60-42-40-4950	35,000.00	2,369.91	
GENERAL FUND	FACILITIES	SUPPLIES-BUILDING	SHOP SUPPLES	15.98	01-46-40-4910	15,000.00	7,106.84	
GENERAL FUND	STREETS	UNIFORM ALLOWANCE	UNIFORM ALLOWANCE- COD	44.99	01-41-60-4170	3,200.00	1,013.74	
GENERAL FUND	POLICE	MISCELLANEOUS	COVERLITE PANEL	75.96	01-20-60-5190	8,000.00	1,186.11	
METRA FUND		MAINTENANCE-BUILDING	METRA	272.36	02-00-30-4210	8,500.00	0.00	
				<b>Vendor Total:</b>			<b>496.21</b>	
<b>MGN LOCK-KEY &amp; SAFES, INC</b>								
GENERAL FUND	PARKS MAINTENANCE	SUPPLIES-PARKS	ALARM LOCK/ KEYS	446.00	01-48-40-4911	20,000.00	6,421.02	
				<b>Vendor Total:</b>			<b>446.00</b>	
<b>MILIEU DESIGN LLC</b>								
GENERAL FUND	FACILITIES	TREE & ROW MAINTENANCE	ROW MOWING	1,320.00	01-46-40-4214	5,000.00	10,338.92	OVER
GENERAL FUND	FACILITIES	TREE & ROW MAINTENANCE	ROW MOWING	1,320.00	01-46-40-4214	5,000.00	10,338.92	OVER
GENERAL FUND	FACILITIES	TREE & ROW MAINTENANCE	ROW MOWING	1,320.00	01-46-40-4214	5,000.00	10,338.92	OVER
GENERAL FUND	COMMUNITY DEVELOPMENT	VACANT LOT MOWING	ROUND A BOUT MOWING	84.00	01-12-20-4214	5,500.00	3,084.00	
GENERAL FUND	FACILITIES	MOWING	PARKS MOWING	495.00	01-46-20-4213	27,000.00	10,065.30	
GENERAL FUND	COMMUNITY DEVELOPMENT	VACANT LOT MOWING	PLEVIAK- 108 N. MILWAU	60.00	01-12-20-4214	5,500.00	3,084.00	
WATER & SEWER	SEWER	MOWING	LIFT STATION MOWING	70.00	60-43-20-4213	5,500.00	2,354.10	

VILLAGE OF LAKE VILLA Treasurer's Report  
EXP CHECK RUN DATES 08/05/2025 - 08/18/2025  
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WATER & SEWER	WATER	MOWING	WELL MOWING	140.00	60-42-20-4213	8,900.00	3,554.60	
WATER & SEWER	WATER	MOWING	222 OAK KNOLL RD/ CEDAJ	120.50	60-42-20-4213	8,900.00	3,554.60	
WATER & SEWER	SEWER	MOWING	222 OAK KNOLL RD/ CEDAJ	96.40	60-43-20-4213	5,500.00	2,354.10	
GENERAL FUND	FACILITIES	MOWING	222 OAK KNOLL RD/ CEDAJ	24.10	01-46-20-4213	27,000.00	10,065.30	
GENERAL FUND	FACILITIES	MOWING	222 OAK KNOLL RD/ CEDAJ	33.25	01-46-20-4213	27,000.00	10,065.30	
WATER & SEWER	SEWER	MOWING	222 OAK KNOLL RD/ CEDAJ	1.75	60-43-20-4213	5,500.00	2,354.10	
GENERAL FUND	FACILITIES	MOWING	222 OAK KNOLL RD/ CEDAJ	166.60	01-46-20-4213	27,000.00	10,065.30	
WATER & SEWER	WATER	MOWING	222 OAK KNOLL RD/ CEDAJ	3.40	60-42-20-4213	8,900.00	3,554.60	
<b>Vendor Total:</b>				<b>5,255.00</b>				
<b>NICOR GAS</b>								
WATER & SEWER	SEWER	NATURAL GAS	725 E GRAND AVE	151.82	60-43-40-4610	15,000.00	2,115.68	
WATER & SEWER	SEWER	NATURAL GAS	1509 OAKLAND DR- LIFT :	58.05	60-43-40-4610	15,000.00	2,115.68	
<b>Vendor Total:</b>				<b>209.87</b>				
<b>NORTH EAST MULTI-REGIONAL TRAINING</b>								
GENERAL FUND	POLICE	TRAINING/TRAVEL	INCIDENT COMMAND FOR II	35.00	01-20-60-4530	19,550.00	7,125.44	
<b>Vendor Total:</b>				<b>35.00</b>				
<b>NORTHWEST POLICE ACADEMY</b>								
GENERAL FUND	POLICE	TRAINING/TRAVEL	MEMBER ADMISSION	50.00	01-20-60-4530	19,550.00	7,125.44	
<b>Vendor Total:</b>				<b>50.00</b>				
<b>O'REILLY AUTO ENTERPRISES, LLC</b>								
GENERAL FUND	FACILITIES	SUPPLIES-BUILDING	ASPHALT ROLLER -TOGGLE	8.99	01-46-40-4910	15,000.00	7,106.84	
GENERAL FUND	FLEET	VEHICLE SUPPLIES	ASPHALT ROLLER -TOGGLE	8.99	01-30-60-4930	53,000.00	17,770.73	
<b>Vendor Total:</b>				<b>17.98</b>				
<b>PADDOCK PUBLICATIONS, INC.</b>								
GENERAL FUND	LEGISLATIVE	PUBLISHING	ZONING HEARING	748.65	01-11-60-4430	2,500.00	94.30	
<b>Vendor Total:</b>				<b>748.65</b>				
<b>PAYNE &amp; DOLAN, INC</b>								
GENERAL FUND	STREETS	MAINTENANCE - STREETS	7/8 X 5/8 STONE- PAVEM	481.67	01-41-40-4240	95,000.00	0.00	
GENERAL FUND	STREETS	MAINTENANCE - STREETS	PAVEMENT PATCHING	5,676.23	01-41-40-4240	95,000.00	0.00	
GENERAL FUND	STREETS	MAINTENANCE - STREETS	PAVEMENT PATCHING- N50	2,694.04	01-41-40-4240	95,000.00	0.00	
<b>Vendor Total:</b>				<b>8,851.94</b>				
<b>PETER BAKER &amp; SON CO.</b>								
MOTOR FUEL TAX FUND		PAVEMENT MANAGEMENT	CONTRACT 25142- LAKE V.	341,664.52	75-00-00-4241	715,000.00	0.00	
<b>Vendor Total:</b>				<b>341,664.52</b>				
<b>PITNEY BOWES BANK IN PURCHASE POWER</b>								
GENERAL FUND	MANAGEMENT SERVICES	OFFICE SUPPLIES	POSTAGE	379.55	01-10-60-4810	7,000.00	1,389.12	
GENERAL FUND	POLICE	OFFICE SUPPLIES	POSTAGE	379.55	01-20-60-4810	7,000.00	2,496.83	
WATER & SEWER	WATER	OFFICE SUPPLIES	POSTAGE	162.66	60-42-60-4810	5,800.00	1,290.36	
WATER & SEWER	SEWER	OFFICE SUPPLIES	POSTAGE	162.66	60-43-60-4810	5,800.00	1,290.39	
<b>Vendor Total:</b>				<b>1,084.42</b>				
<b>PITNEY BOWES GLOBAL FINANCIAL SERVI</b>								
GENERAL FUND	MANAGEMENT SERVICES	EQUIPMENT MAINTENANCE	LEASE- JULY 10, 2025- (	189.24	01-10-20-4813	6,000.00	1,131.32	
<b>Vendor Total:</b>				<b>189.24</b>				
<b>POTSIES, INC</b>								
GENERAL FUND	PARKS MAINTENANCE	SUPPLIES-PARKS	TOPSOIL	261.00	01-48-40-4911	20,000.00	6,421.02	
<b>Vendor Total:</b>				<b>261.00</b>				
<b>POWER CONCRETE LIFTING</b>								
GENERAL FUND	STREETS	MAINTENANCE - SIDEWALKS	LAKE VILLA 2025- CURB i	13,185.00	01-41-40-4271	82,000.00	23.92	
<b>Vendor Total:</b>				<b>13,185.00</b>				
<b>PR COMMUNICATIONS</b>								
GENERAL FUND	FLEET	VEHICLE SUPPLIES	RADIO ANTENNA MOUNTING	93.86	01-30-60-4930	53,000.00	17,770.73	
WATER & SEWER	WATER	VEHICLE SUPPLIES	RADIO ANTENNA MOUNTING	15.64	60-42-60-4930	9,000.00	1,301.19	
WATER & SEWER	SEWER	VEHICLE SUPPLIES	RADIO ANTENNA MOUNTING	15.65	60-43-60-4930	9,000.00	1,301.28	
<b>Vendor Total:</b>				<b>125.15</b>				
<b>RAY O'HERRON CO., INC</b>								
GENERAL FUND	POLICE	UNIFORM ALLOWANCE	UNIFORM ALLOWANCE- KAR:	1,686.89	01-20-60-4170	40,250.00	7,631.60	
GENERAL FUND	POLICE	UNIFORM ALLOWANCE	UNIFORM ALLOWANCE- CHI	16.99	01-20-60-4170	40,250.00	7,631.60	
GENERAL FUND	POLICE	UNIFORM ALLOWANCE	UNIFORM ALLOWANCE- KAR:	78.19	01-20-60-4170	40,250.00	7,631.60	

VILLAGE OF LAKE VILLA Treasurer's Report  
EXP CHECK RUN DATES 08/05/2025 - 08/18/2025  
BOTH JOURNALIZED AND UNJOURNALIZED  
BOTH OPEN AND PAID

Fund	Department	Line Item	Item Description	Amount	Account Number	Budget	Total YTD	Over Budget
GENERAL FUND	POLICE	UNIFORM ALLOWANCE	UNIFORM ALLOWANCE- JAM	163.49	01-20-60-4170	40,250.00	7,631.60	
			<b>Vendor Total:</b>	<b>1,945.56</b>				
<b>RUSSO POWER EQUIPMENT</b>								
GENERAL FUND	FLEET	VEHICLE SUPPLIES	HEDGE TRIMMER	540.00	01-30-60-4930	53,000.00	17,770.73	
GENERAL FUND	PARKS MAINTENANCE	MAINTENANCE-PARKS	CHICAGO SUNNY MIX	197.32	01-48-40-4211	17,000.00	5,264.75	
GENERAL FUND	PARKS MAINTENANCE	SUPPLIES-PARKS	SOD STAPLES	27.99	01-48-40-4911	20,000.00	6,421.02	
			<b>Vendor Total:</b>	<b>765.31</b>				
<b>SHERWIN-WILLIAMS CO</b>								
GENERAL FUND	FACILITIES	MAINTENANCE-BUILDING	VILLAGE HALL WOOD EXTEI	42.95	01-46-40-4210	13,000.00	2,857.39	
GENERAL FUND	FACILITIES	MAINTENANCE-BUILDING	VILLAGE HALL SIDING	42.95	01-46-40-4210	13,000.00	2,857.39	
			<b>Vendor Total:</b>	<b>85.90</b>				
<b>SPECTRUM PYROTECHNICS, INC.</b>								
SPECIAL EVENTS FUND		FIREWORKS	FIREWORKS- FINAL PAYMEI	9,500.00	81-00-60-8030	18,000.00	9,500.00	OVER
			<b>Vendor Total:</b>	<b>9,500.00</b>				
<b>STATE TREASURER</b>								
GENERAL FUND	STREETS	MAINTENANCE - SIGNS & BIL	132 GRAND AVE @ DEE	455.85	01-41-40-4270	7,500.00	3,096.03	
			<b>Vendor Total:</b>	<b>455.85</b>				
<b>STREICHER'S</b>								
GENERAL FUND	POLICE	SUPPLIES	UNIFORM ALLOWANCE- GOMI	163.50	01-20-60-4940	6,000.00	501.55	
			<b>Vendor Total:</b>	<b>163.50</b>				
<b>TRANSUNION</b>								
GENERAL FUND	POLICE	MEMBERSHIPS	JULY 2025	108.80	01-20-60-4531	25,285.00	6,289.80	
			<b>Vendor Total:</b>	<b>108.80</b>				
<b>VELAN SOLUTIONS, LLC.</b>								
GENERAL FUND	POLICE	MEMBERSHIPS	WE NEVER WALK ALONE PO	750.00	01-20-60-4531	25,285.00	6,289.80	
			<b>Vendor Total:</b>	<b>750.00</b>				
<b>VILLAGE OF FOX LAKE</b>								
GENERAL FUND	POLICE	ADMINISTRATIVE ADJUDIC	HEARING OFFICER FOR TH	255.00	01-20-20-4331	3,060.00	765.00	
GENERAL FUND	POLICE	ADMINISTRATIVE ADJUDIC	HEARING OFFICER FOR TH	255.00	01-20-20-4331	3,060.00	765.00	
			<b>Vendor Total:</b>	<b>510.00</b>				
			<b>Grand Total:</b>	<b>715,489.61</b>				

INVOICE NUMBER	DESCRIPTION	AMOUNT
VENDOR CODE: ACELIB ACE HARDWARE LIBERTYVILLE 65234	METRA	89.82
TOTAL VENDOR ACELIB ACE HARDWARE LIBERTYVILLE		89.82
VENDOR CODE: ADVPR ADVANCE AUTO PARTS 8870520256602 8870520956655	PAVEMENT PATCHING UNIT 273	197.26 99.99
TOTAL VENDOR ADVPR ADVANCE AUTO PARTS		297.25
VENDOR CODE: AMA AMAZON CAPITAL SERVICES 1MFG-9PH9-7WLX	CELEBRATION OF FALL PRIZE BOX ITEMS/ OFF	558.15
TOTAL VENDOR AMA AMAZON CAPITAL SERVICES		558.15
VENDOR CODE: ANTAUT ANTIOCH AUTO PARTS 592395 592501 67322 595400 595219 596097 597502 594983 590529	UNIT 295 UNIT 22 WELDER SHOP SUPPLIES UNIT 282 UNIT 282 UNIT 16 ATM FUSE HOLDER C CLAMP SHOP GENERATOR	17.03 126.56 7.90 34.49 24.76 268.08 6.32 78.33 29.55
TOTAL VENDOR ANTAUT ANTIOCH AUTO PARTS		593.02
VENDOR CODE: APPTEC APPLIED TECHNOLOGIES 37725 37729 37730 37732	PROJECT 6569/ GRAND AVE WATER MAIN PROJECT 6660/ BURNETT AVENUE CEI PROJECT 6663/ 2025 GENERAL SERVICES PROJECT 6665/ IEPA PROJECT PLAN- LOCAL W	3,402.00 737.00 24,646.96 2,211.00
TOTAL VENDOR APPTEC APPLIED TECHNOLOGIES		30,996.96
VENDOR CODE: BAXWOO BAXTER & WOODMAN 0274842 0274841	PROJECT 2500482.00/ 2025/2026 GIS MANAGE PROJECT 2401752.01/ 2025 STREET IMPROVEM	4,490.40 18,107.30
TOTAL VENDOR BAXWOO BAXTER & WOODMAN		22,597.70
VENDOR CODE: BETCIT BETTER CITY, LLC 2134	IMPLEMENTATION SERVICES	4,599.50
TOTAL VENDOR BETCIT BETTER CITY, LLC		4,599.50
VENDOR CODE: BILPRE BILLER PRESS & MFG., INC. 2025-26311	ENVELOPES	129.00
TOTAL VENDOR BILPRE BILLER PRESS & MFG., INC.		129.00
VENDOR CODE: BROALA BROOKS-ALLAN 48396 48424	BLACK LENS CLOTH WITH LVPD CELEBRATION OF FALL SHIRTS	1,441.37 2,684.00
TOTAL VENDOR BROALA BROOKS-ALLAN		4,125.37
VENDOR CODE: CARSER CARDMEMBER SERVICE		

INVOICE NUMBER	DESCRIPTION	AMOUNT
VENDOR CODE: CARSER CARDMEMBER SERVICE		
2219	UNIFORM ALLOWANCE- JIMMY DECARO	84.51
0297	SQUAD 273	489.99
2517	ICE CREAM SOCIAL	193.88
3907	DOG BED	37.99
5999	AUTEL ROBOTICS EVO ENTERPRISE PROPELLERS	489.59
1569	EXTENSION CABLES	14.94
7356	DECATUR CONFERENCE- CARLA PEDROZA	125.40
4053	DROPBOX	19.99
0189	JAKE/ CHRISTINE 2 YR WORK ANNIVERSARY	75.74
2227	JAKE/ CHRISTINE 2 YR WORK ANNIVERSARY	7.42
3506	JAKE/ CHRISTINE 2 YR WORK ANNIVERSARY	31.60
6122	SHINING ABILITIES	440.00
6297	ANTIOCH CHAMBER GOLF OUTING	450.00
9645	CELEBRATION OF FALL	88.69
0771	SAMS CLUB- SPOT LIGHTS	64.67
6286	TROY BILT FRONT AXLE COVER	43.14
2439	ISA- KURT /CODY ARBORISTS CERTIFICATION	314.06
5911	IL ARBORIST ASSOCIATION- KURT SKINNER	235.00
3556	IL ARBORIST ASSOCIATION- CODY RANKIN	235.00
3556	SAMS CLUB	88.79
6615	FLEETIO	428.35
1050	DUNKIN	156.15
2312	SPEEDWAY	28.00
9221	GIANT OIL	77.50
3715	SQUAD 292	181.58
7110	PHLEBOTOMY	47.55
7139	PHLEBOTOMY	64.98
4496	GALLS	59.49
TOTAL VENDOR CARSER CARDMEMBER SERVICE		4,574.00
VENDOR CODE: CENLCJAWA CENTRAL LAKE COUNTY JAWA		
0501-0731	COLIERT TESTING	1,062.00
0701-0731	JULY 2025	58,447.66
TOTAL VENDOR CENLCJAWA CENTRAL LAKE COUNTY JAWA		59,509.66
VENDOR CODE: CIN CINTAS CORP		
5284813204	BUILDING SUPPLIES	26.29
4238030837	BUILIDNG SUPPLIES	244.20
TOTAL VENDOR CIN CINTAS CORP		270.49
VENDOR CODE: COMBUS COMCAST BUSINESS		
248133326	ETHERNET- AUGUST 2025	2,839.90
TOTAL VENDOR COMBUS COMCAST BUSINESS		2,839.90
VENDOR CODE: COMCAB COMCAST CABLE		
08122025-2880	65 CEDAR AVE OFC	427.83
TOTAL VENDOR COMCAB COMCAST CABLE		427.83
VENDOR CODE: COMED COMED		
08062025-1222	129 RAILROAD AVE	98.96
08062025-2222	119 CEDAR AVE- LITE	108.13
08062025-9000	108 S. MILWAUKEE	701.36

INVOICE NUMBER	DESCRIPTION	AMOUNT
VENDOR CODE: COMED COMED		
TOTAL VENDOR COMED COMED		908.45
VENDOR CODE: CONFES CONSERV FS, INC.		
65199393	55 GAL FS SUPREX GOLD	997.15
102033389	956.900 GAL UNL GAS	2,937.40
TOTAL VENDOR CONFES CONSERV FS, INC.		3,934.55
VENDOR CODE: CONNEW CONSTELLATION NEW ENERGY, INC.		
08062025-8628	JULY 2025	11,495.69
TOTAL VENDOR CONNEW CONSTELLATION NEW ENERGY, INC.		11,495.69
VENDOR CODE: CORMAI CORE & MAIN LP		
X372487	2025 METER CHANGE OUT PROGRAM	9,930.00
TOTAL VENDOR CORMAI CORE & MAIN LP		9,930.00
VENDOR CODE: CORWEL CORPORATE WELLNESS PARTNERS		
EM002266	PHYSICALS/ TESTING	240.00
TOTAL VENDOR CORWEL CORPORATE WELLNESS PARTNERS		240.00
VENDOR CODE: CPS CHICAGO PARTS & SOUND, LLC		
42V0011008	UNIT 272	249.35
40V0052458	UNIT 272	119.93
40C0011949	CREDIT FOR INVOICE 40V0052458	(119.93)
TOTAL VENDOR CPS CHICAGO PARTS & SOUND, LLC		249.35
VENDOR CODE: CREFIN CREATIVE FINANCIAL STAFFING LLC		
125310760	TEMP FOR FRONT OFFICE 08/03/2025	984.38
125320756	TEMP FOR FRONT OFFICE 08/10/2025	984.38
TOTAL VENDOR CREFIN CREATIVE FINANCIAL STAFFING LLC		1,968.76
VENDOR CODE: CUSTRU CUSTOM TRUCK ONE SOURCE		
2025007218525	REPAIR FOR BUCKET TRUCK	10,050.65
TOTAL VENDOR CUSTRU CUSTOM TRUCK ONE SOURCE		10,050.65
VENDOR CODE: DAVEMM DAVID EMMERLING		
06162025	CELEBRATION OF FALL- CHAPEL HILL BAND-	400.00
TOTAL VENDOR DAVEMM DAVID EMMERLING		400.00
VENDOR CODE: DEF DEFRANCO PLUMBING		
38630	WATER METER CHANGE OUT	7,030.00
TOTAL VENDOR DEF DEFRANCO PLUMBING		7,030.00
VENDOR CODE: DEKCOM DEKIND COMPUTER CONSULTANTS		
42735	17.25 OT HRS FOR JULY 2025	1,466.25
42622	SEPTEMBER 2025	2,253.00
TOTAL VENDOR DEKCOM DEKIND COMPUTER CONSULTANTS		3,719.25
VENDOR CODE: ENERGENECS		
0049663-IN	WATER/SEWER MAINT- SCADA REPAIRS	2,860.00

INVOICE NUMBER	DESCRIPTION	AMOUNT
VENDOR CODE: ENERGENECS		
TOTAL VENDOR ENERGENECS		2,860.00
VENDOR CODE: ENT ENTERPRISE FM TRUST		
FBN5410954	VEHICLE LEASES- POLICE- AUGUST 2025	4,190.77
FBN5410725	VEHICLE LEASES- PUBLIC WORKS AUGUST 2025	1,998.95
TOTAL VENDOR ENT ENTERPRISE FM TRUST		6,189.72
VENDOR CODE: GALL'S GALL'S, LLC		
031995334	UNIFORM ALLOWANCE- MICHAEL MORALES	130.32
031980369	UNIFORM ALLOWANCE- MIKE GARDINER	243.99
TOTAL VENDOR GALL'S GALL'S, LLC		374.31
VENDOR CODE: GRAINGER GRAINGER		
9586746985	FLOOR CLEANER	295.06
TOTAL VENDOR GRAINGER GRAINGER		295.06
VENDOR CODE: GREAME GREATAMERICA FINANCIAL SERVICES COR		
39783366	KYOCERA COPIER RENTAL	241.63
TOTAL VENDOR GREAME GREATAMERICA FINANCIAL SERVICES		241.63
VENDOR CODE: HOMDEP HOME DEPOT CREDIT SERVICES		
3172431	STREET SUPPLIES	28.64
1020671	W/S SUPPLIES	89.96
12240	PARK SUPPLIES	53.88
2513493	PARK SUPPLIES	10.72
2625247	VEHICLE SUPPLIES	70.85
2901175	BUILDING SUPPLIES	302.02
12987	SHOP SUPPLIES	29.97
21241	MANSION -BATHROOM	57.12
9013076	MANSION BATHROOM	31.89
9013078	MASNION BATHROOM	6.21
4110605	RETURN FOR INVOICE 9013076	(22.63)
4110606	VEHICLE SUPPLIES	13.62
6202140	PAVEMENT PATCHING	33.42
7121364	RETURN FLANGE ADJ RNG SPIGOT	(10.77)
2012829	BUILDING SUPPLIES	581.98
TOTAL VENDOR HOMDEP HOME DEPOT CREDIT SERVICES		1,276.88
VENDOR CODE: HYDSEY HYDRAULIC SERVICE & REPAIR INC		
401829	UNIT 13	84.33
TOTAL VENDOR HYDSEY HYDRAULIC SERVICE & REPAIR INC		84.33
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: IMPCOU IMPRESSIONS COUNT		
BR-238736	TRUCK DOORS	310.50
235747	PLEVIAK SIGNAGE- PC/ ZBA	52.00
235751	SERVEY SIGNAGE	312.00

INVOICE NUMBER	DESCRIPTION	AMOUNT
VENDOR CODE: IMPCOU	IMPRESSIONS COUNT	
	TOTAL VENDOR IMPCOU IMPRESSIONS COUNT	674.50
VENDOR CODE: IMPSUP	IMPERIAL SUPPLIES LLC	
I001EA6684	SHOP SUPPLIES	128.00
	TOTAL VENDOR IMPSUP IMPERIAL SUPPLIES LLC	128.00
VENDOR CODE: JAMBAT	JAMES P. BATEMAN, LTD.	
08112025-GENERAL	GENERAL MATTERS	4,273.75
08112025-ADMINISTRATIVE	ADMINISTRATIVE ADJUDICATION MATTERS	148.00
08112025-LIEN-	216 N MILWAUKEE	242.50
08112025-PLEVIAK	PLEVIAK SCHOOL IGA	326.75
08112025-SEWER	SEWER AND WATER MATTERS	748.75
08112025-NIELSEN	NIELSEN PROPERTIES	575.75
08112025-406 MONAV	406 MONAVILLE ROAD MATTERS (EAGLE CREEK)	1,405.50
08112025-CEDAR LAKE	CEDAR LAKE ESTATES	1,250.75
08112025-0 CEDAR LA	0 CEDAR LAKE	250.00
	TOTAL VENDOR JAMBAT JAMES P. BATEMAN, LTD.	9,221.75
VENDOR CODE: JONTAC	JON M. TACK, P.E.	
08122025	AUGUST 2025	1,714.50
	TOTAL VENDOR JONTAC JON M. TACK, P.E.	1,714.50
VENDOR CODE: KEL	KEL-LAC UNIFORMS, INC.	
12607	LOGAN DRYER -NIPAS RAIN GEAR	1,368.02
	TOTAL VENDOR KEL KEL-LAC UNIFORMS, INC.	1,368.02
VENDOR CODE: KIMMID	KIMBALL MIDWEST	
103619509	SHOP SUPPLIES	88.00
	TOTAL VENDOR KIMMID KIMBALL MIDWEST	88.00
VENDOR CODE: LAKAUT	LAKELAND AUTOBODY INC	
38082	UNIT 14	100.00
	TOTAL VENDOR LAKAUT LAKELAND AUTOBODY INC	100.00
VENDOR CODE: LAKLAR	LAKELAND/LARSEN	
203479	MONTHLY ELEVATOR MAINTENANCE	223.00
	TOTAL VENDOR LAKLAR LAKELAND/LARSEN	223.00
VENDOR CODE: LAKSEP	LAKELAND SEPTIC SERVICE	
92796	PUMP OUT 2 HOLDING TANKS AT LOFFREDO PAR	320.00
	TOTAL VENDOR LAKSEP LAKELAND SEPTIC SERVICE	320.00
VENDOR CODE: LAUAME	LAUTERBACH & AMEN, LLP	
106972	JULY 2025	5,444.00
	TOTAL VENDOR LAUAME LAUTERBACH & AMEN, LLP	5,444.00
VENDOR CODE: LCCOL	LAKE COUNTY COLLECTOR	
02-28-210-0005	801 TOWER DR LAKE VILLA IL 60046/ PIN 02	6,054.68
	TOTAL VENDOR LCCOL LAKE COUNTY COLLECTOR	6,054.68



INVOICE NUMBER	DESCRIPTION	AMOUNT
VENDOR CODE: LCMEG LAKE COUNTY METROPOLITAN ENFORCEMEN JULY 7, 2025	ASSESSMENT FEE FOR FY 2026	10,800.00
TOTAL VENDOR LCMEG LAKE COUNTY METROPOLITAN ENFORCE		10,800.00
VENDOR CODE: LCTREAS LAKE COUNTY TREASURER 280209396	JULY 2025 BUILDING SERVICES	5,347.53
TOTAL VENDOR LCTREAS LAKE COUNTY TREASURER		5,347.53
VENDOR CODE: LEEJEN LEE JENSEN SALES CO. INC. 0034861-00	WATER/SEWER SUPPLIES	264.70
TOTAL VENDOR LEEJEN LEE JENSEN SALES CO. INC.		264.70
VENDOR CODE: LINGAS LINDE GAS & EQUIPMENT INC. 51023729	ACETYLENE/ OXYGEN	42.41
TOTAL VENDOR LINGAS LINDE GAS & EQUIPMENT INC.		42.41
VENDOR CODE: LOGDRE LOGAN DREYER 08132025	REIMBURSEMENT FOR NIPAS GEAR	1,362.51
TOTAL VENDOR LOGDRE LOGAN DREYER		1,362.51
VENDOR CODE: LRS LRS, LLC NI11017395 NI11044889	STICKERS- 21501-22000/ 22001-22500 REFUSE PICKUP- JULY 2025	2,950.00 75,321.26
TOTAL VENDOR LRS LRS, LLC		78,271.26
VENDOR CODE: MAGHAR MAGEE HARTMAN, P.C. 08062025	JULY 2025	2,970.00
TOTAL VENDOR MAGHAR MAGEE HARTMAN, P.C.		2,970.00
VENDOR CODE: MASTRU MASTER TRUCK & TRAILER, LLC. S127592 S127648 S126368 S127944	GREEN TRAILER TILT TRAILER HITCH BALL GRIP STEP/ RUNNING BOARDS	209.54 14.85 24.85 612.80
TOTAL VENDOR MASTRU MASTER TRUCK & TRAILER, LLC.		862.04
VENDOR CODE: MENANT MENARDS - ANTIOCH 67592 67662 68024 67999 67412 67156 68245	VILLAGE HALL SIDING VILLAGE HALL SIDING WATER SUPPLIES SHOP SUPPLES UNIFORM ALLOWANCE- CODY RANKIN COVERLITE PANEL METRA	21.76 42.94 22.22 15.98 44.99 75.96 272.36
TOTAL VENDOR MENANT MENARDS - ANTIOCH		496.21
VENDOR CODE: MGNLOCK MGN LOCK-KEY & SAFES, INC 6310793	ALARM LOCK/ KEYS	446.00
TOTAL VENDOR MGNLOCK MGN LOCK-KEY & SAFES, INC		446.00

INVOICE NUMBER	DESCRIPTION	AMOUNT
VENDOR CODE: MILDDES MILIEU DESIGN LLC		
185735	ROW MOWING	1,320.00
186419	ROW MOWING	1,320.00
186253	ROW MOWING	1,320.00
185745	ROUND A BOUT MOWING	84.00
187806	PARKS MOWING	495.00
187809	PLEVIAK- 108 N. MILWAUKEE AVE	60.00
187815	LIFT STATION MOWING	70.00
187807	WELL MOWING	140.00
187808	222 OAK KNOLL RD/ CEDAR CROSSING/ LOFFRE	446.00
TOTAL VENDOR MILDDES MILIEU DESIGN LLC		5,255.00
VENDOR CODE: NEMRT NORTH EAST MULTI-REGIONAL TRAINING		
363712	INCIDENT COMMAND FOR IMPROVED PATROL RES	35.00
TOTAL VENDOR NEMRT NORTH EAST MULTI-REGIONAL TRAINI		35.00
VENDOR CODE: NICOR NICOR GAS		
08062025-0005	725 E GRAND AVE	151.82
08122025-3343	1509 OAKLAND DR- LIFT STATION	58.05
TOTAL VENDOR NICOR NICOR GAS		209.87
VENDOR CODE: NWPA NORTHWEST POLICE ACADEMY		
NWPA-1049	MEMBER ADMISSION	50.00
TOTAL VENDOR NWPA NORTHWEST POLICE ACADEMY		50.00
VENDOR CODE: OREAUT O'REILLY AUTO ENTERPRISES, LLC		
4599-284544	ASPHALT ROLLER -TOGGLE SWITCH	17.98
TOTAL VENDOR OREAUT O'REILLY AUTO ENTERPRISES, LLC		17.98
VENDOR CODE: PADPUB PADDOCK PUBLICATIONS, INC.		
344230	ZONING HEARING	748.65
TOTAL VENDOR PADPUB PADDOCK PUBLICATIONS, INC.		748.65
VENDOR CODE: PAYDOL PAYNE & DOLAN, INC		
10-00036572	7/8 X 5/8 STONE- PAVEMENT PATCHING/ STRE	481.67
10-00040439	PAVEMENT PATCHING	5,676.23
10-00041544	PAVEMENT PATCHING- N50 COMMERCIAL 9.5MM	2,694.04
TOTAL VENDOR PAYDOL PAYNE & DOLAN, INC		8,851.94
VENDOR CODE: PETBAK PETER BAKER & SON CO.		
25142.01	CONTRACT 25142- LAKE VILLA- 2025 STREET	341,664.52
TOTAL VENDOR PETBAK PETER BAKER & SON CO.		341,664.52
VENDOR CODE: PITBOW PITNEY BOWES GLOBAL FINANCIAL SERVI		
3107342273	LEASE- JULY 10, 2025- OCT 9, 2025	189.24
TOTAL VENDOR PITBOW PITNEY BOWES GLOBAL FINANCIAL S		189.24
VENDOR CODE: PITBOWES PITNEY BOWES BANK IN PURCHASE POWER		
08062025-4297	POSTAGE	1,084.42
TOTAL VENDOR PITBOWES PITNEY BOWES BANK IN PURCHASE		1,084.42

INVOICE NUMBER	DESCRIPTION	AMOUNT
VENDOR CODE: POTSIES POTSIES, INC 4397	TOPSOIL	261.00
TOTAL VENDOR POTSIES POTSIES, INC		261.00
VENDOR CODE: POWCONLIF POWER CONCRETE LIFTING 887	LAKE VILLA 2025- CURB AND SIDEWALK	13,185.00
TOTAL VENDOR POWCONLIF POWER CONCRETE LIFTING		13,185.00
VENDOR CODE: PRCOM PR COMMUNICATIONS 25008	RADIO ANTENNA MOUNTING KITS	125.15
TOTAL VENDOR PRCOM PR COMMUNICATIONS		125.15
VENDOR CODE: RAYOHE RAY O'HERRON CO., INC 2424472	UNIFORM ALLOWANCE- KARLA TAPIA -NEW HIRE	1,686.89
2424347	UNIFORM ALLOWANCE- CHIEF TISNAI	16.99
2426409	UNIFORM ALLOWANCE- KARLA TAPIA	78.19
2427344	UNIFORM ALLOWANCE- JAMES DECARO	163.49
TOTAL VENDOR RAYOHE RAY O'HERRON CO., INC		1,945.56
VENDOR CODE: RUSPOW RUSSO POWER EQUIPMENT SPI21227183	HEDGE TRIMMER	540.00
SPI21228613	CHICAGO SUNNY MIX	197.32
SPI21227182	SOD STAPLES	27.99
TOTAL VENDOR RUSPOW RUSSO POWER EQUIPMENT		765.31
VENDOR CODE: SHEWIL SHERWIN-WILLIAMS CO 4283-1	VILLAGE HALL WOOD EXTERIOR	42.95
6614-0	VILLAGE HALL SIDING	42.95
TOTAL VENDOR SHEWIL SHERWIN-WILLIAMS CO		85.90
VENDOR CODE: SPEPYR SPECTRUM PYROTECHNICS, INC. 02/24/2025	FIREWORKS- FINAL PAYMENT	9,500.00
TOTAL VENDOR SPEPYR SPECTRUM PYROTECHNICS, INC.		9,500.00
VENDOR CODE: STATRE STATE TREASURER 66803	IL 132 GRAND AVE @ DEEP LAKE RDT TRAFFIC	455.85
TOTAL VENDOR STATRE STATE TREASURER		455.85
VENDOR CODE: STREICH STREICHER'S I1773045	UNIFORM ALLOWANCE- GOMEZ	163.50
TOTAL VENDOR STREICH STREICHER'S		163.50
VENDOR CODE: TRANSUNION TRANSUNION 484442-202507-1	JULY 2025	108.80
TOTAL VENDOR TRANSUNION TRANSUNION		108.80
VENDOR CODE: VIAN VELAN SOLUTIONS, LLC. 1098	WE NEVER WALK ALONE POLICE PEER SUPPORT	750.00
TOTAL VENDOR VIAN VELAN SOLUTIONS, LLC.		750.00

INVOICE		
NUMBER	DESCRIPTION	AMOUNT
<hr/>		
VENDOR CODE: VILFOX VILLAGE OF FOX LAKE		
257	HEARING OFFICER FOR THE MONTH OF JULY 20	255.00
258	HEARING OFFICER FOR THE MONTH OF AUGUST	255.00
		<hr/>
TOTAL VENDOR VILFOX VILLAGE OF FOX LAKE		510.00
GRAND TOTAL:		715,489.61

VILLAGE OF LAKE VILLA

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ORDINANCE NO. 2025-08-01

AN ORDINANCE APPROVING ECONOMIC INCENTIVE AGREEMENT BY AND  
BETWEEN THE VILLAGE OF LAKE VILLA AND CHRISTIAN CALLE AND LUIS ORTIZ  
D/B/A AROMA D CAFE

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ADOPTED BY THE  
CORPORATE AUTHORITIES  
OF THE  
VILLAGE OF LAKE VILLA, ILLINOIS  
THIS 18TH DAY OF AUGUST, 2025

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Published in pamphlet form by authority of the Corporate Authorities of the Village of Lake Villa, Lake County, Illinois, this 18<sup>th</sup> day of August, 2025.

AN ORDINANCE APPROVING ECONOMIC INCENTIVE AGREEMENT BY AND  
BETWEEN THE VILLAGE OF LAKE VILLA AND CHRISTIAN CALLE AND LUIS ORTIZ  
D/B/A AROMA D CAFE

WHEREAS, the Village of Lake Villa, Lake County, Illinois (the “*Village*”) is a duly organized and validly existing non home-rule municipality pursuant to Article VII of the Constitution of the State of Illinois of 1970; and,

WHEREAS, the Mayor and Board of Trustees of the Village (the “*Corporate Authorities*”), pursuant to the Business District Development and Redevelopment Law of the State of Illinois, 65 ILCS 5/11-74.3-1 *et seq.*, as from time to time amended (the “*BDD Act*”) are empowered to undertake the development and redevelopment of business districts within its municipal limits which are in need of revitalization and to impose a retailer’s occupation tax and service occupation tax in an amount not to exceed one percent (1%) (“*BD Tax*”) if such districts are deemed to be “blighted,” as defined in the BDD Act; and

WHEREAS, on September 14, 2016, pursuant to Ordinance No. 2016-09-01, the Corporate Authorities approved a redevelopment plan (the “*BD Plan*”) for an area designated as a business district to be known as the Village of Lake Villa Downtown Business District (the “*BD District*”), and imposed a BD Tax of one percent (1%) as authorized by the BDD Act (“*BDD Taxes*”), to pay costs incurred in connection with the planning, execution and implementation of the BD Plan; and

WHEREAS, the Corporate Authorities have determined that the blighting factors in the BD District as described in the BD Plan are detrimental to the public and impair development and growth in the BD District; and

WHEREAS, the existence of these blighting factors and the extraordinary costs necessary for redevelopment have stifled private investment and prevented developers from developing,

redeveloping, and revitalizing the BD District, which has, in turn, prevented the growth of commercial enterprises within the Village's downtown; and

WHEREAS, Chistian Calle and Luis Ortiz, sole proprietors, d/b/a "Aroma D Café" (the "*Developer*") lease property commonly known as 129 Central Avenue, Lake Villa, IL, identified by Parcel No. 02-33-306-001 (the "*Subject Property*"), and have submitted a proposal to the Village to undertake exterior improvements at the Subject Property, including the construction of a patio and conducting minor building repairs, in addition to purchasing equipment (the "*Project*"), for approximately \$40,060; and

WHEREAS, the Project is consistent with the BD Plan and the Subject Property is located within the BD District; and

WHEREAS, the Corporate Authorities have determined that in order to induce the Developer to undertake the Project at the Subject Property, it is in the best interests of the Village, and the health, safety, morals, and welfare of the residents of the Village, for the Village to reimburse the Developer for certain eligible "business district project costs", as defines by the BDD Act, in accordance with the terms and conditions as set forth in the attached Economic Incentive Agreement by and between the Village and the Developer.

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. That the Economic Incentive Agreement between the Village of Lake Villa, Lake County, Illinois and Chistian Calle and Luis Ortiz, sole proprietors, d/b/a "Aroma D Café", attached hereto and made a part hereof, is hereby approved and the Mayor and Village Clerk are hereby authorized to execute and deliver said Agreement on behalf of the Village.

Section 2. The Mayor and Village Clerk are hereby authorized and directed to undertake any and all actions as may be required to implement the terms of said Agreement.

Section 3. This Ordinance shall be in full force and effect immediately upon its passage by the Mayor and Board of Trustees and approval as provided by law.

ADOPTED this 18<sup>th</sup> day of August, 2025 pursuant to a roll call vote as follows:

AYES: Trustees

NAYS:

ABSENT:

ABSTAIN:

Approved by the Mayor on August 18, 2025.

---

James McDonald, Mayor  
Village of Lake Villa

ATTEST:

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Connie Olker, Village Clerk

PUBLISHED IN PAMPHLET FORM THIS 18<sup>th</sup> DAY OF AUGUST, 2025.



EXHIBIT A  
ECONOMIC INCENTIVE AGREEMENT

**ECONOMIC INCENTIVE AGREEMENT BY AND BETWEEN THE  
VILLAGE OF LAKE VILLA, AND CHRISTIAN CALLE AND LUIS ORTIZ D/B/A  
AROMA D CAFE**

**THIS ECONOMIC INCENTIVE AGREEMENT** (“*Agreement*”) is entered into as of the \_\_\_\_\_ day of \_\_\_\_\_, 2025 (“*Effective Date*”) by and between the Village of Lake Villa, Lake County, Illinois, an Illinois municipal corporation (“*Village*”), and Chistian Calle and Luis Ortiz, sole proprietors, d/b/a “Aroma D Café” (“*Developer*”).

In consideration of the mutual covenants and agreements set forth in this Agreement, the Village and Developer hereby agree as follows:

**ARTICLE 1: RECITALS**

1.1 The Village is a duly organized and validly existing non home-rule municipality created in accordance with the Constitution of the State of Illinois of 1970 and the laws of the State.

1.2 The Village is engaged in the revitalization and development of its downtown business district, including the property commonly known as 129 Central Avenue, Lake Villa, IL, identified by Parcel No. 02-33-306-001 (the “*Subject Property*”).

1.3 The Village has the authority pursuant to the laws of the State of Illinois, to promote the health, safety and welfare of its inhabitants, to prevent the spread of blight, to encourage private development in order to enhance the local tax base, to increase job opportunities, and to enter into contractual agreements with third parties for the purpose of achieving these goals.

1.4 Pursuant to the Business District Development and Redevelopment Law of the State of Illinois, 65 ILCS 5/11-74.3-1 et seq., as from time to time amended (the “*BDD Act*”) the Mayor and the Board of Trustees of the Village (the “*Corporate Authorities*”) are empowered to undertake the development and redevelopment of business districts within its municipal limits which are in need of revitalization and to impose a retailer’s occupation tax and service occupation tax in an amount not to exceed one percent (1%) (“*BD Tax*”) if such districts are deemed to be “blighted,” as defined in the BDD Act.

1.5 On September 14, 2016, pursuant to Ordinance No. 2016-09-01, the Corporate Authorities approved a redevelopment plan (the “*BD Plan*”) for an area designated as a business district to be known as the Village of Lake Villa Downtown Business District (the “*BD District*”), and imposed a BD Tax of one percent (1%) as authorized by the BDD Act (“*BDD Taxes*”), to pay costs incurred in connection with the planning, execution and implementation of the BD Plan.

1.6 The Developer has submitted a proposal to the Village to undertake exterior improvements at the Subject Property, including the construction of a patio and conducting minor building repairs, in addition to purchasing equipment (the “*Project*”) for use at the Subject Property, where developer operates a restaurant and coffee shop, Aroma D Cafe (the “*Business*”).

1.7 The Developer advised the Village that its proposal was contingent upon financial assistance to undertake all improvements to the Subject Property and requested the Village to provide BDD Taxes to be generated from the Subject Property to reimburse the Developer for certain costs as permitted by the BDD Act.

1.8 The Developer leases the Subject Property from Esteban Montes De Oca, 246 N Cedar Lake Road, Round Lake, IL 60073 (“Landlord”), said lease agreement being attached hereto as *Exhibit A* and Landlord has been fully apprised of and approves of the proposed Project.

1.9 The Village believes the redevelopment of the Subject Property as the Developer has proposed would enhance the Village and therefore desires to have the Subject Property redeveloped which the Village believes would eliminate the blight factors found within the BD District; provide job opportunities for its residents; and, therefore, is prepared to reimburse the Developer for certain eligible “business district project costs”, as hereinafter defined, subject to the terms of this Agreement, the BDD Act and all other applicable provisions of law.

1.10 For purposes of this Agreement, “Business District Project Costs” shall mean and include all costs and expenses as defined as “business district project costs” in Section 11-74.3-5 of the BDD Act.

## **ARTICLE 2: OBLIGATIONS OF THE DEVELOPER**

2.1 The Developer covenants and agrees that the following obligations of the Developer shall be preconditions to the Village’s obligations to reimburse the Developer for certain Business District Project Costs in accordance with the terms and conditions in this Agreement.

2.2 The Developer shall commence construction of the Project and obtain all required approvals, consents and building permits from the Village on or before September 1, 2025, as required by all County building regulations and any other applicable County or Village ordinances to construct the Project and shall have paid all building permits and fees and the fees of any other unit or agency of government.

2.3 On or before October 31, 2025, the Developer shall have completed construction of the Project in accordance with this Agreement, and have obtained a certificate of occupancy for the Subject Property. By November 10, 2025, Developer shall provide copies of all paid bills, invoices, receipts, and other documentation requested by the Village evidencing a total investment of approximately \$40,060 incurred by the Developer to construct the Project.

2.4 It is understood and agreed that during the term of this Agreement, the Developer shall continue to operate the Business at the Subject Property.

2.5 Developer anticipates the Project will create up to five new jobs at the Subject Property.

## **ARTICLE 3: VILLAGE OBLIGATIONS**

So long as no notice of an event of default has been issued pursuant to Article 6 hereof and remains outstanding, Developer has met all obligations under Article 2 of this Agreement, and this Agreement remains in full force and effect, the Village shall reimburse the Developer \$12,000 for Business District Project Costs incurred in connection with the Project by December 10, 2025

following the Developer's submission to the Village by November 10, 2025 of all paid invoices, receipts and any of the documentation deemed necessary to evidence an investment by the Developer no less than \$40,060 for completion of the Project.

#### **ARTICLE 4. PROCEDURES TO REIMBURSE THE DEVELOPER**

4.1 The Village has established a business district allocation fund solely for the Project Area (the "*BD Fund*") into which the Village shall deposit BDD Taxes generated from the Project Area which shall be used to reimburse the Developer as provided in Article 3 above.

4.2 THE VILLAGE'S OBLIGATION TO REIMBURSE THE DEVELOPER UNDER THIS AGREEMENT IS A LIMITED OBLIGATION PAYABLE SOLELY FROM BDD TAXES DEPOSITED IN THE JOHNNY D BDD ACCOUNT FROM TIME TO TIME AND SHALL NOT BE SECURED BY THE FULL FAITH AND CREDIT OF THE VILLAGE.

#### **ARTICLE 5. REPRESENTATIONS, WARRANTIES, AND COVENANTS**

5.1 Developer's Representations Warranties and Covenants. To induce the Village to enter into this Agreement, the Developer represents, covenants, warrants, and agrees that:

- (a) Recitals. All representations and agreements made in Article 1 are true, complete, and accurate in all respects.
- (b) Maintain the Subject Property. The Subject Property shall be maintained in accordance with all applicable Village codes and other laws.
- (c) Payment of Taxes and Other Fees. All fees, fines, utility bills and taxes due to the Village, State of Illinois, federal government and all taxing districts having the Subject Property within their respective jurisdictions, including but not limited to all real estate taxes, shall be paid when due.
- (d) Organization and Authorization. Developer is authorized to do business in Illinois, and has the power to enter into, and by proper action has been duly authorized to execute, deliver, and perform, this Agreement. The Developer will do, or cause to be done, all things necessary to preserve and keep in full force and effect its existence and standing as an entity authorized to do business in the State of Illinois while this Agreement is in full force and effect.
- (e) Non-Conflict or Breach. The execution, delivery, and performance of this Agreement by the Developer, the consummation of the transactions contemplated hereby, and the fulfillment of or compliance with the terms and conditions of this Agreement shall not conflict with or result in a violation or breach of any of the terms, conditions, or provisions of any offering or disclosure statement made, or to be made, on behalf of Developer, or any restriction, organizational document,

agreement, or instrument to which the Developer, or any of its partners or venturers, is now a party or by which the Developer, or any of its partners or venturers, is bound, or constitute a default under any of the foregoing.

- (f) Pending Lawsuits. There are no actions at law or similar proceedings either pending or, to the best of Developer's knowledge, threatened against the Developer that would materially or adversely affect:
  - (i) The Developer's financial condition;
  - (ii) The level or condition of the Developer's assets as of the date of this Agreement; or
  - (iii) The Developer's reputation.

5.2 Village Representations, Warranties and Covenants. To induce the Developer to enter into this Agreement and to undertake the performance of its obligations under this Agreement, the Village represents, covenants, warrants and agrees as follows:

- (a) Recitals. All representations and agreements made in Article 1 are true, complete, and accurate in all respects.
- (b) Authorizations. The Village has the power to enter into and perform its obligations under this Agreement and by proper action has duly authorized the Village President and Village Clerk to execute and deliver this Agreement.
- (c) Non-Conflict or Breach. The execution, delivery, and performance of this Agreement by the Village, the consummation of the transactions contemplated hereby and the fulfillment of or compliance with the terms and conditions of this Agreement shall not conflict with or result in a violation or breach of the terms of any order, agreement, or other instrument to which the Village is a party or by which the Village is now bound.
- (d) Pending Lawsuits. There are no actions at law or similar proceedings either pending or to the best of the Village's knowledge being threatened against the Village that would materially or adversely affect the ability of the Village to perform its obligations under this Agreement.

## **ARTICLE 6: ENFORCEMENT AND REMEDIES**

6.1 Enforcement; Remedies. The parties may enforce or compel the performance of this Agreement, in law or in equity, by suit, action, mandamus, or any other proceeding, including

specific performance. Notwithstanding the foregoing, the Developer agrees that they will not seek, and do not have the right to seek, to recover a judgment for monetary damages against the Village or any elected or appointed officials, officers, employees, agents, representatives, engineers, consultants, or attorneys thereof, on account of the negotiation, execution, or breach of any of the terms and conditions of this Agreement.

6.2 Notice; Cure; Self-Help. In the event of a breach of this Agreement, the parties agree that the party alleged to be in breach shall have, unless specifically provided otherwise by any other provision of this Article 6, 30 days after notice of any breach delivered in accordance with Article 9 to correct the same prior to the non-breaching party's pursuit of any remedy provided for in Section 6.4 and 6.7; provided, however, that the 30-day period shall be extended, but only (i) if the alleged breach is not reasonably susceptible to being cured within the 30-day period, and (ii) if the defaulting party has promptly initiated the cure of the breach, and (iii) if the defaulting party diligently and continuously pursues the cure of the breach until its completion. If any party shall fail to perform any of its obligations under this Agreement, and if the party affected by the default shall have given written notice of the default to the defaulting party, and if the defaulting party shall have failed to cure the default as provided in this Section 6.2, then, except as specifically provided otherwise in the following sections of this Article 6 and in addition to any and all other remedies that may be available either in law or equity, a party affected by the default shall have the right (but not the obligation) to take any action as in its discretion and judgment shall be necessary to cure the default. In any event, the defaulting party hereby agrees to pay and reimburse the party affected by the default for all costs and expenses reasonably incurred by it in connection with action taken to cure the default, including attorney's fees and court costs.

6.3 Events of Default by the Developer. Any of the following events or circumstances shall be an event of default by the Developer with respect to this Agreement:

- (a) If any material representation made by the Developer in this Agreement, or in any certificate, notice, demand to the Village, or request made by the Village in connection with any of the documents, shall prove to be untrue or incorrect in any material respect as of the date made.
- (b) Default by the Developer in the performance or breach of any material covenant contained in this Agreement concerning the existence, structure, or financial condition of the Developer.
- (c) Default by the Developer in the performance or breach of any material covenant, warranty, or obligation contained in this Agreement, including, but not limited to Developer's failure to maintain the Subject Property or pay any tax or fee when due as required by Section 5.1(c), respectively.
- (d) The entry of a decree or order for relief by a court having jurisdiction in the premises in respect of the Developer in an involuntary case under the federal bankruptcy laws, as now or hereafter constituted, or any other applicable federal or state bankruptcy, insolvency, or other similar law, or appointing a receiver, liquidator, assignee, custodian, trustee, sequestrator, or similar official of the

Developer for any substantial part of its property, or ordering the winding-up or liquidation of its affairs and the continuance of any such decree or order un-stayed and in effect for a period of 60 consecutive days. There shall be no cure period for this event of default.

- (e) The commencement by the Developer of a voluntary case under the federal bankruptcy laws, as now or hereafter constituted, or any other applicable federal or state bankruptcy, insolvency, or other similar law, or the consent by the Developer to the appointment of or taking possession, by a receiver, liquidator, assignee, trustee, custodian, sequestrator, or similar official of the Developer or of any substantial part of the Developer's respective property, or the making by any such entity of any assignment for the benefit of creditors or the failure of the Developer generally to pay such entity's debts as such debts become due or the taking of action by the Developer in furtherance of any of the foregoing. There shall be no cure period for this event of default.
- (f) The determination that the Developer did not, in fact, complete the obligations as set forth in Article 2.

#### 6.4 Remedies for Default by Developer.

- (a) Subject to the provisions of this Agreement, in the case of an event of default by the Developer, the Village may terminate this Agreement and any and all obligations hereunder shall be null and void or, pursuant to Section 6.1, may institute such proceedings as may be necessary or desirable in its opinion to cure or remedy such default or breach, including proceedings to compel specific performance of the Developer's obligations under this Agreement.
- (b) In case the Village shall have proceeded to enforce its rights under this Agreement and such proceedings shall have been discontinued or abandoned for any reason or shall have been determined adversely to the Village, then, and in every such case, the Developer and the Village shall be restored respectively to their several positions and rights hereunder, and all rights, remedies and powers of the Developer and the Village shall continue as though no such proceedings had been taken.

6.5 Indemnification by the Developer's Agreement to Pay Attorneys' Fees and Expenses. The Developer agrees to indemnify the Village, and all of its elected and appointed officials, officers, employees, agents, representatives, engineers, consultants, and attorneys, against any and all claims that may be asserted at any time against any of such parties in connection with or as a result of (i) Developer's development, construction, maintenance, or use of the Subject Property; or (ii) the Developer's default under the provisions of this Agreement. Such indemnification obligation, however, shall not extend to claims asserted against the Village or any of the aforesaid parties in connection with or as a result of (i) the performance of the Village's representations, warranties and covenants under Article 6 of this Agreement; (ii) the Village's default under the provisions of this Agreement; or (iii) the act, omission, negligence or misconduct of the Village or any of the aforesaid parties. If the Developer shall commit an event of default and

the Village should employ an attorney or attorneys or incur other expenses for the collection of the payments due under this Agreement or the enforcement of performance or observance of any obligation or agreement on the part of the Developer herein contained, Developer, on the Village's demand, shall pay to the Village the reasonable fees of such attorneys and such other reasonable expenses so incurred by the Village.

6.6 Events of Default by Village. Any of the following events or circumstances shall be an event of default by the Village with respect to this Agreement:

- (a) A default of any term, condition, or provision contained in any agreement or document relating to the Project (other than this Agreement), that would materially and adversely impair the ability of the Village to perform its obligations under this Agreement, and the failure to cure such default within the earlier of 30 days after the Developer's written notice of such default or in a time period reasonably required to cure such default or in accordance with the time period provided therein.
- (b) Failure to comply with any material term, provision, or condition of this Agreement within the time herein specified and failing to cure such noncompliance within 30 days after written notice from the Developer of each failure or in a time period reasonably required to cure such default.
- (c) A representation or warranty of the Village contained herein is not true and correct in any material respect for a period of 30 days after written notice to the Village by the Developer. If such default is incapable of being cured within 30 days, but the Village begins reasonable efforts to cure within 30 days, then such default shall not be considered an event of default hereunder for so long as the Village continues to diligently pursue its cure.

6.7 Remedies for Default by Village. Subject to the provisions of this Agreement, in the case of an event of default by the Village, the Developer, pursuant to Section 6.1, may institute such proceedings as may be necessary or desirable in its opinion to cure or remedy such default or breach, including proceedings to compel the Village's specific performance of its obligations under this Agreement; provided, however, no recourse under any obligation contained herein or for any claim based thereon shall be had against the Village, its officers, agents, attorneys, representatives in any amount in excess of the specific sum agreed to be paid by the Village hereunder, and no liability, right or claim at law or in equity shall be attached to or incurred by the Village, its officers, agents, attorneys, representatives or employees in any amount in excess of specific sums agreed by the Village to be paid hereunder and any such claim is hereby expressly waived and released as a condition of and as consideration for the execution of this Agreement by the Village.

## **ARTICLE 7: GENERAL PROVISIONS**

7.1 Liability and Indemnity of Village.

- (a) No liability for Village Review. The Developer acknowledges and agrees that (i) the Village is not, and shall not be, in any way liable for any damages or injuries



that may be sustained as the result of the Village's review and approval of any plans or improvements or as a result of the issuance of any approvals, permits, certificates, or acceptances for the development or use of any portion of the Subject Property or the improvements and (ii) the Village's review and approval of any plans and the issuance of any approvals, permits, certificates, or acceptances does not, and shall not, in any way be deemed to insure the Developer, or any of its successors, assigns, tenants, or licensees, or any third party, against violations or damage or injury of any kind at any time.

- (b) Hold Harmless and Indemnification. The Developer shall hold harmless the Village, and all of its elected and appointed officials, employees, agents, representatives, engineers, consultants, and attorneys from any and all claims that may be asserted at any time against any of such parties in connection with (i) the Village's review and approval of any plans or improvements or (ii) the Village's issuance of any approval, permit or certificate. The foregoing provision, however, shall not apply to claims made against the Village as a result of a Village event of default under this Agreement, claims that are made against the Village that relate to one or more of the Village's representations, warranties, or covenants under Article 5 and claims that the Village, either pursuant to the terms of this Agreement or otherwise explicitly has agreed to assume.

7.2 No Implied Waiver of Village Rights. The Village shall be under no obligation to exercise rights granted to it in this Agreement except as it shall determine to be in its best interest from time to time. Except to the extent embodied in a duly authorized and written waiver of the Village, no failure to exercise at any time any right granted herein to the Village shall be construed as a waiver of that or any other right.

7.3 Force Majeure. Time is of the essence of this Agreement, provided, however, a party shall not be deemed in material breach of this Agreement with respect to any of its obligations under this Agreement on such party's part to be performed if such party fails to timely perform the same and such failure is due in whole or in part to any strike, lock-out, labor trouble (whether legal or illegal), civil disorder, weather conditions, failure or interruptions of power, restrictive governmental laws and regulations, condemnations, riots, insurrections, acts of terrorism, war, fuel shortages, accidents, casualties, floods, earthquakes, fires, acts of Gods, epidemics, quarantine restrictions, freight embargoes, acts caused directly or indirectly by the other party (or the other party's agents, employees or invitees) or similar causes beyond the reasonable control of such party ("*Force Majeure*"). If one of the foregoing events shall occur or either party shall claim that such an event shall have occurred, the party to whom such claim is made shall investigate same and consult with the party making such claim regarding the same and the party to whom such claim is made shall grant any extension for the performance of the unsatisfied obligation equal to the period of the delay, which period shall commence to run from the time of the commencement of the Force Majeure; provided that the failure of performance was reasonably caused by such Force Majeure.

## **ARTICLE 8. TERM**

Term. Unless otherwise terminated as provided herein, this Agreement shall be in full force and effect upon its execution by the parties and terminate on the earlier of: (i) reimbursement to the Developer under Articles 3 and 4 of this Agreement; or (ii) December 31, 2040.

## **ARTICLE 9. NOTICES**

Notices. All notices and other communications in connection with this Agreement shall be in writing and shall be deemed delivered to the addressee thereof (a) when delivered in person on a business day at the address set forth below, or (b) on the third business day after being deposited in any main or branch United States post office, for delivery by properly addressed, postage prepaid, certified or registered mail, return receipt requested, at the address set forth below, or (c) by facsimile or email transmission, when transmitted to either the facsimile telephone number or email address set forth below, when actually received.

Notices and communications to Developer shall be addressed to, and delivered at, the following addresses:

with a copy to:

Aroma D Café  
Christian Calle and Luis Ortiz  
129A Central Avenue  
Lake Villa, IL 60046

Notices and communications to the Village shall be addressed to and delivered at these addresses:

with a copy to:

Village of Lake Villa  
65 Cedar Avenue  
Lake Villa, IL 60046  
Attention: Village Administrator

Kathleen Field Orr  
Ottosen, DiNolfo, Hasenbalg & Castaldo, Ltd.  
1804 N. Naper Blvd., Suite 350  
Naperville, IL 60563

By notice complying with the requirements of this Section, each party shall have the right to change the address or addressee, or both, for all future notices and communications to such party, but no notice of a change of address or addressee shall be effective until actually received.

## **ARTICLE 10. IN GENERAL**

10.1 Amendments and Waiver. No modification, addition, deletion, revision, alteration, or other change to this Agreement shall be effective unless and until the change is reduced to writing and executed and delivered by the Village and the Developer. No term or condition of this Agreement shall be deemed waived by any party unless the term or condition to be waived, the circumstances giving rise to the waiver and, where applicable, the conditions and limitations on the waiver are set forth specifically in a duly authorized and written waiver of such party. No waiver by any party of any term or condition of this Agreement shall be deemed or construed as a waiver of any other term or condition of this Agreement, nor shall waiver of any breach be deemed

to constitute a waiver of any subsequent breach whether of the same or different provisions of this Agreement.

10.2 Entire Agreement. This Agreement shall constitute the entire agreement of the Parties; all prior agreements between the Parties, whether written or oral, are merged into this Agreement and shall be of no force and effect.

10.3 Counterparts. This Agreement may be executed in two or more counterparts, each of which shall be deemed an original but all of which shall constitute the same instrument.

[Remainder of page intentionally blank; signature page follows.]

**IN WITNESS WHEREOF**, the Parties have executed this Agreement as of the dates set forth below their respective signatures, to be effective as of the Commencement Date.

**Village of Lake Villa, an Illinois municipal corporation**

*Attest:*

By: \_\_\_\_\_  
James McDonald, Mayor

By: \_\_\_\_\_  
Connie Olker, Village Clerk

Date: \_\_\_\_\_, 2025

**Aroma D Café:**

By: \_\_\_\_\_  
Christian Calle

By: \_\_\_\_\_  
Luis Ortiz

**EXHIBIT A**

*Lease Agreement*

**Village of Lake Villa**  
**Economic Incentive Program**  
**Application Form**

Note that applications must be reviewed and approved before any project commences. Costs incurred by the applicant or developer prior to approval are not eligible for TIF funds. If there are significant changes in the scope of the project after an application has been approved, the applicant must re-apply to include the scope of the new project.

**Applicant Information**

Company Name: Aroma D Cafe Years in Business: 0

Business Form: Corporation: ☐ Partnership: ☐ Sole Proprietorship: ☒

State of Incorporation: Illinois

Do any elected and/or appointed official, employees or agents of the Village hold any interest in the development project?

☐ Yes ☒ No

Contact Person/Title: Christian Calle/Luis Ortiz

Address: 129 A Central Ave

City: Lake Villa State: IL Zip Code: 60046

Office Phone: (847) 505-2866 Alternate Phone: (773) 968-2110 Fax: \_\_\_\_\_

Email Address: aromadcafe03@gmail.com

**Building and Property Information**

Building Name: Aroma D Cafe

Building Address: 129 A Central Ave

How is the title to the property held?

☐ Individual ☐ Corporation ☐ Land Trust  
☒ Partnership ☐ Limited Liability Company ☐ Other: \_\_\_\_\_

Name(s) of Property Owners: Esteban Montesdeoca

Owner's Phone Number: (847) 366-9281

Property Index Number(s): \_\_\_\_\_

**Total**

6,347 SQFT

1

### Total Floors

- Kitchen Appliances and Equipment
- To go packaging
- Food/produce/meats
- Labor
- Payment Systems
- Upfront Padio
- indoor/outdoor furniture
- Partial Flooring inside

This initiative involves acquiring essential equipment for a business that will offer a diverse range of Hispanic cuisines. We require additional kitchen appliances to aid in the preparation and proper storage of food. Additionally, we seek assistance with food products and packaging materials. Furthermore, we aim to replace the flooring in one of the coffee shop's rooms, as the existing flooring is in poor condition. Moreover, we plan to undertake exterior improvements, including the construction of a patio, outdoor seating, minor building repairs, and the incorporation of decorative elements.

Total Project Cost: \$ 30,000 Amount of Assistance Requested: \$ 20,000

Amount Financed	\$
Equity Contribution	\$
Other Sources: (identify)	\$
1.	\$
2.	\$
3.	\$
Total	\$

Bank

☐ Other: \_\_\_\_\_

☐ Private

**Village of Lake Villa  
Economic Incentive Program**

Bank Name: PNC Bank  
Bank Address: 6495 Washington St, Gurnee, IL 60031  
Bank Contact: (847) 855-2400  
Contact Phone Number: (847) 855-2400  
Escrow Agent (If Applicable): \_\_\_\_\_  
Escrow Institution: \_\_\_\_\_  
Institution Address: \_\_\_\_\_  
gent Phone Number: \_\_\_\_\_

**Proposed Project Timeline**

Date of Construction: ASAP  
Date of Completion: ASAP

**Community Impact**

Will the project create new jobs that can employ local residents?



Yes



No

Will the project provide goods and services not immediately available to the community?



Yes



No

If yes, please explain:

*Anticipate up to 5 new jobs*

**Certification by Applicant**

The applicant certifies that it will comply with all of the rules, regulations and ordinances of the Village of Lake Villa. Applicant hereby certifies that all information contained above and in exhibits attached hereto is true to his/her best knowledge and belief and are submitted for the purpose of obtaining financial assistance from the Village of Lake Villa, Illinois.

Date Completed: 05/08/2025

Signature: \_\_\_\_\_



## **Introduction**

The proposed project, "Aroma D Cafe," aims to establish a coffee shop that serves authentic Hispanic cuisine alongside high-quality coffee. This initiative seeks to create a vibrant community space that celebrates Hispanic culture through food and beverages while providing a unique dining experience in our locality. The café will not only serve as a place for people to enjoy delicious meals but also as a cultural hub that fosters community engagement and appreciation for Hispanic heritage.

## **Goals and Objectives**

### **Goals:**

1. To create a welcoming environment that promotes Hispanic culture through cuisine.
2. To provide high-quality coffee and traditional Hispanic dishes, enhancing the local culinary landscape.
3. To foster community engagement by hosting events that celebrate Hispanic traditions.

### **Objectives:**

1. Develop a diverse menu featuring at least 15 traditional Hispanic dishes within the first six months of operation.
2. Source coffee from sustainable companies, ensuring quality and ethical practices.
3. Host monthly cultural events such as cooking classes, music nights, or art showcases to engage the community.

## **Methods**

To achieve these goals and objectives, we will implement the following methods:

1. **Menu Development:** Collaborate with local chefs specializing in Hispanic cuisine to curate an authentic menu that includes popular dishes such as tacos, empanadas, arepas, and churros.
2. **Sourcing Ingredients:** Establish partnerships with local suppliers who can provide fresh produce and ingredients necessary for our menu items while supporting local agriculture.
3. **Marketing Strategy:** Utilize social media platforms and

local advertising to promote the café's opening and ongoing events. Engage with community organizations to spread awareness about our mission.

4. **Community Engagement:** Organize workshops and cultural events that highlight different aspects of Hispanic culture, encouraging participation from diverse groups within the community.
5. **Feedback Mechanism:** Implement customer feedback systems to continuously improve our offerings based on patron preferences.

### **Expected Outcomes**

The expected outcomes of "Aroma D Cafe" include:

1. A successful launch of the café within one year, achieving break-even financial status by the end of year two.
2. Increased awareness and appreciation of Hispanic culture in the community through food and events.
3. Establishment of Café Hispano as a go-to destination for both locals and visitors seeking authentic Hispanic cuisine.
4. Creation of job opportunities within the community, contributing to local economic growth.

### **Necessity of the Project**

This project is necessary due to several factors:

1. **Cultural Representation:** There is a growing demand for diverse culinary options in our area; however, there is currently a lack of establishments focusing on authentic Hispanic cuisine.
2. **Community Building:** The café will serve as a gathering place where individuals from various backgrounds can come together to share experiences over food, fostering inclusivity.
3. **Economic Impact:** By sourcing locally and creating jobs, Aroma D Cafe will contribute positively to the local economy while promoting sustainable practices.

### **Implementation Plan**

The implementation plan involves several key phases:

1. **Location Acquisition (Months 1-2):** Identify and secure an appropriate location with sufficient foot traffic.
2. **Renovation (Months 3-4):** Design an inviting interior that reflects Hispanic culture while ensuring compliance with

health regulations.

3. **Staff Recruitment (Month 5):** Hire skilled staff who are passionate about food service and knowledgeable about Hispanic cuisine.
4. **Soft Opening (Month 6):** Conduct a soft opening to gather initial feedback before launching officially.
5. **Grand Opening (Month 7):** Host an event featuring live music and free samples from our menu to attract customers.

### **Impact Goals**

The impact goals include:

1. Enhancing cultural diversity in dining options available in our area.
2. Strengthening community ties through shared cultural experiences.
3. Promoting sustainability by prioritizing local sourcing practices.

### **Funding Request Context**

We are requesting \$20,000 in funding to cover initial startup costs including renovations, equipment purchases (such as kitchen appliances), marketing efforts, and initial inventory supplies needed for launching Aroma D Cafe successfully.

This funding aligns with your priorities by supporting small business development aimed at enhancing cultural diversity within communities while promoting economic growth through job creation and sustainable practices.

By investing in Aroma D Cafe, you are not only supporting a business but also contributing to the enrichment of our community's cultural fabric.

## **Itemized Project Budget (AROMA D CAFÉ)**

### **1. Equipment and Furnishings**

Estimated Total for Equipment and Furnishings: \$13,000

➤ Equipment and furnishes/Costs:

- Commercial Espresso Machine: \$8,000
- Refrigeration Units (for ingredients): \$1,500
- Furniture (tables and chairs): \$500
- POS System: \$1,500
- Ice Machine: \$1,500

### **2. Renovation of Outdoor Design**

Estimated Total for Renovation Costs (patio built): \$15,000

➤ *Materials/Costs for patio:*

- Gravel: \$1,000
- Brick: \$3,000
- *Safety Bollards: \$200*
- Lumber for fencing around patio: \$270
- Labor: \$7,500
- Floor Plan/Architect: \$2,500

\*\*\*Here are some visual examples to illustrate our vision for the patio's appearance. We desire a rustic aesthetic, complemented by this style of wooden fencing, with flower boxes on top surrounding our outdoor seating area\*\*\*

Example 1:



Example 2:



Example 3:





Estimated Total for Other Outside Renovations Building Costs: \$6,700

- Materials/Costs for Other Outside Renovations Building:
  - Lumber for window frame: \$300
  - Lighting outside (Electrician Labor Included): \$1,600
  - Paint for parking lot and parking lot pumper stops: \$1,500
  - Gardening (soil, garden beds): \$1,500 (Labor Included)
  - Mural on right side of building (Paint and Labor Included): \$1,800

### **3. Renovation Of Interior Design:**

Estimated Total for Interior Design: \$2,000

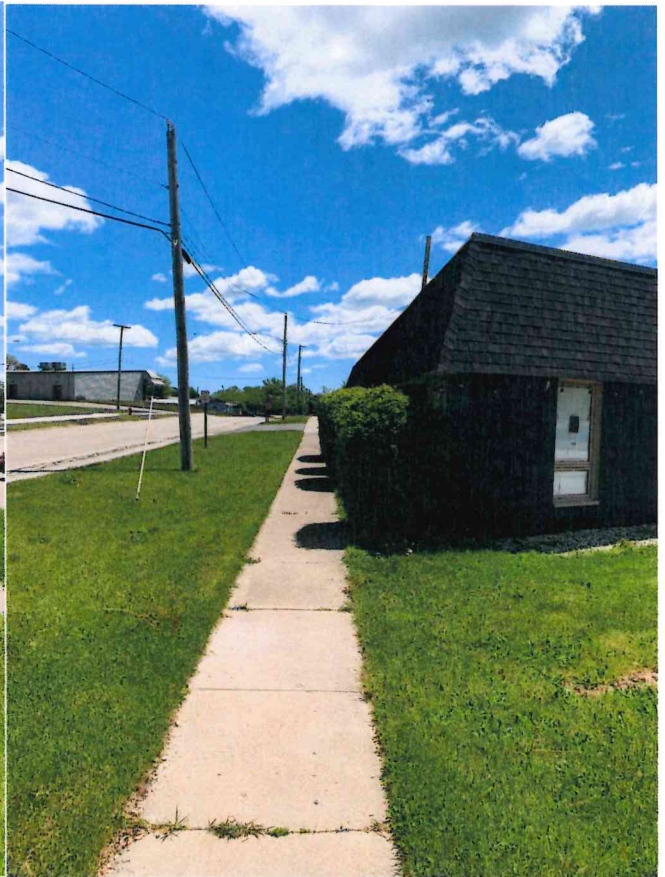
- Materials/Costs for Interior Design:
  - Flooring: \$2,000

### **4. Staff Training Cost**

Estimated Total for Training Staff Costs: \$3,360

- Staff Training Cost:
  - Baristas/Cooks/Servers (7 staff):  $\$15/\text{hour} \times 32 \text{ hours} = \$3,360$  (4 days of training)

**Total Cost of Project: \$40,060**



VILLAGE OF LAKE VILLA

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ORDINANCE NO. 2025-08-02

AN ORDINANCE OF THE VILLAGE OF LAKE VILLA, LAKE COUNTY, ILLINOIS,  
APPROVING A REDEVELOPMENT AGREEMENT BY AND BETWEEN THE VILLAGE  
OF LAKE VILLA AND 129 CEDAR LLC. FOR THE PROPERTY LOCATED AT 129 CEDAR  
AVENUE

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ADOPTED BY THE  
CORPORATE AUTHORITIES  
OF THE  
VILLAGE OF LAKE VILLA, ILLINOIS  
THIS 18TH DAY OF AUGUST, 2025

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Published in pamphlet form by authority of the Corporate Authorities of the Village of Lake  
Villa, Lake County, Illinois, this 18<sup>th</sup> day of August, 2025.



AN ORDINANCE OF THE VILLAGE OF LAKE VILLA, LAKE COUNTY, ILLINOIS,  
APPROVING A REDEVELOPMENT AGREEMENT BY AND BETWEEN THE VILLAGE  
OF LAKE VILLA AND 129 CEDAR LLC. FOR THE PROPERTY LOCATED AT 129 CEDAR  
AVENUE

WHEREAS, the Village of Lake Villa, Lake County, Illinois (the “Village”), is a duly organized and validly existing non-home rule municipality established in accordance with the Constitution of the State of Illinois of 1970 and the laws of this State; and

WHEREAS, the Village is engaged in the revitalization and development of its downtown area, which includes the property commonly known as 129 Cedar Avenue, identified by Parcel No. 02-33-307-043 (the “Subject Property”); and

WHEREAS, pursuant to the Tax Increment Allocation Redevelopment Act of the State of Illinois, 65 ILCS 5/11-74.4-1, et seq., as from time to time amended (the “TIF Act”), the President and Board of Trustees of the Village (collectively, the “Corporate Authorities”) are empowered to undertake the development or the redevelopment of a designated area within its municipal boundaries in which existing conditions permit such area to be classified as a “blighted area” or a “conservation area” as such terms are defined in the TIF Act; and

WHEREAS, to stimulate and induce development and redevelopment pursuant to the TIF Act, the Village, after giving all required notices, conducting a public hearing and making all findings required by law, on the 22nd day of June, 2016, pursuant to Ordinance Nos. 2016-06-01, 2016-06-02 and 2016-06-03, approved a Redevelopment Plan & Program (the “Redevelopment Plan”) for an area designated as the Downtown Tax Increment Financing District (the “Project Area”) which Project Area includes the Subject Property, and adopted tax increment financing for the payment and financing of “Redevelopment Project Costs”, as defined by the TIF Act, incurred within the Project Area as authorized by the TIF Act); and

WHEREAS, the existence of blighting factors in the Project Area, as described in the Redevelopment Plan, and the extraordinary costs necessary for development have prevented private developers from developing, redeveloping, and revitalizing the Project Area, which has, in turn, prevented the development and construction of commercial enterprises within the Project Area; and

WHEREAS, 129 Cedar LLC., an Illinois limited liability company (the “Developer”), has submitted a proposal to the Village to completely rehabilitate and reconstruct the interior and exterior of a mixed-use residential and commercial building, including foundation repairs, installing new plumbing and electrical, new bathrooms, and replacing drywall and flooring, and make certain improvements to the building and property (the “Project”); and

WHEREAS, the Developer has informed the Village that the ability to proceed with the Project requires financial assistance from the Village to offset the extraordinary costs to be incurred by the Developer; and

WHEREAS, the Corporate Authorities have determined that in order to induce the Developer to proceed with the Project, thereby providing economic development for the Village which is in the best interests of the Village, and the health, safety and general welfare of its residents and have agreed to provide financial assistance to the Developer pursuant to the terms and conditions of a redevelopment agreement between the Village and Developer.

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

Section 1. That the Redevelopment Agreement by and between the Village of Lake Villa, Lake County, Illinois and 129 Cedar LLC., attached hereto and made a part hereof, is hereby

approved and the President and the Village Clerk are hereby authorized to execute and deliver and undertake any and all actions as may be required to implement its terms.

Section 2. This Ordinance shall be in full force and effect immediately upon its passage by the President and Board of Trustees and approval as provided by law.

Passed by the Corporate Authorities on August 18<sup>th</sup>, 2025 on a roll call vote as follows:

AYES: Trustees

NAYS:

ABSENT:

ABSTAIN:

Approved by the Mayor on August 18, 2025.

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James McDonald, Mayor  
Village of Lake Villa

ATTEST:

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Connie Olker, Village Clerk

PUBLISHED IN PAMPHLET FORM THIS 18<sup>th</sup> DAY OF AUGUST, 2025.

EXHIBIT A

REDEVELOPMENT AGREEMENT

**REDEVELOPMENT AGREEMENT BY AND BETWEEN THE  
VILLAGE OF LAKE VILLA AND 129 CEDAR LLC**  
(129 Cedar Ave.)

**THIS REDEVELOPMENT AGREEMENT** (“*Agreement*”) is entered into as of the \_\_\_\_\_ day of \_\_\_\_\_, 2025 (“*Effective Date*”) by and between the Village of Lake Villa, Lake County, Illinois, an Illinois municipal corporation (“*Village*”), and 129 Cedar LLC, an Illinois limited liability company (the “*Developer*”).

In consideration of the mutual covenants and agreements set forth in this Agreement, the Village and Developer hereby agree as follows:

**ARTICLE 1: RECITALS**

1.1 The Village is a duly organized and validly existing non home-rule municipality created in accordance with the Constitution of the State of Illinois of 1970 and the laws of the State.

1.2 The Village is engaged in the revitalization and development of its downtown tax increment financing district, including the property commonly known as 129 Cedar Avenue, Lake Villa, IL, identified by Parcel No. 02-33-307-043 (the “*Subject Property*”).

1.3 The Village has the authority pursuant to the laws of the State of Illinois, to promote the health, safety and welfare of its inhabitants, to prevent the spread of blight, to encourage private development in order to enhance the local tax base, to increase job opportunities, and to enter into contractual agreements with third parties for the purpose of achieving these goals.

1.4 Pursuant to the Tax Increment Allocation Redevelopment Act of the State of Illinois, 65 ILCS 5/11-74.4-1, et seq., as from time to time amended (the “*TIF Act*”), the President and Board of Trustees of the Village (collectively, the Corporate Authorities”) are empowered to undertake the development or the redevelopment of a designated area within its municipal boundaries in which existing conditions permit such area to be classified as a “blighted area” or a “conservation area” as such terms are defined in the TIF Act.

1.5 To stimulate and induce development and redevelopment pursuant to the TIF Act, the Village, after giving all required notices, conducting a public hearing and making all findings required by law, on the 22nd day of June, 2016, pursuant to Ordinance Nos. 2016-06-01, 2016-06-02 and 2016-06-03, approved a Redevelopment Plan & Program (the “*Redevelopment Plan*”) for an area designated as the Downtown Tax Increment Financing District (the “*Project Area*”) which Project Area includes the Subject Property, and adopted tax increment financing for the payment and financing of “*Redevelopment Project Costs*”, as defined by the TIF Act, incurred within the Project Area as authorized by the TIF Act.

1.6 The Developer has submitted a proposal to the Village to repair the foundation of an existing building, make drainage and stormwater improvements, and remodel existing commercial and residential units at the Subject Property (the “*Project*”).

1.7 The Developer advised the Village that unless it receives financial assistance from the Village through the benefits available as the result of the Village's adoption of the TIF Act as applicable to the Subject Property, the Developer is unable to undertake the Project.

1.8 The Village believes the rehabilitation of the Subject Property as the Developer has proposed would enhance the downtown area of the Village and therefore desires to have the Subject Property redeveloped which the Village believes would eliminate the blight factors found within the Project Area; increase the tax base for the Village and taxing districts authorized to levy taxes upon the Subject Property; provide job opportunities for its residents; and, therefore, is prepared to reimburse the Developer in accordance with the terms and conditions as hereinafter provided.

## **ARTICLE 2: OBLIGATIONS OF THE DEVELOPER**

2.1 The Developer shall obtain all necessary permits to commence the construction of the Project by November 1, 2025.

2.2 The Developer agrees to construct the Project in accordance with all permits, codes and laws of the Village and the State of Illinois so as to qualify for and obtain a certificate of occupancy from the Village for the Subject Property on or before January 30, 2026.

2.3 The Developer has advised the Village that to complete construction of the Project, it shall be required to make an investment of approximately \$300,500.00.

2.4 Upon completion of the construction of the Project and the issuance of a certificate of occupancy, the Developer shall submit to the Village all paid invoices, receipts and any of the documentation deemed necessary to evidence an investment by the Developer no less than \$300,500.00 for completion of the Project.

2.5 It is understood that the Project will commence in phases, and payment by the Village will be contingent upon the completion of given phases, being:

(a) Phase One: Acquisition of Subject Property and repair of the building foundation at the Subject Property for a total investment of no less than \$125,500, and receipt of a Certificate of Occupancy at the Subject Property by November 30, 2025.

(b) Phase Two: Completion of stormwater improvements, including completion of drainage improvements in a parking lot adjacent to the building on the Subject Property, and completion of an underground connection from new downspouts on the building to storm sewers on the rear lot adjacent to the building at the Subject Property, interior renovations to the residential units and commercial unit at the Subject Property for an investment of no less than \$127,500, and receipt of a Certificate of Occupancy at the Subject Property, by June 30, 2026.

(c) Phase Three: Completion of exterior renovations at the Subject Property, including replacing existing siding, completing certain façade improvements and replacing windows for an investment of no less than \$47,500.

2.6 The Developer anticipates fifteen (15) new jobs shall be created upon completion of the Project.

### **ARTICLE 3: VILLAGE OBLIGATIONS**

3.1 The Village has established a special tax allocation fund solely for the Project Area (the “STAF”) into which the Village shall deposit all Incremental Taxes, as defined below, generated from the Project Area.

3.2 Upon completion of the separate phases of the Project as outlined in Section 2.5 of this Agreement, the Developer shall be reimbursed for all eligible Redevelopment Project Costs, as defined below, pursuant to the procedures, limitations and requirements of this Article 3.

3.3 A Developer reimbursement account (the “129 Cedar Avenue TIF Account”) shall be automatically created by the Ordinance approving this Agreement. Seventy-five percent (75%) of the Incremental Taxes generated from the Subject Property shall be transferred from the STAF and deposited into the 129 Cedar Avenue TIF Account and used to reimburse the Developer for eligible Redevelopment Project Costs pursuant to the terms of this Agreement.

3.4 As used in this Agreement, “Incremental Taxes” shall mean the amount in the STAF equal to the amount of ad valorem taxes, if any, paid in respect of the Project Area and its improvements which is attributable to the increase in the equalized assessed value of all the parcels of property located herein over the initial equalized assessed value of said parcels, as of the designation of the Project Area. “Redevelopment Project Costs” shall mean and include all costs and expenses defined as “redevelopment project costs” in Section 11-74.4-3(q) of the TIF Act.

### **ARTICLE 4. PROCEDURES TO REIMBURSE THE DEVELOPER**

4.1 So long as no notice of an event of default has been issued pursuant to Article 5 hereof and remains outstanding, the Village shall reimburse the Developer a total of the lesser of 41,912.50.00 (forty one thousand nine hundred twelve dollars and fifty cents) or 25% (twenty-five percent) the total cost to complete the Project. The Village shall reimburse the Developer in three separate lump-sum payments for eligible Redevelopment Project Costs, as follows:

- (a) Provided Developer has timely submitted proof of completion of Phase One of the Project and has submitted to the Village all paid invoices, receipts and any of the documentation deemed necessary to evidence an investment in Phase One of the Project by the Developer of approximately \$125,500 (one hundred and twenty-five thousand five hundred dollars) by November 30, 2025, the Village shall reimburse the Developer the lesser of \$17,256.25 (seventeen thousand two hundred fifty-six dollars and twenty-five cents) or 55% (fifty-five percent) of the Phase One Reimbursement as a single lump-sum payment on December 15, 2025.
- (b) Provided Developer has timely submitted proof of completion of Phase Two of the Project and has submitted to the Village all paid invoices, receipts and any of the documentation deemed necessary to evidence an investment in the Phase Two of the Project by the

Developer of approximately \$127,500 (one hundred and twenty-seven thousand five hundred dollars) by June 30, 2026, the Village shall reimburse the Developer the lesser of \$17,531.25 (seventeen thousand five hundred thirty-one dollars) or 55% (fifty-five percent) of the Phase Two Reimbursement as a single lump-sum payment on July 15, 2026. It is understood by Developer that the receipt of reimbursement upon completion of Phase Two shall also be contingent upon Developer's successful completion of Phase One of the Project.

- (c) Provided Developer has timely submitted proof of completion of Phase Three of the Project and has submitted to the Village all paid invoices, receipts and any of the documentation deemed necessary to evidence an investment in the Phase Three of the Project by the Developer of approximately \$47,500 (forty seven thousand five hundred dollars) by June 30, 2028, the Village shall reimburse the Developer the lesser of \$7,125 (seven thousand one hundred and twenty-five dollars) or 60% (sixty percent) of the Phase Three Reimbursement as a single lump-sum payment on July 17, 2028. It is understood by Developer that the receipt of reimbursement upon completion of Phase Three shall also be contingent upon Developer's successful completion of Phases One and Two of the Project.

4.2 So long as no notice of an event of default has been issued pursuant to Article 5 hereof and remains outstanding and Developer has met all obligations under Article 2 of this Agreement, and following the timely completion of all phases of the Project and Developer's receipt of a Certificate of Occupancy for the Subject Property, the Developer shall be reimbursed as follows: On December 1 of each year during the term of this Agreement, or ten (10) days following the date upon which the Village receives Incremental Taxes as herein after defined from the final installment of real estate taxes for and each year during the term of this agreement if later, the Developer shall be annually reimbursed from the 129 Cedar Avenue TIF Account until the first to occur: (i) reimbursement has been made to the Developer for Redevelopment Project Costs in an aggregate amount not to exceed \$33,212.50; or (ii) December 31, 2040.

4.3 THE VILLAGE'S OBLIGATION TO REIMBURSE THE DEVELOPER UNDER THIS AGREEMENT IS A LIMITED OBLIGATION PAYABLE SOLELY FROM INCREMENTAL TAXES DEPOSITED IN THE STAF FROM TIME TO TIME AND SHALL NOT BE SECURED BY THE FULL FAITH AND CREDIT OF THE VILLAGE.

## **ARTICLE 5. REPRESENTATIONS, WARRANTIES, AND COVENANTS**

5.1 Developer's Representations Warranties and Covenants. To induce the Village to enter into this Agreement, the Developer represents, covenants, warrants, and agrees that:

- (a) Recitals. All representations and agreements made in Article 1 are true, complete, and accurate in all respects.
- (b) Maintain the Subject Property. The Subject Property shall be maintained in accordance with all applicable Village codes and other laws.



- (c) Payment of Taxes and Other Fees. All fees, fines, utility bills and taxes due to the Village, State of Illinois, federal government and all taxing districts having the Subject Property within their respective jurisdictions, including but not limited to all real estate taxes, shall be paid when due.
- (d) Organization and Authorization. Developer is duly formed and existing limited liability company under the laws of the State of Illinois and, therefore, is authorized to do business in Illinois, and has the power to enter into, and by proper action has been duly authorized to execute, deliver, and perform, this Agreement. The Developer will do, or cause to be done, all things necessary to preserve and keep in full force and effect its existence and standing as an entity authorized to do business in the State of Illinois while this Agreement is in full force and effect.
- (e) Non-Conflict or Breach. The execution, delivery, and performance of this Agreement by the Developer, the consummation of the transactions contemplated hereby, and the fulfillment of or compliance with the terms and conditions of this Agreement shall not conflict with or result in a violation or breach of any of the terms, conditions, or provisions of any offering or disclosure statement made, or to be made, on behalf of Developer, or any restriction, organizational document, agreement, or instrument to which the Developer, or any of its partners or venturers, is now a party or by which the Developer, or any of its partners or venturers, is bound, or constitute a default under any of the foregoing.
- (f) Pending Lawsuits. There are no actions at law or similar proceedings either pending or, to the best of Developer's knowledge, threatened against the Developer that would materially or adversely affect:
  - (i) The Developer's financial condition;
  - (ii) The level or condition of the Developer's assets as of the date of this Agreement; or
  - (iii) The Developer's reputation.

5.2 Village Representations, Warranties and Covenants. To induce the Developer to enter into this Agreement and to undertake the performance of its obligations under this Agreement, the Village represents, covenants, warrants and agrees as follows:

- (a) Recitals. All representations and agreements made in Article 1 are true, complete, and accurate in all respects.
- (b) Authorizations. The Village has the power to enter into and perform its obligations under this Agreement and by proper action has duly authorized the Village President and Village Clerk to execute and deliver this Agreement.

- (c) Non-Conflict or Breach. The execution, delivery, and performance of this Agreement by the Village, the consummation of the transactions contemplated hereby and the fulfillment of or compliance with the terms and conditions of this Agreement shall not conflict with or result in a violation or breach of the terms of any order, agreement, or other instrument to which the Village is a party or by which the Village is now bound.
- (d) Pending Lawsuits. There are no actions at law or similar proceedings either pending or to the best of the Village's knowledge being threatened against the Village that would materially or adversely affect the ability of the Village to perform its obligations under this Agreement.

## **ARTICLE 6: ENFORCEMENT AND REMEDIES**

6.1 Enforcement; Remedies. The parties may enforce or compel the performance of this Agreement, in law or in equity, by suit, action, mandamus, or any other proceeding, including specific performance. Notwithstanding the foregoing, the Developer agrees that it will not seek, and does not have the right to seek, to recover a judgment for monetary damages against the Village or any elected or appointed officials, officers, employees, agents, representatives, engineers, consultants, or attorneys thereof, on account of the negotiation, execution, or breach of any of the terms and conditions of this Agreement.

6.2 Notice; Cure; Self-Help. In the event of a breach of this Agreement, the parties agree that the party alleged to be in breach shall have, unless specifically provided otherwise by any other provision of this Article 6, 30 days after notice of any breach delivered in accordance with Article 9 to correct the same prior to the non-breaching party's pursuit of any remedy provided for in Section 6.4 and 6.7; provided, however, that the 30-day period shall be extended, but only (i) if the alleged breach is not reasonably susceptible to being cured within the 30-day period, and (ii) if the defaulting party has promptly initiated the cure of the breach, and (iii) if the defaulting party diligently and continuously pursues the cure of the breach until its completion. If any party shall fail to perform any of its obligations under this Agreement, and if the party affected by the default shall have given written notice of the default to the defaulting party, and if the defaulting party shall have failed to cure the default as provided in this Section 6.2, then, except as specifically provided otherwise in the following sections of this Article 6 and in addition to any and all other remedies that may be available either in law or equity, a party affected by the default shall have the right (but not the obligation) to take any action as in its discretion and judgment shall be necessary to cure the default. In any event, the defaulting party hereby agrees to pay and reimburse the party affected by the default for all costs and expenses reasonably incurred by it in connection with action taken to cure the default, including attorney's fees and court costs.

6.3 Events of Default by the Developer. Any of the following events or circumstances shall be an event of default by the Developer with respect to this Agreement:

- (a) If any material representation made by the Developer in this Agreement, or in any certificate, notice, demand to the Village, or request made by the Village in

connection with any of the documents, shall prove to be untrue or incorrect in any material respect as of the date made.

- (b) Default by the Developer in the performance or breach of any material covenant contained in this Agreement concerning the existence, structure, or financial condition of the Developer.
- (c) Default by the Developer in the performance or breach of any material covenant, warranty, or obligation contained in this Agreement, including, but not limited to Developer's failure to maintain the Subject Property or pay any tax or fee when due as required by Section 5.1(c), respectively.
- (d) The entry of a decree or order for relief by a court having jurisdiction in the premises in respect of the Developer in an involuntary case under the federal bankruptcy laws, as now or hereafter constituted, or any other applicable federal or state bankruptcy, insolvency, or other similar law, or appointing a receiver, liquidator, assignee, custodian, trustee, sequestrator, or similar official of the Developer for any substantial part of its property, or ordering the winding-up or liquidation of its affairs and the continuance of any such decree or order un-stayed and in effect for a period of 60 consecutive days. There shall be no cure period for this event of default.
- (e) The commencement by the Developer of a voluntary case under the federal bankruptcy laws, as now or hereafter constituted, or any other applicable federal or state bankruptcy, insolvency, or other similar law, or the consent by the Developer to the appointment of or taking possession, by a receiver, liquidator, assignee, trustee, custodian, sequestrator, or similar official of the Developer or of any substantial part of the Developer's respective property, or the making by any such entity of any assignment for the benefit of creditors or the failure of the Developer generally to pay such entity's debts as such debts become due or the taking of action by the Developer in furtherance of any of the foregoing. There shall be no cure period for this event of default.
- (f) The determination that the Developer did not, in fact, complete the obligations as set forth in Article 2.

#### 6.4 Remedies for Default by Developer.

- (a) Subject to the provisions of this Agreement, in the case of an event of default by the Developer, the Village may terminate this Agreement and any and all obligations hereunder shall be null and void or, pursuant to Section 6.1, may institute such proceedings as may be necessary or desirable in its opinion to cure or remedy such default or breach, including proceedings to compel specific performance of the Developer's obligations under this Agreement.
- (b) In case the Village shall have proceeded to enforce its rights under this Agreement

and such proceedings shall have been discontinued or abandoned for any reason or shall have been determined adversely to the Village, then, and in every such case, the Developer and the Village shall be restored respectively to their several positions and rights hereunder, and all rights, remedies and powers of the Developer and the Village shall continue as though no such proceedings had been taken.

6.5 Indemnification by the Developer's Agreement to Pay Attorneys' Fees and Expenses. The Developer agrees to indemnify the Village, and all of its elected and appointed officials, officers, employees, agents, representatives, engineers, consultants, and attorneys, against any and all claims that may be asserted at any time against any of such parties in connection with or as a result of (i) Developer's development, construction, maintenance, or use of the Subject Property; or (ii) the Developer's default under the provisions of this Agreement. Such indemnification obligation, however, shall not extend to claims asserted against the Village or any of the aforesaid parties in connection with or as a result of (i) the performance of the Village's representations, warranties and covenants under Article 6 of this Agreement; (ii) the Village's default under the provisions of this Agreement; or (iii) the act, omission, negligence or misconduct of the Village or any of the aforesaid parties. If the Developer shall commit an event of default and the Village should employ an attorney or attorneys or incur other expenses for the collection of the payments due under this Agreement or the enforcement of performance or observance of any obligation or agreement on the part of the Developer herein contained, Developer, on the Village's demand, shall pay to the Village the reasonable fees of such attorneys and such other reasonable expenses so incurred by the Village.

6.6 Events of Default by Village. Any of the following events or circumstances shall be an event of default by the Village with respect to this Agreement:

- (a) A default of any term, condition, or provision contained in any agreement or document relating to the Project (other than this Agreement), that would materially and adversely impair the ability of the Village to perform its obligations under this Agreement, and the failure to cure such default within the earlier of 30 days after the Developer's written notice of such default or in a time period reasonably required to cure such default or in accordance with the time period provided therein.
- (b) Failure to comply with any material term, provision, or condition of this Agreement within the time herein specified and failing to cure such noncompliance within 30 days after written notice from the Developer of each failure or in a time period reasonably required to cure such default.
- (c) A representation or warranty of the Village contained herein is not true and correct in any material respect for a period of 30 days after written notice to the Village by the Developer. If such default is incapable of being cured within 30 days, but the Village begins reasonable efforts to cure within 30 days, then such default shall not be considered an event of default hereunder for so long as the Village continues to diligently pursue its cure.

6.7 Remedies for Default by Village. Subject to the provisions of this Agreement, in the case of an event of default by the Village, the Developer, pursuant to Section 6.1, may institute such proceedings as may be necessary or desirable in its opinion to cure or remedy such default or breach, including proceedings to compel the Village's specific performance of its obligations under this Agreement; provided, however, no recourse under any obligation contained herein or for any claim based thereon shall be had against the Village, its officers, agents, attorneys, representatives in any amount in excess of the specific sum agreed to be paid by the Village hereunder, and no liability, right or claim at law or in equity shall be attached to or incurred by the Village, its officers, agents, attorneys, representatives or employees in any amount in excess of specific sums agreed by the Village to be paid hereunder and any such claim is hereby expressly waived and released as a condition of and as consideration for the execution of this Agreement by the Village.

## **ARTICLE 7: GENERAL PROVISIONS**

### 7.1 Liability and Indemnity of Village.

- (a) No liability for Village Review. The Developer acknowledges and agrees that (i) the Village is not, and shall not be, in any way liable for any damages or injuries that may be sustained as the result of the Village's review and approval of any plans or improvements or as a result of the issuance of any approvals, permits, certificates, or acceptances for the development or use of any portion of the Subject Property or the improvements and (ii) the Village's review and approval of any plans and the issuance of any approvals, permits, certificates, or acceptances does not, and shall not, in any way be deemed to insure the Developer, or any of its successors, assigns, tenants, or licensees, or any third party, against violations or damage or injury of any kind at any time.
- (b) Hold Harmless and Indemnification. The Developer shall hold harmless the Village, and all of its elected and appointed officials, employees, agents, representatives, engineers, consultants, and attorneys from any and all claims that may be asserted at any time against any of such parties in connection with (i) the Village's review and approval of any plans or improvements or (ii) the Village's issuance of any approval, permit or certificate. The foregoing provision, however, shall not apply to claims made against the Village as a result of a Village event of default under this Agreement, claims that are made against the Village that relate to one or more of the Village's representations, warranties, or covenants under Article 5 and claims that the Village, either pursuant to the terms of this Agreement or otherwise explicitly has agreed to assume.

7.2 No Implied Waiver of Village Rights. The Village shall be under no obligation to exercise rights granted to it in this Agreement except as it shall determine to be in its best interest from time to time. Except to the extent embodied in a duly authorized and written waiver of the Village, no failure to exercise at any time any right granted herein to the Village shall be construed as a waiver of that or any other right.

7.3 Force Majeure. Time is of the essence of this Agreement, provided, however, a party shall not be deemed in material breach of this Agreement with respect to any of its obligations under this Agreement on such party's part to be performed if such party fails to timely perform the same and such failure is due in whole or in part to any strike, lock-out, labor trouble (whether legal or illegal), civil disorder, weather conditions, failure or interruptions of power, restrictive governmental laws and regulations, condemnations, riots, insurrections, acts of terrorism, war, fuel shortages, accidents, casualties, floods, earthquakes, fires, acts of Gods, epidemics, quarantine restrictions, freight embargoes, acts caused directly or indirectly by the other party (or the other party's agents, employees or invitees) or similar causes beyond the reasonable control of such party ("*Force Majeure*"). If one of the foregoing events shall occur or either party shall claim that such an event shall have occurred, the party to whom such claim is made shall investigate same and consult with the party making such claim regarding the same and the party to whom such claim is made shall grant any extension for the performance of the unsatisfied obligation equal to the period of the delay, which period shall commence to run from the time of the commencement of the Force Majeure; provided that the failure of performance was reasonably caused by such Force Majeure.

## **ARTICLE 8. TERM**

Term. Unless otherwise terminated as provided herein, this Agreement shall be in full force and effect upon its execution by the parties and terminate on the earlier of: (i) reimbursement to the Developer under Articles 3 and 4 of this Agreement; or (ii) December 31, 2040.

## **ARTICLE 9. NOTICES**

Notices. All notices and other communications in connection with this Agreement shall be in writing and shall be deemed delivered to the addressee thereof (a) when delivered in person on a business day at the address set forth below, or (b) on the third business day after being deposited in any main or branch United States post office, for delivery by properly addressed, postage prepaid, certified or registered mail, return receipt requested, at the address set forth below, or (c) by facsimile or email transmission, when transmitted to either the facsimile telephone number or email address set forth below, when actually received.

Notices and communications to Developer shall be addressed to, and delivered at, the following addresses:

with a copy to:

129 Cedar LLC  
Jim Cacioppo  
137 Cedar Avenue  
Lake Villa, IL 60046

Notices and communications to the Village shall be addressed to and delivered at these addresses:

with a copy to:

Village of Lake Villa  
65 Cedar Avenue

Kathleen Field Orr  
Ottosen, DiNolfo, Hasenbalg & Castaldo, Ltd.

Lake Villa, IL 60046  
Attention: Village Administrator

1804 N. Naper Blvd., Suite 350  
Naperville, IL 60563

By notice complying with the requirements of this Section, each party shall have the right to change the address or addressee, or both, for all future notices and communications to such party, but no notice of a change of address or addressee shall be effective until actually received.

#### **ARTICLE 10. IN GENERAL**

10.1 Amendments and Waiver. No modification, addition, deletion, revision, alteration, or other change to this Agreement shall be effective unless and until the change is reduced to writing and executed and delivered by the Village and the Developer. No term or condition of this Agreement shall be deemed waived by any party unless the term or condition to be waived, the circumstances giving rise to the waiver and, where applicable, the conditions and limitations on the waiver are set forth specifically in a duly authorized and written waiver of such party. No waiver by any party of any term or condition of this Agreement shall be deemed or construed as a waiver of any other term or condition of this Agreement, nor shall waiver of any breach be deemed to constitute a waiver of any subsequent breach whether of the same or different provisions of this Agreement.

10.2 Entire Agreement. This Agreement shall constitute the entire agreement of the Parties; all prior agreements between the Parties, whether written or oral, are merged into this Agreement and shall be of no force and effect.

10.3 Counterparts. This Agreement may be executed in two or more counterparts, each of which shall be deemed an original but all of which shall constitute the same instrument.

**IN WITNESS WHEREOF**, the Parties have executed this Agreement as of the dates set forth below their respective signatures, to be effective as of the Commencement Date.

**Village of Lake Villa, an Illinois municipal corporation**

*Attest:*

By: \_\_\_\_\_  
James McDonald, Mayor

By: \_\_\_\_\_  
Connie Olker, Village Clerk

Date: \_\_\_\_\_, 2025

**129 Cedar LLC, an Illinois limited liability company**

By: \_\_\_\_\_

**Village of Lake Villa**  
**Economic Incentive Program**  
**Application Form**

Note that applications must be reviewed and approved before any project commences. Costs incurred by the applicant or developer prior to approval are not eligible for TIF funds. If there are significant changes in the scope of the project after an application has been approved, the applicant must re-apply to include the scope of the new project.

**Applicant Information**

Company Name: Grand Realty Group, Inc Years in Business: 22

Business Form: Corporation: ☒ Partnership: ☐ Sole Proprietorship: ☐

State of Incorporation: \_\_\_\_\_

Do any elected and/or appointed official, employees or agents of the Village hold any interest in the development project?

☐ Yes ☒ No

Contact Person/Title: Jim Cacioppo

Address: 137 Cedar Ave

City: Lake Villa State: IL Zip Code: 60046

Office Phone: 847-469-3100 Alternate Phone: 847-322-4407 Fax: \_\_\_\_\_

Email Address: jim@grandrealtygroup.com

**Building and Property Information**

Building Name: 129 Cedar

Building Address: 129 Cedar Ave Lake Villa

How is the title to the property held?

☐ Individual ☐ Corporation ☐ Land Trust  
☐ Partnership ☒ Limited Liability Company ☐ Other: \_\_\_\_\_

Name(s) of Property Owners: Sherwin Real Estate Inc

Owner's Phone Number: \_\_\_\_\_

Property Index Number(s): 0233307043



**Village of Lake Villa  
Economic Incentive Program**

	Total	Addressed By Project
Site Square Footage	1824	1824
Building Square Footage	3264	3264
Total Floors	2	2

**Project Information**

Current Use(s):

Commercial & Residential

General Project Description:

Repair foundation and remodel the commercial and residential units. The commercial unit would be intended to attract business and employ residents from the lake villa and surrounding areas

**\*\* Please attach a Preliminary Site Plan or Layout of the development project and property\*\***

Total Project Cost: \$ 310125 Amount of Assistance Requested: \$ \_\_\_\_\_

**\*\*Please attach an itemized project budget with your project narrative\*\***

Sources of Funding:

Amount Financed	\$
Equity Contribution	\$ 310125
Other Sources: (identify)	\$
1.	\$
2.	\$
3.	\$
Total	\$

Project Financing:

☐

Bank

☐

Other: \_\_\_\_\_

☒

Private

**Village of Lake Villa  
Economic Incentive Program**

Bank Name: \_\_\_\_\_

Bank Address: \_\_\_\_\_

Bank Contact: \_\_\_\_\_

Contact Phone Number: \_\_\_\_\_

Escrow Agent (If Applicable): \_\_\_\_\_

Escrow Institution: \_\_\_\_\_

Institution Address: \_\_\_\_\_

gent Phone Number: \_\_\_\_\_

**Proposed Project Timeline**

Date of Construction: 09/01/2025

Date of Completion: 06/30/26

**Community Impact**

Will the project create new jobs that can employ local residents?



Yes



No

Will the project provide goods and services not immediately available to the community?



Yes



No

If yes, please explain:

**Certification by Applicant**

The applicant certifies that it will comply with all of the rules, regulations and ordinances of the Village of Lake Villa. Applicant hereby certifies that all information contained above and in exhibits attached hereto is true to his/her best knowledge and belief and are submitted for the purpose of obtaining financial assistance from the Village of Lake Villa, Illinois.

Date Completed: 07/29/2025

Signature: Jim Cacioppo

Digitally signed by Jim Cacioppo  
Date: 2025.07.29 14:25:08 -05'00'

129 Cedar		Estimated Commencement	Estimated Completion
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Acquisition Cost	\$ 105,000.00	8/22/2025	8/22/2025
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Repair foundation comprised of the items below:	\$ 29,750.00	9/1/2025	10/31/2025	Propose direct reimbursement
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Remove spoils and dig for footing	\$ 2,200.00		
Concrete footings	\$ 3,500.00		
Cinder block wall	\$ 8,600.00		
Posts and beams	\$ 2,500.00		
Engineering	\$ 1,000.00		
Gutters	\$ 2,500.00	10/31/2025	11/30/2025
Permits	\$ 1,000.00		
Unforeseen	\$ 2,500.00		
Contingencies 25%	\$ 5,950.00		

Stormwater Management	????
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Commercial Building Interior comprised of the items below:	\$ 16,000.00	10/1/2025	11/30/2025
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Paint and clean up	\$ 2,500.00
Furnace	\$ 8,000.00
Permits	\$ 500.00
Contingencies 25%	\$ 5,000.00

Commercial Exterior comprised of the items below:	\$ 60,000.00	4/1/2026	6/30/2026
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Siding	\$ 30,000.00
Windows 3	\$ 2,500.00

Front façade	\$ 15,000.00	Propose direct reimbursement
Permits	\$ 500.00	
Contingencies 25%	\$ 12,000.00	

129 Cedar		Estimated Commencement	Estimated Completion
Residential Apartment Front comprised of the items below:			
	\$ 46,875.00	11/1/2025	3/30/2026

HVAC	\$ 15,000.00
Kitchen	\$ 2,500.00
Carpet & paint	\$ 3,500.00
Drywall work	\$ 2,500.00
Bathroom	\$ 2,500.00
Windows 8	\$ 2,500.00
Front stairs and foyer area	\$ 3,000.00
Electric	\$ 3,000.00
Plumbing	\$ 3,000.00
Contingencies 25%	\$ 9,375.00

129 Cedar		Estimated Commencement	Estimated Completion
Residential Apartment Back comprised of the items below:			
	\$ 52,500.00	11/1/2025	3/30/2026

HVAC	\$ 15,000.00
Kitchen	\$ 2,500.00
Carpet & paint	\$ 5,000.00
Drywall work	\$ 2,500.00
Bathroom	\$ 2,500.00
Windows 5	\$ 4,000.00
Doors	
Stairs	\$ 3,000.00
Electric	\$ 3,000.00
Plumbing	\$ 3,000.00
Permits	\$ 1,500.00
Contingencies 25%	\$ 10,500.00

Total Project	\$ 310,125.00
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129 Cedar		Estimated Commencement	Estimated Completion	
OPTIONAL Demolition	\$ 45,500.00			Propose direct reimbursement

**129 Cedar Avenue**

**Phase 1**

		<b>Total</b>
<b>Land Acquisition</b>		<b>\$ 105,000.00</b>
<b>Repairs/Improvements</b>		<b>\$ 20,500.00</b>
Foundation Repair	\$ 20,500.00	
<b>Sub-Total</b>		<b>\$ 125,500.00</b>

**Phase 2**

<b>Stormwater Management</b>		<b>\$ 40,000.00</b>
Underground Pipes	\$ 40,000.00	
<b>Residential Units Interior Renovation</b>		<b>\$ 77,000.00</b>
HVAC	\$ 30,000.00	
Kitchen	\$ 5,000.00	
Drywall	\$ 5,000.00	
Bathroom	\$ 5,000.00	
Electric	\$ 6,000.00	
Plumbing	\$ 6,000.00	
Misc. Repairs	\$ 20,000.00	
<b>Commercial Building Interior Renovation</b>		<b>\$ 10,500.00</b>
Repairs	\$ 2,500.00	
Furnace Replacement	\$ 8,000.00	
<b>Sub-Total</b>		<b>\$ 127,500.00</b>

**Phase 3**

<b>Commercial Façade Improvements</b>		<b>\$ 47,500.00</b>
<b>Sub-Total</b>		<b>\$ 47,500.00</b>
<b>Total</b>		<b>\$ 300,500.00</b>

<b>TIF Repayments</b>		
<b>Reimbursement Total (25%)</b>	<b>Direct Repayment</b>	<b>Annual</b>
\$ 26,250.00		
\$ 5,125.00		
<b>\$ 31,375.00</b>	<b>\$ 15,500.00</b>	<b>\$ 15,875.00</b>
\$ 10,000.00		
\$ 19,250.00		
\$ 2,625.00		
<b>\$ 31,875.00</b>	<b>\$ 17,500.00</b>	<b>\$ 14,375.00</b>
\$ 47,500.00		
<b>\$ 11,875.00</b>	<b>\$ 7,125.00</b>	<b>\$ 4,750.00</b>
<b>\$ 75,125.00</b>	<b>\$ 40,125.00</b>	<b>\$ 35,000.00</b>

VILLAGE OF LAKE VILLA

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ORDINANCE NO. 2025-08-03

AN ORDINANCE OF THE VILLAGE OF LAKE VILLA, LAKE COUNTY, ILLINOIS,  
APPROVING A REDEVELOPMENT AGREEMENT BY AND BETWEEN THE VILLAGE  
OF LAKE VILLA AND 133 CEDAR LLC. FOR THE PROPERTY LOCATED AT 133 CEDAR  
AVENUE

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ADOPTED BY THE  
CORPORATE AUTHORITIES  
OF THE  
VILLAGE OF LAKE VILLA, ILLINOIS  
THIS 18TH DAY OF AUGUST, 2025

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Published in pamphlet form by authority of the Corporate Authorities of the Village of Lake  
Villa, Lake County, Illinois, this 18<sup>th</sup> day of August, 2025.

AN ORDINANCE OF THE VILLAGE OF LAKE VILLA, LAKE COUNTY, ILLINOIS,  
APPROVING A REDEVELOPMENT AGREEMENT BY AND BETWEEN THE VILLAGE  
OF LAKE VILLA AND 133 CEDAR LLC. FOR THE PROPERTY LOCATED AT 133 CEDAR  
AVENUE

WHEREAS, the Village of Lake Villa, Lake County, Illinois (the “Village”), is a duly organized and validly existing non-home rule municipality established in accordance with the Constitution of the State of Illinois of 1970 and the laws of this State; and

WHEREAS, the Village is engaged in the revitalization and development of its downtown area, which includes the property commonly known as 133 Cedar Avenue, identified by Parcel No. 02-33-307-042 (the “Subject Property”); and

WHEREAS, pursuant to the Tax Increment Allocation Redevelopment Act of the State of Illinois, 65 ILCS 5/11-74.4-1, et seq., as from time to time amended (the “TIF Act”), the President and Board of Trustees of the Village (collectively, the “Corporate Authorities”) are empowered to undertake the development or the redevelopment of a designated area within its municipal boundaries in which existing conditions permit such area to be classified as a “blighted area” or a “conservation area” as such terms are defined in the TIF Act; and

WHEREAS, to stimulate and induce development and redevelopment pursuant to the TIF Act, the Village, after giving all required notices, conducting a public hearing and making all findings required by law, on the 22nd day of June, 2016, pursuant to Ordinance Nos. 2016-06-01, 2016-06-02 and 2016-06-03, approved a Redevelopment Plan & Program (the “Redevelopment Plan”) for an area designated as the Downtown Tax Increment Financing District (the “Project Area”) which Project Area includes the Subject Property, and adopted tax increment financing for the payment and financing of “Redevelopment Project Costs”, as defined by the TIF Act, incurred within the Project Area as authorized by the TIF Act); and

WHEREAS, the existence of blighting factors in the Project Area, as described in the Redevelopment Plan, and the extraordinary costs necessary for development have prevented private developers from developing, redeveloping, and revitalizing the Project Area, which has, in turn, prevented the development and construction of commercial enterprises within the Project Area; and

WHEREAS, 133 Cedar LLC., an Illinois limited liability company (the “Developer”), has submitted a proposal to the Village to completely rehabilitate and reconstruct the interior and exterior of a commercial building, including painting and remodeling, replacing drywall and flooring, and make certain mechanical and plumbing improvements to the building and property (the “Project”); and

WHEREAS, the Developer has informed the Village that the ability to proceed with the Project requires financial assistance from the Village to offset the extraordinary costs to be incurred by the Developer; and

WHEREAS, the Corporate Authorities have determined that in order to induce the Developer to proceed with the Project, thereby providing economic development for the Village which is in the best interests of the Village, and the health, safety and general welfare of its residents and have agreed to provide financial assistance to the Developer pursuant to the terms and conditions of a redevelopment agreement between the Village and Developer.

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

Section 1. That the Redevelopment Agreement by and between the Village of Lake Villa, Lake County, Illinois and 133 Cedar LLC., attached hereto and made a part hereof, is hereby



approved and the President and the Village Clerk are hereby authorized to execute and deliver and undertake any and all actions as may be required to implement its terms.

Section 2. This Ordinance shall be in full force and effect immediately upon its passage by the President and Board of Trustees and approval as provided by law.

Passed by the Corporate Authorities on August 18<sup>th</sup>, 2025 on a roll call vote as follows:

AYES: Trustees

NAYS:

ABSENT:

ABSTAIN:

Approved by the Mayor on August 18, 2025.

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James McDonald, Mayor  
Village of Lake Villa

ATTEST:

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Connie Olker, Village Clerk

PUBLISHED IN PAMPHLET FORM THIS 18<sup>th</sup> DAY OF AUGUST, 2025.

EXHIBIT A

REDEVELOPMENT AGREEMENT

**REDEVELOPMENT AGREEMENT BY AND BETWEEN THE  
VILLAGE OF LAKE VILLA AND 133 CEDAR LLC**  
(133 Cedar Ave.)

**THIS REDEVELOPMENT AGREEMENT** (“*Agreement*”) is entered into as of the \_\_\_\_\_ day of \_\_\_\_\_, 2025 (“*Effective Date*”) by and between the Village of Lake Villa, Lake County, Illinois, an Illinois municipal corporation (“*Village*”), and 133 Cedar LLC, an Illinois limited liability company (the “*Developer*”).

In consideration of the mutual covenants and agreements set forth in this Agreement, the Village and Developer hereby agree as follows:

**ARTICLE 1: RECITALS**

1.1 The Village is a duly organized and validly existing non home-rule municipality created in accordance with the Constitution of the State of Illinois of 1970 and the laws of the State.

1.2 The Village is engaged in the revitalization and development of its downtown tax increment financing district, including the property commonly known as 133 Cedar Avenue, Lake Villa, IL, identified by Parcel No. 02-33-307-042 (the “*Subject Property*”).

1.3 The Village has the authority pursuant to the laws of the State of Illinois, to promote the health, safety and welfare of its inhabitants, to prevent the spread of blight, to encourage private development in order to enhance the local tax base, to increase job opportunities, and to enter into contractual agreements with third parties for the purpose of achieving these goals.

1.4 Pursuant to the Tax Increment Allocation Redevelopment Act of the State of Illinois, 65 ILCS 5/11-74.4-1, et seq., as from time to time amended (the “*TIF Act*”), the President and Board of Trustees of the Village (collectively, the Corporate Authorities”) are empowered to undertake the development or the redevelopment of a designated area within its municipal boundaries in which existing conditions permit such area to be classified as a “blighted area” or a “conservation area” as such terms are defined in the TIF Act.

1.5 To stimulate and induce development and redevelopment pursuant to the TIF Act, the Village, after giving all required notices, conducting a public hearing and making all findings required by law, on the 22nd day of June, 2016, pursuant to Ordinance Nos. 2016-06-01, 2016-06-02 and 2016-06-03, approved a Redevelopment Plan & Program (the “*Redevelopment Plan*”) for an area designated as the Downtown Tax Increment Financing District (the “*Project Area*”) which Project Area includes the Subject Property, and adopted tax increment financing for the payment and financing of “*Redevelopment Project Costs*”, as defined by the TIF Act, incurred within the Project Area as authorized by the TIF Act.

1.6 The Developer has submitted a proposal to the Village to purchase the Subject Property, and subsequently conduct certain renovations, including mold remediation in the interior of the building located thereon, painting interior walls and remodeling interior spaces, replacing

and upgrading the existing HVAC system and furnace and electrical infrastructure, and conducting certain improvements to the sewer system at the Subject Property (the “Project”).

1.7 The Developer advised the Village that unless it receives financial assistance from the Village through the benefits available as the result of the Village’s adoption of the TIF Act as applicable to the Subject Property, the Developer is unable to undertake the Project.

1.8 The Village believes the rehabilitation of the Subject Property as the Developer has proposed would enhance the downtown area of the Village and therefore desires to have the Subject Property redeveloped which the Village believes would eliminate the blight factors found within the Project Area; increase the tax base for the Village and taxing districts authorized to levy taxes upon the Subject Property; provide job opportunities for its residents; and, therefore, is prepared to reimburse the Developer in accordance with the terms and conditions as hereinafter provided.

## **ARTICLE 2: OBLIGATIONS OF THE DEVELOPER**

2.1 The Developer shall obtain all necessary permits to commence the construction of the Project by October 1, 2025.

2.2 The Developer agrees to construct the Project in accordance with all permits, codes and laws of the Village and the State of Illinois so as to qualify for and obtain a Certificate of Occupancy from the Village for the Subject Property on or before November 1, 2025.

2.3 The Developer has advised the Village that to complete construction of the Project, it shall be required to make an investment of approximately \$88,000.00.

2.4 Upon completion of the construction of the Project and the issuance of a certificate of occupancy the Developer shall submit to the Village all paid invoices, receipts and any of the documentation deemed necessary to evidence an investment by the Developer of approximately \$88,000 for completion of the Project.

2.5 It is understood that the Project will commence in phases, and payment by the Village will be contingent upon the completion of given phases, being:

(a) Phase One: Acquisition of the Subject Property, mold remediation in the interior of the building located thereon, painting interior walls and remodeling interior spaces, replacing and upgrading the existing HVAC system and furnace and electrical infrastructure, and conducting certain improvements to the interior of the Subject Property for a cost of approximately \$73,000 and issuance of a Certificate of Occupancy by November 1, 2025.

(b) Phase Two: Façade improvements and window replacements for a cost of approximately \$15,000 completed by June 30, 2028.

2.6 The Developer anticipates five (5) new jobs shall be created upon completion of the Project.

### **ARTICLE 3: VILLAGE OBLIGATIONS**

3.1 The Village has established a special tax allocation fund solely for the Project Area (the “STAF”) into which the Village shall deposit all Incremental Taxes, as defined below, generated from the Project Area.

3.2 Upon completion of the separate phases of the Project as outlined in Section 2.5 of this Agreement, the Developer shall be reimbursed for all eligible Redevelopment Project Costs, as defined below, pursuant to the procedures, limitations and requirements of this Article 3.

3.3 A Developer reimbursement account (the “133 Cedar Avenue TIF Account”) shall be automatically created by the Ordinance approving this Agreement. Seventy-five percent (75%) of the Incremental Taxes generated from the Subject Property shall be transferred from the STAF and deposited into the 133 Cedar Avenue TIF Account and used to reimburse the Developer for eligible Redevelopment Project Costs pursuant to the terms of this Agreement.

3.4 As used in this Agreement, “Incremental Taxes” shall mean the amount in the STAF equal to the amount of ad valorem taxes, if any, paid in respect of the Project Area and its improvements which is attributable to the increase in the equalized assessed value of all the parcels of property located herein over the initial equalized assessed value of said parcels, as of the designation of the Project Area. “Redevelopment Project Costs” shall mean and include all costs and expenses defined as “redevelopment project costs” in Section 11-74.4-3(q) of the TIF Act.

### **ARTICLE 4. PROCEDURES TO REIMBURSE THE DEVELOPER**

4.1 **Phase One Reimbursement:** Upon completion of Phase One of the Project and receipt of a certificate of occupancy for the Subject Property by November 1, 2025, so long as no notice of an event of default has been issued pursuant to Article 5 hereof and Developer has timely submitted to the Village all paid invoices, receipts and any of the documentation deemed necessary to evidence an investment in Phase One of the Project by the Developer of approximately \$73,000, the Village shall reimburse the Developer for eligible Redevelopment Project Costs a total of the lesser of \$18,250.00 (eighteen thousand two hundred fifty dollars) or 25% (twenty-five percent) the total cost to complete Phase One of the Project (the “Phase One Reimbursement”), as follows:

- (a) The Village shall reimburse the Developer the lesser of: \$6,387.50 (six thousand three hundred eighty-seven dollars and fifty cents) or 35% (thirty-five percent) of the Phase One Reimbursement as a single lump-sum payment on December 15, 2025.
- (b) Following the timely completion of Phase One of the Project and Developer’s receipt of a Certificate of Occupancy for the Subject Property, the Developer shall be reimbursed as follows: On December 1 of each year during the term of this Agreement, or ten (10) days following the date upon which the Village receives Incremental Taxes as herein after defined from the final installment of real estate taxes for and each year during the term of this agreement if later, the Developer shall be annually reimbursed from the 133 Cedar

Avenue TIF Account until the first to occur: (i) reimbursement has been made to the Developer for Redevelopment Project Costs in an aggregate amount not to exceed the lesser of: \$11,862.50 (eleven thousand eight hundred sixty-two dollars and fifty cents) or 65% (sixty-five percent) of the Phase One Reimbursement; or (ii) December 31, 2040.

- (c) In no event shall the total combined reimbursement under this Section 4.1 exceed 25% (twenty-five percent) of the Developer's total cost for completing Phase One of the Project.

**4.2 Phase Two Reimbursement:** So long as no notice of an event of default has been issued pursuant to Article 5 hereof and remains outstanding, Developer has met all obligations under Article 2 of this Agreement, and Developer has timely submitted to the Village all paid invoices, receipts and any of the documentation deemed necessary to evidence an investment in Phase Two of the Project by the Developer of approximately \$15,000 by June 30, 2028, the Village shall reimburse the Developer for eligible Redevelopment Project Costs the lesser of: \$3,750 (three thousand seven hundred fifty dollars) or 25% of the total cost to complete Phase Two of the Project, on July 17, 2028.

**4.3 THE VILLAGE'S OBLIGATION TO REIMBURSE THE DEVELOPER UNDER THIS AGREEMENT IS A LIMITED OBLIGATION PAYABLE SOLELY FROM INCREMENTAL TAXES DEPOSITED IN THE STAF FROM TIME TO TIME AND SHALL NOT BE SECURED BY THE FULL FAITH AND CREDIT OF THE VILLAGE.**

## **ARTICLE 5. REPRESENTATIONS, WARRANTIES, AND COVENANTS**

**5.1 Developer's Representations Warranties and Covenants.** To induce the Village to enter into this Agreement, the Developer represents, covenants, warrants, and agrees that:

- (a) Recitals. All representations and agreements made in Article 1 are true, complete, and accurate in all respects.
- (b) Maintain the Subject Property. The Subject Property shall be maintained in accordance with all applicable Village codes and other laws.
- (c) Payment of Taxes and Other Fees. All fees, fines, utility bills and taxes due to the Village, State of Illinois, federal government and all taxing districts having the Subject Property within their respective jurisdictions, including but not limited to all real estate taxes, shall be paid when due.
- (d) Organization and Authorization. Developer is duly formed and existing limited liability company under the laws of the State of Illinois and, therefore, is authorized to do business in Illinois, and has the power to enter into, and by proper action has been duly authorized to execute, deliver, and perform, this Agreement. The Developer will do, or cause to be done, all things necessary to preserve and keep in full force and effect its existence and standing as an entity authorized to do business in the State of Illinois while this Agreement is in full force and effect.

- (e) Non-Conflict or Breach. The execution, delivery, and performance of this Agreement by the Developer, the consummation of the transactions contemplated hereby, and the fulfillment of or compliance with the terms and conditions of this Agreement shall not conflict with or result in a violation or breach of any of the terms, conditions, or provisions of any offering or disclosure statement made, or to be made, on behalf of Developer, or any restriction, organizational document, agreement, or instrument to which the Developer, or any of its partners or venturers, is now a party or by which the Developer, or any of its partners or venturers, is bound, or constitute a default under any of the foregoing.
- (f) Pending Lawsuits. There are no actions at law or similar proceedings either pending or, to the best of Developer's knowledge, threatened against the Developer that would materially or adversely affect:
  - (i) The Developer's financial condition;
  - (ii) The level or condition of the Developer's assets as of the date of this Agreement; or
  - (iii) The Developer's reputation.

5.2 Village Representations, Warranties and Covenants. To induce the Developer to enter into this Agreement and to undertake the performance of its obligations under this Agreement, the Village represents, covenants, warrants and agrees as follows:

- (a) Recitals. All representations and agreements made in Article 1 are true, complete, and accurate in all respects.
- (b) Authorizations. The Village has the power to enter into and perform its obligations under this Agreement and by proper action has duly authorized the Village President and Village Clerk to execute and deliver this Agreement.
- (c) Non-Conflict or Breach. The execution, delivery, and performance of this Agreement by the Village, the consummation of the transactions contemplated hereby and the fulfillment of or compliance with the terms and conditions of this Agreement shall not conflict with or result in a violation or breach of the terms of any order, agreement, or other instrument to which the Village is a party or by which the Village is now bound.
- (d) Pending Lawsuits. There are no actions at law or similar proceedings either pending or to the best of the Village's knowledge being threatened against the Village that would materially or adversely affect the ability of the Village to perform its obligations under this Agreement.

## **ARTICLE 6: ENFORCEMENT AND REMEDIES**

6.1 Enforcement; Remedies. The parties may enforce or compel the performance of this Agreement, in law or in equity, by suit, action, mandamus, or any other proceeding, including specific performance. Notwithstanding the foregoing, the Developer agrees that it will not seek, and does not have the right to seek, to recover a judgment for monetary damages against the Village or any elected or appointed officials, officers, employees, agents, representatives, engineers, consultants, or attorneys thereof, on account of the negotiation, execution, or breach of any of the terms and conditions of this Agreement.

6.2 Notice; Cure; Self-Help. In the event of a breach of this Agreement, the parties agree that the party alleged to be in breach shall have, unless specifically provided otherwise by any other provision of this Article 6, 30 days after notice of any breach delivered in accordance with Article 9 to correct the same prior to the non-breaching party's pursuit of any remedy provided for in Section 6.4 and 6.7; provided, however, that the 30-day period shall be extended, but only (i) if the alleged breach is not reasonably susceptible to being cured within the 30-day period, and (ii) if the defaulting party has promptly initiated the cure of the breach, and (iii) if the defaulting party diligently and continuously pursues the cure of the breach until its completion. If any party shall fail to perform any of its obligations under this Agreement, and if the party affected by the default shall have given written notice of the default to the defaulting party, and if the defaulting party shall have failed to cure the default as provided in this Section 6.2, then, except as specifically provided otherwise in the following sections of this Article 6 and in addition to any and all other remedies that may be available either in law or equity, a party affected by the default shall have the right (but not the obligation) to take any action as in its discretion and judgment shall be necessary to cure the default. In any event, the defaulting party hereby agrees to pay and reimburse the party affected by the default for all costs and expenses reasonably incurred by it in connection with action taken to cure the default, including attorney's fees and court costs.

6.3 Events of Default by the Developer. Any of the following events or circumstances shall be an event of default by the Developer with respect to this Agreement:

- (a) If any material representation made by the Developer in this Agreement, or in any certificate, notice, demand to the Village, or request made by the Village in connection with any of the documents, shall prove to be untrue or incorrect in any material respect as of the date made.
- (b) Default by the Developer in the performance or breach of any material covenant contained in this Agreement concerning the existence, structure, or financial condition of the Developer.
- (c) Default by the Developer in the performance or breach of any material covenant, warranty, or obligation contained in this Agreement, including, but not limited to Developer's failure to maintain the Subject Property or pay any tax or fee when due as required by Section 5.1(c), respectively.



- (d) The entry of a decree or order for relief by a court having jurisdiction in the premises in respect of the Developer in an involuntary case under the federal bankruptcy laws, as now or hereafter constituted, or any other applicable federal or state bankruptcy, insolvency, or other similar law, or appointing a receiver, liquidator, assignee, custodian, trustee, sequestrator, or similar official of the Developer for any substantial part of its property, or ordering the winding-up or liquidation of its affairs and the continuance of any such decree or order un-stayed and in effect for a period of 60 consecutive days. There shall be no cure period for this event of default.
- (e) The commencement by the Developer of a voluntary case under the federal bankruptcy laws, as now or hereafter constituted, or any other applicable federal or state bankruptcy, insolvency, or other similar law, or the consent by the Developer to the appointment of or taking possession, by a receiver, liquidator, assignee, trustee, custodian, sequestrator, or similar official of the Developer or of any substantial part of the Developer's respective property, or the making by any such entity of any assignment for the benefit of creditors or the failure of the Developer generally to pay such entity's debts as such debts become due or the taking of action by the Developer in furtherance of any of the foregoing. There shall be no cure period for this event of default.
- (f) The determination that the Developer did not, in fact, complete the obligations as set forth in Article 2.

#### 6.4 Remedies for Default by Developer.

- (a) Subject to the provisions of this Agreement, in the case of an event of default by the Developer, the Village may terminate this Agreement and any and all obligations hereunder shall be null and void or, pursuant to Section 6.1, may institute such proceedings as may be necessary or desirable in its opinion to cure or remedy such default or breach, including proceedings to compel specific performance of the Developer's obligations under this Agreement.
- (b) In case the Village shall have proceeded to enforce its rights under this Agreement and such proceedings shall have been discontinued or abandoned for any reason or shall have been determined adversely to the Village, then, and in every such case, the Developer and the Village shall be restored respectively to their several positions and rights hereunder, and all rights, remedies and powers of the Developer and the Village shall continue as though no such proceedings had been taken.

6.5 Indemnification by the Developer's Agreement to Pay Attorneys' Fees and Expenses. The Developer agrees to indemnify the Village, and all of its elected and appointed officials, officers, employees, agents, representatives, engineers, consultants, and attorneys, against any and all claims that may be asserted at any time against any of such parties in connection with or as a result of (i) Developer's development, construction, maintenance, or use of the Subject

Property; or (ii) the Developer's default under the provisions of this Agreement. Such indemnification obligation, however, shall not extend to claims asserted against the Village or any of the aforesaid parties in connection with or as a result of (i) the performance of the Village's representations, warranties and covenants under Article 6 of this Agreement; (ii) the Village's default under the provisions of this Agreement; or (iii) the act, omission, negligence or misconduct of the Village or any of the aforesaid parties. If the Developer shall commit an event of default and the Village should employ an attorney or attorneys or incur other expenses for the collection of the payments due under this Agreement or the enforcement of performance or observance of any obligation or agreement on the part of the Developer herein contained, Developer, on the Village's demand, shall pay to the Village the reasonable fees of such attorneys and such other reasonable expenses so incurred by the Village.

6.6 Events of Default by Village. Any of the following events or circumstances shall be an event of default by the Village with respect to this Agreement:

- (a) A default of any term, condition, or provision contained in any agreement or document relating to the Project (other than this Agreement), that would materially and adversely impair the ability of the Village to perform its obligations under this Agreement, and the failure to cure such default within the earlier of 30 days after the Developer's written notice of such default or in a time period reasonably required to cure such default or in accordance with the time period provided therein.
- (b) Failure to comply with any material term, provision, or condition of this Agreement within the time herein specified and failing to cure such noncompliance within 30 days after written notice from the Developer of each failure or in a time period reasonably required to cure such default.
- (c) A representation or warranty of the Village contained herein is not true and correct in any material respect for a period of 30 days after written notice to the Village by the Developer. If such default is incapable of being cured within 30 days, but the Village begins reasonable efforts to cure within 30 days, then such default shall not be considered an event of default hereunder for so long as the Village continues to diligently pursue its cure.

6.7 Remedies for Default by Village. Subject to the provisions of this Agreement, in the case of an event of default by the Village, the Developer, pursuant to Section 6.1, may institute such proceedings as may be necessary or desirable in its opinion to cure or remedy such default or breach, including proceedings to compel the Village's specific performance of its obligations under this Agreement; provided, however, no recourse under any obligation contained herein or for any claim based thereon shall be had against the Village, its officers, agents, attorneys, representatives in any amount in excess of the specific sum agreed to be paid by the Village hereunder, and no liability, right or claim at law or in equity shall be attached to or incurred by the Village, its officers, agents, attorneys, representatives or employees in any amount in excess of specific sums agreed by the Village to be paid hereunder and any such claim is hereby expressly waived and released as a condition of and as consideration for the execution of this Agreement by the Village.

## ARTICLE 7: GENERAL PROVISIONS

### 7.1 Liability and Indemnity of Village.

- (a) No liability for Village Review. The Developer acknowledges and agrees that (i) the Village is not, and shall not be, in any way liable for any damages or injuries that may be sustained as the result of the Village's review and approval of any plans or improvements or as a result of the issuance of any approvals, permits, certificates, or acceptances for the development or use of any portion of the Subject Property or the improvements and (ii) the Village's review and approval of any plans and the issuance of any approvals, permits, certificates, or acceptances does not, and shall not, in any way be deemed to insure the Developer, or any of its successors, assigns, tenants, or licensees, or any third party, against violations or damage or injury of any kind at any time.
- (b) Hold Harmless and Indemnification. The Developer shall hold harmless the Village, and all of its elected and appointed officials, employees, agents, representatives, engineers, consultants, and attorneys from any and all claims that may be asserted at any time against any of such parties in connection with (i) the Village's review and approval of any plans or improvements or (ii) the Village's issuance of any approval, permit or certificate. The foregoing provision, however, shall not apply to claims made against the Village as a result of a Village event of default under this Agreement, claims that are made against the Village that relate to one or more of the Village's representations, warranties, or covenants under Article 5 and claims that the Village, either pursuant to the terms of this Agreement or otherwise explicitly has agreed to assume.

7.2 No Implied Waiver of Village Rights. The Village shall be under no obligation to exercise rights granted to it in this Agreement except as it shall determine to be in its best interest from time to time. Except to the extent embodied in a duly authorized and written waiver of the Village, no failure to exercise at any time any right granted herein to the Village shall be construed as a waiver of that or any other right.

7.3 Force Majeure. Time is of the essence of this Agreement, provided, however, a party shall not be deemed in material breach of this Agreement with respect to any of its obligations under this Agreement on such party's part to be performed if such party fails to timely perform the same and such failure is due in whole or in part to any strike, lock-out, labor trouble (whether legal or illegal), civil disorder, weather conditions, failure or interruptions of power, restrictive governmental laws and regulations, condemnations, riots, insurrections, acts of terrorism, war, fuel shortages, accidents, casualties, floods, earthquakes, fires, acts of Gods, epidemics, quarantine restrictions, freight embargoes, acts caused directly or indirectly by the other party (or the other party's agents, employees or invitees) or similar causes beyond the reasonable control of such party ("*Force Majeure*"). If one of the foregoing events shall occur or either party shall claim that such an event shall have occurred, the party to whom such claim is made shall investigate same and consult with the party making such claim regarding the same and the party to whom such claim is made shall grant any extension for the performance of the unsatisfied obligation equal to the period of the delay, which period shall commence to run from the time of the commencement of

the Force Majeure; provided that the failure of performance was reasonably caused by such Force Majeure.

## **ARTICLE 8. TERM**

Term. Unless otherwise terminated as provided herein, this Agreement shall be in full force and effect upon its execution by the parties and terminate on the earlier of: (i) reimbursement to the Developer under Articles 3 and 4 of this Agreement; or (ii) December 31, 2040.

## **ARTICLE 9. NOTICES**

Notices. All notices and other communications in connection with this Agreement shall be in writing and shall be deemed delivered to the addressee thereof (a) when delivered in person on a business day at the address set forth below, or (b) on the third business day after being deposited in any main or branch United States post office, for delivery by properly addressed, postage prepaid, certified or registered mail, return receipt requested, at the address set forth below, or (c) by facsimile or email transmission, when transmitted to either the facsimile telephone number or email address set forth below, when actually received.

Notices and communications to Developer shall be addressed to, and delivered at, the following addresses:

with a copy to:

133 Cedar, LLC  
Jim Cacioppo  
137 Cedar Avenue  
Lake Villa, IL 60046

Notices and communications to the Village shall be addressed to and delivered at these addresses:

with a copy to:

Village of Lake Villa  
65 Cedar Avenue  
Lake Villa, IL 60046  
Attention: Village Administrator

Kathleen Field Orr  
Ottosen, DiNolfo, Hasenbalg & Castaldo, Ltd.  
1804 N. Naper Blvd., Suite 350  
Naperville, IL 60563

By notice complying with the requirements of this Section, each party shall have the right to change the address or addressee, or both, for all future notices and communications to such party, but no notice of a change of address or addressee shall be effective until actually received.

## **ARTICLE 10. IN GENERAL**

10.1 Amendments and Waiver. No modification, addition, deletion, revision, alteration, or other change to this Agreement shall be effective unless and until the change is reduced to writing and executed and delivered by the Village and the Developer. No term or condition of this Agreement shall be deemed waived by any party unless the term or condition to be waived, the circumstances giving rise to the waiver and, where applicable, the conditions and limitations on

the waiver are set forth specifically in a duly authorized and written waiver of such party. No waiver by any party of any term or condition of this Agreement shall be deemed or construed as a waiver of any other term or condition of this Agreement, nor shall waiver of any breach be deemed to constitute a waiver of any subsequent breach whether of the same or different provisions of this Agreement.

10.2 Entire Agreement. This Agreement shall constitute the entire agreement of the Parties; all prior agreements between the Parties, whether written or oral, are merged into this Agreement and shall be of no force and effect.

10.3 Counterparts. This Agreement may be executed in two or more counterparts, each of which shall be deemed an original but all of which shall constitute the same instrument.

**IN WITNESS WHEREOF**, the Parties have executed this Agreement as of the dates set forth below their respective signatures, to be effective as of the Commencement Date.

**Village of Lake Villa, an Illinois municipal corporation**

*Attest:*

By: \_\_\_\_\_  
James McDonald, Mayor

By: \_\_\_\_\_  
Connie Olker, Village Clerk

Date: \_\_\_\_\_, 2025

**133 Cedar LLC, an Illinois limited liability company**

By: \_\_\_\_\_

**Village of Lake Villa**  
**Economic Incentive Program**  
**Application Form**

Note that applications must be reviewed and approved before any project commences. Costs incurred by the applicant or developer prior to approval are not eligible for TIF funds. If there are significant changes in the scope of the project after an application has been approved, the applicant must re-apply to include the scope of the new project.

**Applicant Information**

Company Name: Grand Realty Group, Inc Years in Business: 22

Business Form: Corporation: ☒ Partnership: ☐ Sole Proprietorship: ☐

State of Incorporation: \_\_\_\_\_

Do any elected and/or appointed official, employees or agents of the Village hold any interest in the development project?

☐ Yes ☒ No

Contact Person/Title: Jim Cacioppo

Address: 137 Cedar Ave

City: Lake Villa State: IL Zip Code: 60046

Office Phone: 847-469-3100 Alternate Phone: 847-322-4407 Fax: \_\_\_\_\_

Email Address: jim@grandrealtygroup.com

**Building and Property Information**

Building Name: 133 Cedar

Building Address: 133 Cedar Ave Lake Villa

How is the title to the property held?

☐ Individual ☐ Corporation ☐ Land Trust  
☐ Partnership ☒ Limited Liability Company ☐ Other: \_\_\_\_\_

Name(s) of Property Owners: Sherwin Real Estate Inc

Owner's Phone Number: \_\_\_\_\_

Property Index Number(s): 0233307042

**Village of Lake Villa  
Economic Incentive Program**

	Total	Addressed By Project
Site Square Footage	1708	1708
Building Square Footage	1540	1540
Total Floors	1	1

**Project Information**

Current Use(s):

Commercial

General Project Description:

Remodel commercial buildings. The commercial unit would be intended to attract business and employ residents from the lake villa and surrounding areas

***\*\* Please attach a Preliminary Site Plan or Layout of the development project and property\*\****

Total Project Cost: \$ 81875      Amount of Assistance Requested: \$ 81875

***\*\*Please attach an itemized project budget with your project narrative\*\****

Sources of Funding:

Amount Financed	\$
Equity Contribution	\$ 81875
Other Sources: (identify)	\$
1.	\$
2.	\$
3.	\$
Total	\$

Project Financing:

☐

Bank

☐

Other: \_\_\_\_\_

☒

Private

**Village of Lake Villa  
Economic Incentive Program**

Bank Name: \_\_\_\_\_

Bank Address: \_\_\_\_\_

Bank Contact: \_\_\_\_\_

Contact Phone Number: \_\_\_\_\_

Escrow Agent (If Applicable): \_\_\_\_\_

Escrow Institution: \_\_\_\_\_

Institution Address: \_\_\_\_\_

gent Phone Number: \_\_\_\_\_

**Proposed Project Timeline**

Date of Construction: 09/01/2025

Date of Completion: 06/30/26

**Community Impact**

Will the project create new jobs that can employ local residents?



Yes



No

Will the project provide goods and services not immediately available to the community?



Yes



No

If yes, please explain:

**Certification by Applicant**

The applicant certifies that it will comply with all of the rules, regulations and ordinances of the Village of Lake Villa. Applicant hereby certifies that all information contained above and in exhibits attached hereto is true to his/her best knowledge and belief and are submitted for the purpose of obtaining financial assistance from the Village of Lake Villa, Illinois.

Date Completed: 07/29/2025

Signature: Jim Cacioppo

Digitally signed by Jim Cacioppo  
Date: 2025.07.29 14:25:08 -05'00'



133 Cedar		Estimated Commencement	Estimated Completion	
Acquisition Cost	\$ 55,000.00	8/22/2025	8/22/2025	
Mold remediation	\$ 3,000.00	9/1/2025	9/30/2025	Propose direct reimbursement
Clean up exterior garbage	\$ 1,500.00	9/1/2025	9/30/2025	Propose direct reimbursement
Remove all garbage and clean interior	\$ 1,500.00	9/1/2025	9/30/2025	Propose direct reimbursement
Paint and remodel	\$ 7,500.00	9/1/2025	9/30/2025	Propose direct reimbursement
New furnace & A/C	\$ 15,000.00	10/1/2025	10/31/2025	
Electric service	\$ 5,000.00			

Possible options

Separate Sewer and water from 129 cedar	\$ 20,000.00	10/31/2025	11/30/2025	
Permits & Contingencies 25%	\$ 13,375.00			

Future Façade and window	\$ 15,000.00	3/30/2026	6/30/2026	Propose direct reimbursement
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Total project	\$ 81,875.00			
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**133 Cedar Avenue**

		<b>Total</b>
<b>Phase 1</b>		
<b>Land Acquisition</b>		<b>\$ 55,000.00</b>
<b>Commercial Building Interior Renovation</b>		<b>\$ 18,000.00</b>
Mold Remediation	\$ 3,000.00	
Furnace Replacement	\$ 10,000.00	
Remodel/Repairs	\$ 5,000.00	
	<b>Sub-Total</b>	<b>\$ 73,000.00</b>
<b>Phase 2</b>		
<b>Commercial Façade Improvements</b>		<b>\$ 15,000.00</b>
	<b>Sub-Total</b>	<b>\$ 15,000.00</b>
		<b>\$ 88,000.00</b>

<b>TIF Repayments</b>		
<b>Reimbursement Total (25%)</b>	<b>Direct Repayment</b>	<b>Annual</b>
\$ 13,750.00		
\$ 4,500.00		
<b>\$ 18,250.00</b>	<b>\$ 6,350.00</b>	<b>\$ 11,900.00</b>
<b>\$ 3,750.00</b>	<b>\$ 3,750.00</b>	
<b>\$ 22,000.00</b>	<b>\$ 10,100.00</b>	<b>\$ 11,900.00</b>

VILLAGE OF LAKE VILLA

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RESOLUTION NO. 2025-08-01

A RESOLUTION TO ACCEPT PLANNING TECHNICAL ASSISTANCE SERVICES  
DELIVERED BY THE CHICAGO METROPOLITAN AGENCY FOR PLANNING

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ADOPTED BY THE  
BOARD OF TRUSTEES  
OF THE  
VILLAGE OF LAKE VILLA, ILLINOIS  
THIS 18<sup>th</sup> DAY OF AUGUST, 2025

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RESOLUTION NO. 2025-08-01

A RESOLUTION TO ACCEPT PLANNING TECHNICAL ASSISTANCE SERVICES  
DELIVERED BY THE CHICAGO METROPOLITAN AGENCY FOR PLANNING

WHEREAS, the Corporate Authorities of the Village of Lake Villa, Lake County, Illinois (sometimes referred to herein as “the Village”), has applied for technical assistance services through the Chicago Metropolitan Agency for Planning (“CMAP”), for the Lake Villa NEXT project; and

WHEREAS, the Village’s request for such assistance has been recommended by CMAP as a priority project; and

WHEREAS, CMAP adopted the ON TO 2050 Plan as the long-range regional comprehensive plan for the seven-county Chicago region, encompassing Cook, DuPage, Kane, Kendall, Lake, McHenry and Will counties, and is providing technical assistance as a means of advancing the plan’s implementation and CMAP priorities; and

WHEREAS, the Village and CMAP have agreed on the Intergovernmental Agreement (“IGA”), attached hereto as Exhibit A, that will guide technical assistance services to be provided by CMAP:

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

SECTION 1: The Village of Lake Villa supports the Lake Villa NEXT project and hereby authorizes the Mayor to execute and the Village Clerk to attest the Intergovernmental Agreement attached hereto as Exhibit “A” (“IGA”); and

SECTION 2: Pursuant to the provisions of the IGA, the Board accepts the offer of staff assistance services by CMAP and recognizes that these services are provided for the purpose of advancing the implementation of ON TO 2050 and other CMAP priorities; and

SECTION 3: Pursuant to the provisions of the IGA, the Board agrees to pay CMAP the local financial contribution in the amount of \$3,000; and

SECTION 4: The Board recognizes that provisions that govern the administration of technical assistance services, and, if necessary, the discontinuance of such services, are included in the IGA; and

SECTION 5: This Resolution shall be effective as of the date of its adoption.

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

AYES: Trustees

NAYS:

ABSENT:

ABSTAIN:

Approved by the Mayor on August 18, 2025

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James McDonald, Mayor  
Village of Lake Villa

ATTEST:

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Connie Olker, Village Clerk  
Village of Lake Villa

[S E A L]

ATTACHMENT A



**A25-0037**  
**INTERGOVERNMENTAL AGREEMENT FOR**  
**TECHNICAL ASSISTANCE**  
**Lake Villa NEXT**

**THIS AGREEMENT** is hereby entered by and between the Chicago Metropolitan Agency for Planning, (hereinafter "CMAP"), a body politic and corporate created by the State of Illinois, and Village of Lake Villa (hereinafter "GOVERNMENTAL BODY")

The terms and conditions of this agreement are as follows:

1. Purpose. The purpose of this agreement is to facilitate technical assistance to the GOVERNMENTAL BODY for Lake Villa NEXT which incorporates the regional ON TO 2050 principles of resilience, inclusive growth, and prioritized investment (hereinafter "PROJECT")
2. Term of Agreement. The project is to commence as soon as practicable after the execution of this Agreement and shall be undertaken and completed in such sequence as to assure their expeditious completion pursuant to the terms of this Agreement. The project is expected to take twelve (12) months from the date of kick-off.
2. Scope of Services and Responsibilities. CMAP and the GOVERNMENTAL BODY hereby agree to the scope of services and responsibilities set forth in the Project Charter/Scope of Work/Responsibilities included herein as **Attachment 1** and **Attachment 2**.
3. Agreements. The General Provisions included herein as **Attachment 3**, apply to and are incorporated into this Agreement with full force and effect.
4. Local contribution. The GOVERNMENTAL BODY will be responsible for a contribution in the amount of \$3,000.00 which will be deposited in the Local Technical Assistance Contribution Fund. CMAP will invoice the GOVERNMENTAL BODY and the payment will be due on October 31, 2025. The contribution and invoice will be pursuant to **Attachment 4** herein.

**List of Attachments:**

- Attachment 1: Project Charter/Scope of Work
- Attachment 2: Technical Assistance Roles and Responsibilities
- Attachment 3: General Terms and Conditions
- Attachment 4: Technical Assistance Local Contribution

**APPROVALS:**

**For the GOVERNMENTAL BODY:**

Authorized Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Name/Title: \_\_\_\_\_

Government Name:  
\_\_\_\_\_

Government Address: \_\_\_\_\_

**Attest:**

Authorized Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Name/Title: \_\_\_\_\_

**CMAP:**

Authorized Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Erin Aleman, Executive Director

Chicago Metropolitan Agency for Planning

433 West Van Buren Street, Suite 450 Chicago IL 60607

**Attest:**

Authorized Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Name/Title: \_\_\_\_\_





## ATTACHMENT 1: PROJECT CHARTER

WORK PLAN NO.	PROJECT TITLE	DATE
2025.046	Village of Lake Villa – NEXT Implementation	8/5/2025

The Project Charter provides a high-level overview to establish a shared understanding of the project to facilitate the formal authorization to begin detailed scoping.

### General Information

Program area	Building Capacity
Project type	Staff Led Project
Community Partner	Village of Lake Villa

### 1. Project Description

A brief overview of the project as it appears in the agency's annual work plan.

CMAP will provide technical assistance, as a staff led project, to the Village of Lake Villa. The project will specifically endeavor to implement plan recommendations of the 2022 Lake Villa Comprehensive Plan that addresses key issues and incorporates the regional ON TO 2050 principles of resilience, inclusive growth, and prioritized investment. Specifically, this project will assist the Village with prioritizing plan recommendation implementation based on Village needs and available resources. Comprehensive plan recommendations to be explored include transportation infrastructure improvements, economic development studies, zoning ordinance amendments, and other recommendations.

### 2. Assumptions and responsibilities

Identifying assumptions and the responsible parties that support them is critical to the successful completion of a project by providing a better understanding of whether the project is realistic and achievable.

NO.	ASSUMPTION / RESPONSIBILITY
1	<b>CMAP</b> fiscal year is July – June.
2	All materials produced shall use accessible language, being language that includes everyone and is easy to understand. Materials will be translated into the area's most spoken languages.
3	The <b>Community Partner</b> agrees to participate in public outreach and engagement efforts identified by CMAP, including leveraging existing community events to increase community empowerment and equitable engagement.
4	The <b>Community Partner</b> will provide access to all relevant internal data, reports, past plans, and other information necessary to successfully complete the project.
5	The <b>Community Partner</b> will provide access to relevant staff and/or volunteers who will need to be involved in the project and will ensure that they allocate sufficient time to the project. And will provide contact information for key persons and/or organizations to engage as part of the steering committee and in-person interviews.
6	<b>Community Partner</b> will assign a local coordinator serving as the main point of contact for the project, with access to officials and staff. The anticipated commitment for this individual is between 100-120 staff hours over the life of the project. <b>CMAP</b> will assign a project manager to the project and that individual will be the primary points of contact for this project.

### 3. Constraints and exclusions

Awareness and planning for the organizational, technical, and resource constraints that limit the project's scope will allow for problem areas to be identified and addressed to reach the project goals quickly.

NO.	CONSTRAINT / EXCLUSIONS
1	The project must be completed within the limited timeframe identified below.
2	Engineering work is not included in project scope.

#### 4. ON TO 2050 Implementation Topics

The project activities will seek to advance the recommendations of ON TO 2050 the region's comprehensive plan by exploring and addressing implementation of the following:

Build local government capacity to provide a strong quality of life	
Support local governments in the implementation of technical assistance plan recommendations (C04.G10.R25.S086)	Implement plan recommendations from an existing plan with the development and execution of an action plan for certain recommendations from the 2022 Lake Villa Comprehensive plan.

#### 5. Local Contribution and timetable

The required local contribution, if any, and anticipated project schedule.

<b>Contribution amount:</b>	\$3,000.00	<b>Due Date:</b>	October 31, 2025
<b>Anticipated kick-off:</b>	Q1 FY2026	<b>Anticipated Duration:</b>	12 months



## Chicago Metropolitan Agency for Planning

### **ATTACHMENT 2: CMAP TECHNICAL ASSISTANCE ROLES AND RESPONSIBILITIES**

Signatories of this Agreement (hereinafter jointly “Party” or “Parties”) certify that these roles and responsibilities for this project will be adhered to unless amended in writing.

The Parties shall perform and carry out in a satisfactory and proper manner, as determined by CMAP, the following:

1. Project Charter. The PROJECT and all work performed by CMAP will be consistent with the Project Charter included herein as “ATTACHMENT 1”. Changes to the project charter must be jointly agreed to by the Parties.

2. Scope of Work. Parties will jointly determine and document the PROJECT scope of work, timelines, public engagement schedules, commitment of non-staff resources by either Party, and other elements prior to beginning the work outlined in the scope of work. CMAP may also request GOVERNMENTAL BODY assistance to establish expectations and performance goals for the PROJECT and process. Said scope of work shall be finalized and mutually agreed to by both parties prior to beginning work.

- a) Parties shall jointly agree to changes to PROJECT scope or timelines; CMAP may discontinue the PROJECT if major deviations, changes, or expansions of scope or schedule occur.
- b) All work performed by CMAP staff must be related to the scope of work.

3. Roles and Relationship. Parties shall perform and carry out in a satisfactory and proper manner, as determined by CMAP the following:

- a) CMAP shall assign staff to work with local governments and the community as part of the Local Technical Assistance program.
- b) GOVERNMENTAL BODY shall assign a lead person to be the main point of contact for CMAP staff.
- c) CMAP staff will report on the overall scope of work and day-to-day activities to the GOVERNMENTAL BODY.
- d) Assigned staff are CMAP employees and CMAP is responsible for evaluating their performance.
- e) CMAP management, in addition to the CMAP staff assigned to the PROJECT, may periodically check-in (frequency to be determined based on need) with GOVERNMENTAL BODY.
- f) CMAP is responsible for assigning relevant CMAP staff to work on the PROJECT (based on availability, skills, familiarity with the area, and subject matter expertise).
- g) GOVERNMENTAL BODY understands that CMAP assistance is provided as a means of advancing the implementation of ON TO 2050 the long-range regional comprehensive plan for the seven-county Chicago region, encompassing Cook, DuPage, Kane, Kendall, Lake, McHenry and Will counties.

4. Access to resources. CMAP staff will have full access to CMAP data and other resources, including specialized CMAP staff (for advanced mapping, data, outreach, communications, or topic-specific expertise). The GOVERNMENTAL BODY will provide CMAP access to data as follows:

- a) The GOVERNMENTAL BODY will provide access to relevant staff who will need to be involved in the PROJECT, and will ensure that they allocate sufficient time to the PROJECT.

- b) The GOVERNMENTAL BODY will provide access to all relevant internal data, reports, and other information necessary to successfully complete the PROJECT.
- c) The GOVERNMENTAL BODY's leadership (key staff, planning commissioners, board members, other elected officials, other decision-makers) commits to participate in the PROJECT and allocate sufficient time at meetings (Plan Commission meetings, GOVERNMENTAL BODY meetings, etc.) to ensure due consideration so the PROJECT is successful.

5. Demonstration of local support. GOVERNMENTAL BODY agrees to provide an inclusive, open, safe and welcoming environment in which to conduct meetings and outreach events.

- a) The GOVERNMENTAL BODY shall be responsible for working with CMAP to identify members for a steering committee or similar oversight group.
- b) If public outreach is a component of the PROJECT, the GOVERNMENTAL BODY agrees to participate in public outreach and engagement efforts; including assisting in dissemination of PROJECT and meeting information, attending and assisting at public meetings, and providing key stakeholder contact information.

6. Project management and review. CMAP will have lead responsibility for project management. CMAP shall in all reasonable ways coordinate and work with the GOVERNMENTAL BODY staff as the PROJECT proceeds. The GOVERNMENTAL BODY in all reasonable ways shall cooperate with CMAP and the consultant, if any. CMAP shall require the consultant, if any, to provide the GOVERNMENTAL BODY with all of the consultants' deliverables, if any, at the time they are delivered to CMAP. CMAP and GOVERNMENTAL BODY shall notify the other of all scheduled PROJECT related meetings with the consultant, if any, to enable the other to attend the meetings if desired.

- a) Allocation of CMAP staff to the PROJECT will vary over time based on project timeline and work needs.
- b) In order to maintain PROJECT progress and momentum, the GOVERNMENTAL BODY agrees to review and provide feedback on PROJECT deliverables in a timely manner, in accordance with the agreed upon timelines.
- c) GOVERNMENTAL BODY agrees to make best faith effort to adopt and implement the completed plan within agreed upon timelines.



## Chicago Metropolitan Agency for Planning

### ATTACHMENT 3: CMAP GENERAL TERMS AND CONDITIONS

Signatories of this Agreement certify that these conditions and procedures and terms and the conditions and procedures specific to this project will be adhered to unless amended in writing.

1. **Complete Agreement.** This Agreement including all exhibits and other documents incorporated or referenced in the Agreement, constitutes the complete and exclusive statement of the terms and conditions of the Agreement between CMAP and the GOVERNMENTAL BODY and it supersedes all prior representations, understandings and communications regarding this PROJECT. The validity in whole or in part of any term or condition of this Agreement shall not affect the validity of other terms or conditions of this Agreement.
  - a) Either Party's failure to insist in any one or more instances upon the performance of any terms or conditions of this Agreement shall not be construed as a waiver or relinquishment of said Party's right to such performance by the other Party or to future performance of such terms or conditions and the other Party's obligation in respect thereto shall continue in full force and effect. The GOVERNMENTAL BODY shall be responsible for having taken steps reasonably necessary to ascertain the nature and location of the work, and the general and local conditions that can affect the work or the cost thereof. Any failure by the GOVERNMENTAL BODY to do so will not relieve it from responsibility for successfully performing the work without additional expense to CMAP.
  - b) CMAP and the GOVERNMENTAL BODY assume no responsibility for any understanding or representations made by any of its officers, employees or agents prior to the execution of this Agreement, unless such understanding or representations by both parties are expressly stated in this Agreement.
  - c) Changes: CMAP and the GOVERNMENTAL BODY may from time to time order work suspension or make any change in the general scope of this Agreement including, but not limited to changes, as applicable, in the drawings, specifications, delivery schedules or any other particular of the description, statement of work or provisions of this Agreement. If any such change causes an increase or decrease in the cost or time required for performance of any part of the work under this Agreement, CMAP shall promptly notify the GOVERNMENTAL BODY and a written amendment will be prepared for Agreement between CMAP and the GOVERNMENTAL BODY for changes in scope, time and/or costs. No amendments are effective until there is a written Agreement that has been signed by both parties.
  - d) Changes to any portion of this Agreement shall not be binding upon CMAP and the GOVERNMENTAL BODY except when specifically confirmed in writing by an authorized representative of CMAP and an authorized representative of the GOVERNMENTAL BODY.
  - e) For its convenience, CMAP reserves the right to extend the Term of this agreement. Any changes to the Term of this Agreement shall not be binding until specifically confirmed in writing by authorized representatives of both parties.

2. **Compliance/Governing Law.** The terms of this Agreement shall be construed in accordance with the laws of the State of Illinois. Any obligations and services performed under this Agreement shall be performed in compliance with all applicable state and federal laws.
3. **Availability of Appropriation (30 ILCS 500/20-60).** This Agreement is contingent upon and subject to the availability of funds. CMAP, at its sole option, may terminate or suspend this Agreement, in whole or in part, without penalty, if the Illinois General Assembly, the state funding source, or the federal funding source fails to make an appropriation sufficient to pay such obligation, or if funds needed are insufficient for any reason. The GOVERNMENTAL BODY will be notified in writing of the failure of appropriation or of a reduction or decrease in appropriation.
4. **Allowable Charges.** No expenditures or charges shall be included in the cost of the PROJECT that are: (i) contrary to provisions of this Agreement or the latest budget approved by a duly-authorized official of CMAP and the GOVERNMENTAL BODY; (ii) not directly for carrying out the PROJECT; (iii) of a regular and continuing nature, except that of salaries and wages of appointed principal executives of CMAP who have not been appointed specifically for the purposes of directing the PROJECT, who devote official time directly to the PROJECT under specific assignments, and respecting whom adequate records of the time devoted to and services performed for the PROJECT are maintained by CMAP may be considered as proper costs of the PROJECT to the extent of the time thus devoted and recorded if they are otherwise in accordance with the provisions hereof; or (iv) incurred without the consent of CMAP after written notice of the suspension or termination of any or all of CMAP's obligations under this Agreement.
5. **Audits.** The records and supportive documentation for all completed projects are subject to an on-site audit by CMAP and the GOVERNMENTAL BODY. CMAP and the GOVERNMENTAL BODY reserve the right to inspect and review, during normal working hours, the work papers of the independent auditor in support of their audit report.
6. **Access to Records.** CMAP and the GOVERNMENTAL BODY shall maintain, for a minimum of **three years** after the completion of the Agreement, adequate books, records and supporting documents related to the Agreement which shall be made available for review upon request. Failure to maintain the books, records and supporting documents required by this Section shall establish a presumption in favor of CMAP for the recovery of any funds paid by CMAP under the Agreement for which adequate books, records and supporting documentation are not available to support their purported disbursement. In addition:
  - a) If any litigation, claim or audit is started before the expiration of three-year period, the records shall be retained until all litigation, claims or audit findings involving the records have been resolved.
  - b) Records for nonexpendable property acquired with federal funds shall be retained for three (3) years after its final disposition.
  - c) CMAP shall include in all subcontracts, if any, under this Agreement a provision that CMAP and the GOVERNMENTAL BODY will have full access to and the right to examine any pertinent books,

documents, papers, and records of any such subcontractors involving transactions related to the subcontract for three (3) years from the final payment under that subcontract except that:

- 1) If any litigation, claim or audit is started before the expiration of the three-year period, the records shall be retained until all litigation, claims or audit findings involving the records have been resolved.
- 2) Records for nonexpendable property acquired with federal funds shall be retained for three (3) years after its final disposition.

The term "subcontract" as used in this clause excludes purchase orders not exceeding \$2,500.

- 7. Procurement Procedures.** All procurement transactions for Contractual Services, Commodities and Equipment shall be conducted in a manner that provides maximum open and free competition. The GOVERNMENTAL BODY and CMAP shall also meet the following minimum procedural requirements.
- a) Subcontracting: Subcontracting, assignment or transfer of all or part of the interests of CMAP concerning any of the obligations covered by this Agreement is prohibited without prior written consent of the GOVERNMENTAL BODY.
  - b) Procurement of Goods or Services: For purchases of products or services with any Agreement funds that cost more than \$2,500 but less \$10,000, CMAP shall obtain price or rate quotations from an adequate number (at least three) of qualified sources. Procurement of products or services with any Agreement funds that are in excess of \$10,000 will require CMAP to use the Invitation for Bid process or the Request for Proposal process. In the absence of formal codified procedures, the procedures of CMAP will be used. CMAP may only procure products or services from one source with any Agreement funds if: (1) the products or services are available only from a single source; or (2) after solicitation of a number of sources, competition is determined inadequate.
  - c) Records. CMAP and the GOVERNMENTAL BODY shall maintain records sufficient to detail the significant history of procurements. These records shall include, but are not necessarily limited to: information pertinent to rationale for the method of procurement, selection of contract type, contractor selection or rejection, and basis for the cost or price.
  - d) No CMAP or GOVERNMENTAL BODY employee shall participate in the procurement of products or services if a conflict of interest, real or apparent, would be involved. No employee shall solicit or accept anything of monetary value from bidders or suppliers.
- 8. Equipment Inventory.** An inventory of non-expendable personal property having a useful life of more than two years and an acquisition cost of \$500 or more is subject to periodic inspection by CMAP and the GOVERNMENTAL BODY.
- 9. Method of Payment.** PROJECT expenditures are paid directly from federal, state funds or other funds. Because CMAP is responsible for obtaining federal reimbursement for PROJECT expenditures when applicable, it is necessary that CMAP monitor all procedures and documents which will be used to claim and support PROJECT-related expenditures.

**10. Suspension.** If the GOVERNMENTAL BODY fails to comply with the special conditions and/or the general terms and conditions of this Agreement, CMAP may, after written notice to the GOVERNMENTAL BODY, suspend the Agreement, pending corrective action by the GOVERNMENTAL BODY. If corrective action has not been completed within sixty (60) calendar days after service of written notice of suspension, CMAP shall notify the GOVERNMENTAL BODY in writing that the Agreement has been terminated by reason of default in accordance with Paragraph 11 "Termination" herein.

**11. Termination.**

- a) This Agreement may be terminated in whole or in part in writing by CMAP or the GOVERNMENTAL BODY for its convenience (hereinafter termed "Termination for Convenience"), provided that the terminating party provides not less than fourteen (14) calendar days written notice (delivered by certified mail, return receipt requested) of intent to terminate to the respective address set forth on the signature page of this Agreement.
- b) Upon notice of termination by either party, CMAP shall (i) promptly discontinue all services affected (unless the notice directs otherwise) and (ii) deliver or otherwise make available to the GOVERNMENTAL BODY all data, drawings, specifications, reports, estimates, summaries and such other information and materials as may have been accumulated by CMAP in performing this Agreement, whether completed or in process.
- c) No Further Liability. Each party agrees that the rights of termination hereunder are absolute and it has no right to a continued relationship with the other after termination (except as expressly stated herein). Neither party shall incur any liability whatsoever for any damage, loss or expense of any kind suffered or incurred by the other (or for any compensation to the other) arising from or incident to any termination of this Agreement by such party that complies with the terms of the Agreement whether or not such party is aware of any such damage, loss or expense.

**12. Remedies.** Except as may be otherwise provided in this Agreement, all claims, counterclaims, disputes and other matters in question between CMAP and the GOVERNMENTAL BODY arising out of or relating to this Agreement or the breach thereof will be decided by arbitration. If the parties hereto mutually agree, a request for remedy may be sought from a court of competent jurisdiction within the State of Illinois, County of Cook.

**13. Equal Employment Opportunity.** The GOVERNMENTAL BODY and CMAP will comply with Executive Order 11246 entitled "Equal Employment Opportunity," as amended by U.S. Department of Labor regulations (41 CFR Part 60) and the Illinois Human Rights Act or the Rules and Regulations of the Illinois Department of Human Rights. In connection with the execution of this Agreement, the GOVERNMENTAL BODY and CMAP shall not discriminate against any employee or an applicant for employment because of race, color, religion, sex, sexual orientation, marital status, national origin or ancestry, citizenship status, age, physical or mental disability unrelated to ability, military status or an unfavorable discharge from military service. The GOVERNMENTAL BODY and CMAP shall take affirmative actions to ensure that applicants are employed and that employees are treated during their employment without regard to their race, color, religion, sex, sexual orientation, marital status,



national origin or ancestry, citizenship status, age, physical or mental disability unrelated to ability, military status, or an unfavorable discharge from military service. Such actions shall include, but not be limited to, employment, promotion, demotion, transfer, recruitment, recruitment advertising, layoff, termination, rates of pay, other forms of compensation, and selection for training or apprenticeship. The GOVERNMENTAL BODY and CMAP shall cause the provisions of this paragraph to be inserted into all subcontractors' work covered by this Agreement so that such provisions will be binding upon each subcontractor, provided that such provisions shall not apply to contracts or subcontracts for standard commercial supplies or raw materials.

**14. Small and Minority Business Enterprise.** In connection with the performance of this Agreement the GOVERNMENTAL BODY will cooperate with CMAP in meeting CMAP's commitments and goals with respect to the maximum utilization of small business and minority business enterprises, and will use its best efforts to ensure that small business and minority business enterprises shall have the maximum practicable opportunity to compete for work under this Agreement.

**15. Political Activity.** No portion of funds for this Agreement shall be used for any partisan political activity or to further the election or defeat of any candidate for public office.

**16. Prohibited Interest.**

- a) No officer or employee of CMAP or the GOVERNMENTAL BODY and no member of its governing body and no other public official of any locality in which the PROJECT objectives will be carried out who exercises any functions or responsibilities in the review or approval of the undertaking or carrying out of such objectives shall (i) participate in any decision relating to any contract negotiated under this Agreement which affects his personal interest or the interest of any corporation, partnership or association in which he is, directly or indirectly, interested; or (ii) have any financial interest, direct or indirect, in such contract or in the work to be performed under any such subcontract.
- b) No member of or delegate of the Illinois General Assembly or the Congress of the United States of America, and no federal Resident Commissioner, shall be admitted to any share hereof or to any benefit arising herefrom.
- c) The GOVERNMENTAL BODY and CMAP warrants and represents that no person or selling agency has been employed or retained to solicit or secure this Agreement, upon an agreement or understanding for a commission, percentage, bonus, brokerage or contingent fee, or gratuity, excepting its bona fide employees. For breach or violation of this warranty CMAP or the GOVERNMENTAL BODY shall have the right to annul this Agreement without liability or, at its discretion, to deduct from the Agreement price or consideration, or otherwise recover, the full amount of such commission, percentage bonus, brokerage or contingent fee, or gratuity.

**17. Conflict of Interest.** In order to avoid any potential conflict of interest, the GOVERNMENTAL BODY and CMAP agree during the term of this Agreement not to undertake any activities which could conflict directly or indirectly with the interest of CMAP or the GOVERNMENTAL BODY. The GOVERNMENTAL BODY shall immediately advise CMAP of any such conflict of interest. CMAP shall make the ultimate determination as to whether a conflict of interest exists.

- 18. Ownership of Documents/Title of Work.** All documents, data and records produced by the GOVERNMENTAL BODY or CMAP in carrying out the obligations and services hereunder, without limitation and whether preliminary or final, shall become and remains the property of CMAP and the GOVERNMENTAL BODY. CMAP and the GOVERNMENTAL BODY shall have the right to use all such documents, data and records without restriction or limitation and without additional compensation. All documents, data and records utilized in performing research shall be available for examination by CMAP or the GOVERNMENTAL BODY upon request. Upon completion of the services hereunder or at the termination of this Agreement, all such documents, data and records shall, at the option of CMAP or the GOVERNMENTAL BODY, be appropriately arranged, indexed and delivered to CMAP or the GOVERNMENTAL BODY.
- 19. Publication.** CMAP and the GOVERNMENTAL BODY shall have royalty-free, nonexclusive and irrevocable license to reproduce, publish, disclose, distribute, and otherwise use, in whole or in part, any reports, data or other materials specifically prepared under this Agreement, and to authorize other material to do so. The GOVERNMENTAL BODY and CMAP shall include provisions appropriate to effectuate the purpose of this clause in all contracts for work under this Agreement.
- 20. Confidentiality Clause.** Except as required pursuant to a validly issued subpoena, lawful request by a governmental entity or any applicable laws, including without limitation any Federal or State Freedom of Information Acts, any documents, data, records, or other information given to or prepared by the GOVERNMENTAL BODY or CMAP pursuant to this Agreement shall not be made available to any individual or organization without prior written approval by CMAP or the GOVERNMENTAL BODY. All information secured in connection with the performance of services pursuant to this Agreement shall be kept confidential unless disclosure of such information is approved in writing by CMAP or the GOVERNMENTAL BODY. Nothing in these restrictions interfere with the lawful obligation to respond to FOIA requests.
- 21. Reporting/Consultation.** The GOVERNMENTAL BODY shall consult with and keep CMAP fully informed as to the progress of all matters covered by this Agreement. CMAP shall consult with and keep the GOVERNMENTAL BODY fully informed as to the progress of all matters covered by this Agreement.
- 22. Identification of Documents.** All reports, maps, and other documents completed as part of this Agreement, other than documents exclusively for internal use within CMAP or the GOVERNMENTAL BODY offices, shall carry the following notation on the front cover or a title page or, in the case of maps, in the same area which contains the name of the GOVERNMENTAL BODY. "This material was prepared in consultation with CMAP, the Chicago Metropolitan Agency for Planning, (<http://www.cmap.illinois.gov>)."
- 23. Force Majeure.** Either party shall be excused from performing its obligations under this Agreement during the time and to the extent that it is prevented from performing by a cause beyond its control including, but not limited to: any incidence of fire, flood; acts of God; commandeering of material, products, plants or facilities by the Federal, state or local government; national fuel shortage; or a material act of omission by the other party; when satisfactory evidence of such cause is presented to the other party, and provided further that such nonperformance is unforeseeable, beyond the control and is not due to the fault or negligence of the party not performing.

- 24. Independent Contractors.** Contractor's relationship to CMAP and the GOVERNMENTAL BODY in the performance of this Agreement is that of an independent contractor. Contractor's personnel performing work under this Agreement shall at all times be under the contractor's exclusive direction and control and shall be employees of contractor and not employees of CMAP or the GOVERNMENTAL BODY. Contractor's shall pay all wages, salaries and other amounts due its employees in connection with this Agreement and shall be responsible for all reports and obligations respecting them, including, but not limited to, social security, income tax withholding, unemployment compensation, workers' compensation insurance and similar matters
- 25. Federal, State and Local Laws.** CMAP and the GOVERNMENTAL BODY warrant that in the performance of this Agreement they shall comply with all applicable federal, state and local laws, statutes and ordinances and all lawful orders, rules and regulations promulgated thereunder. Since laws, regulations, directives, etc. may be modified from time-to-time, CMAP and the GOVERNMENTAL BODY shall be responsible for compliance as modifications are implemented. The CMAP or the GOVERNMENTAL BODY'S failure to comply shall constitute a material breach of this contract.
- 26. Hold Harmless and Indemnity.** Each party to this Agreement shall indemnify, defend and hold harmless the other party to this Agreement, and its officers, officials, directors, employees, volunteers and agents from and against any and all claims (including attorney's fees and reasonable expenses for litigation or settlement) for any loss, or damages, bodily injuries, including death, damage to or loss of use of property caused by the negligent acts, omissions or willful misconduct of the respective party and its officers, officials, directors, employees, agents, volunteers, subcontractors or suppliers, in connection with or arising out of the performance of this Agreement.
- 27. Equal Employment Opportunities -- Affirmative Action Sexual Harassment.** CMAP and the GOVERNMENTAL BODY must comply with the Illinois Board of Human Rights Act and rules applicable to public funds, including equal employment opportunity, refraining from unlawful discrimination, and having written sexual harassment policies (775 ILCS 5/2-105).
- 28. International Boycott.** The GOVERNMENTAL BODY and CMAP certify that neither or any substantially owned affiliate is participating or shall participate in an international boycott in violation of the U.S. Export Administration Act of 1979 or the applicable regulations of the U.S. Department of Commerce. This applies to contracts that exceed \$10,000 (30 ILCS 582).
- 29. Forced Labor.** The GOVERNMENTAL BODY and CMAP certify it complies with the State Prohibition of Goods from forced Labor Act, and certifies that no foreign-made equipment, materials, or supplies furnished to CMAP or the GOVERNMENTAL BODY under this Agreement have been or will be produced in whole or in part by forced labor, or indentured labor under penal sanction (30 ILCS 583).
- 30. Subcontracts.** Any subcontractors or outside associates or contractors required by CMAP in connection with the services covered by this Agreement will be limited to such individuals or firms as were specifically identified and agreed to during procurement negotiations. Contractors and subcontractors, and any substitutions in or additions to such subcontractors, associates or contractors, will be subject to the prior approval of CMAP and the GOVERNMENTAL BODY.

All contracts and subcontracts for work under this Agreement shall contain those applicable provisions which are required in this Agreement.

The Contractor, if any, may not subcontract services agreed to under this Agreement without prior written approval of CMAP and the GOVERNMENTAL BODY.



Chicago Metropolitan  
Agency for Planning

#### **ATTACHMENT 4: TECHNICAL ASSISTANCE LOCAL CONTRIBUTION**

The GOVERNMENTAL BODY will be responsible for a contribution in the amount identified in the agreement which will be deposited in the Local Technical Assistance Contribution Fund.

The Local Technical Assistance Contribution Fund supports the development and promotion of the goals and policies of the Regional Comprehensive Plan. The contribution shall be expended to address the development and transportation challenges in the northeastern Illinois region and to support those functions and programs consistent with the Regional Planning Act (70 ILCS 1707). This includes but is not limited to technical assistance programs, policy development, research and data collection, public engagement, and planning in areas such as land use, housing, economic development, preservation of natural resources, transportation, water supply, flood control, sewers, and governance in the form of model ordinances and best practices that may be enacted by local governments.

Payment will be made within thirty (30) days of receipt of invoice unless there is a discrepancy regarding the invoice. Transfer of funds shall be made electronically.

08/12/25

VILLAGE OF LAKE VILLA

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ORDINANCE NO. 2025-08-04

AN ORDINANCE AMENDING THE  
VILLAGE OF LAKE VILLA OFFICIAL ZONING MAP, AS AMENDED

RE: Property Owned by Lake Villa Community Consolidated School District No. 41  
Property Addresses: 304 E. Grand Avenue, 0 N. Milwaukee Avenue, 0 Villa Avenue,  
108 N. Milwaukee Avenue, and a portion of Villa Avenue, Lake Villa, IL  
(P.I.N.s 02-33-308-023, 02-33-308-025, 02-33-308-026, 02-33-308-027,  
02-33-306-016, 02-33-306-017, 02-33-306-018, 02-33-306-032,  
02-33-306-033, 02-33-306-034, 02-33-306-035, and a portion of Villa Avenue)

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ADOPTED BY THE  
CORPORATE AUTHORITIES  
OF THE

VILLAGE OF LAKE VILLA, ILLINOIS

THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2025

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

AN ORDINANCE AMENDING THE  
VILLAGE OF LAKE VILLA OFFICIAL ZONING MAP, AS AMENDED

RE: Property Owned by Lake Villa Community Consolidated School District No. 41  
Property Addresses: 304 E. Grand Avenue, 0 N. Milwaukee Avenue, 0 Villa Avenue,  
108 N. Milwaukee Avenue, and a portion of Villa Avenue, Lake Villa, IL  
(P.I.N.s 02-33-308-023, 02-33-308-025, 02-33-308-026, 02-33-308-027,  
02-33-306-016, 02-33-306-017, 02-33-306-018, 02-33-306-032,  
02-33-306-033, 02-33-306-034, 02-33-306-035, and a portion of Villa Avenue)

WHEREAS, the following properties are located within the corporate limits of the Village  
of Lake Villa (the “Village”) and are presently zoned as follows:

Address	Permanent Index Number(s)	Current Zoning
304 E. Grand Avenue, Lake Villa, IL	P.I.N.s 02-33-308-023, -025, -026, and -027	R2 (Residential 2)
0 N. Milwaukee Avenue, Lake Villa, IL	P.I.N.s 02-33-306-016, -017, and -018	R2 (Residential 2)
0 Villa Avenue, Lake Villa, IL	P.I.N.s 02-33-306-032, -033, and -034	CB (Community Business)
108 N. Milwaukee Avenue, Lake Villa, IL	P.I.N. 02-33-306-035	R2 (Residential 2)
Villa Avenue: That portion of Villa Avenue extending westerly from Milwaukee Avenue to the westerly lot line of P.I.N. 02-33-306-032	Not Applicable	Not Applicable

(hereinafter collectively referred to as the “Subject Properties”); and

WHEREAS, the question of further amending the Official Zoning Map of the Village of  
Lake Villa, As Amended, which is part of the Village of Lake Villa Zoning Ordinance, As  
Amended, in order to respectively rezone and reclassify the aforesaid Subject Properties from the  
R-2 (Residential 2) Zoning District and/or from the CB (Community Business) Zoning District to  
the Village’s CBD (Central Business) Zoning District, was referred by the Corporate Authorities  
to the Plan Commission/Zoning Board of Appeals of this Village; and

WHEREAS, the Plan Commission/Zoning Board of Appeals of this Village held a public hearing on August 7, 2025, pursuant to notice duly posted and given in accordance with the Illinois Open Meetings Act (5 ILCS 120/1, et seq.), duly mailed to property owners within 250 feet of the Subject Properties, duly published in the Daily Herald, a newspaper of general circulation within the Village of Lake Villa, said publication occurring not more than thirty (30) days nor less than fifteen (15) days prior to the public hearing, and duly posted on the Subject Properties; and

WHEREAS, the Plan Commission/Zoning Board of Appeals has issued its report to the Mayor and Board of Trustees recommending the approval of the proposed amendments to the Official Zoning Map of the Village of Lake Villa, As Amended; and

WHEREAS, the Corporate Authorities of the Village have determined that it is in the best interest of the Village to provide for the proposed amendments to the Official Zoning Map of the Village of Lake Villa, As Amended, all as hereinafter described:

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 stated in the preamble hereof are true and correct and are incorporated herein by reference as if fully set forth and further find as follows:

- A. The proposed map amendment meets the challenge of changing conditions in the area and the zones affected.
- B. The proposed map amendment is consistent with the intent of the Zoning Ordinance and with its various provisions.
- C. The proposed map amendment will not be detrimental to the development of the Village.
- D. Every use permitted under the new zoning classification will be suitable use for the further development of the area in the vicinity of the rezoning and will be compatible with uses already developed in the vicinity; and
- E. Adequate public facilities, sewer and water lines and other needed services or facilities exist or are capable of being provided prior to the development of the uses which would be permitted on the Subject Properties if they were reclassified.



SECTION 2: The Lake Villa Community Consolidated School District No. 41 is the owner of all of the Subject Properties, with the exception of that portion of the public Village street identified as Villa Avenue extending westerly from Milwaukee Avenue to the westerly lot line of P.I.N. 02-33-306-032, the owner of which is the Village of Lake Villa. Excluding that portion of the public Village street known as Villa Avenue, the Subject Properties are collectively approximately 5.318 acres in area, consist of two (2) triangular tracts of land generally located along the west side of Milwaukee Avenue north of Grand Avenue and north of Villa Avenue and divided by Villa Avenue. That portion of the Subject Properties identified as Tract 1 as legally described herein consists of approximately 3.993 acres and is located along Milwaukee Avenue north of Grand Avenue (Route 134) continuing north to Villa Avenue. That portion of the Subject Properties identified as Tract 2 as legally described herein consists of approximately 1.325 acres and is located along the west side of Milwaukee Avenue north of Villa Avenue to its intersection with Milwaukee Avenue. The Subject Properties consist of eleven (11) parcels which are commonly known as and are currently zoned and classified as follows, in addition to a portion of Villa Avenue, a public Village street approximately 99 feet in width:

Address	Permanent Index Number(s)	Current Zoning
304 E. Grand Avenue, Lake Villa, IL	P.I.N.s 02-33-308-023, -025, -026, and -027	R2 (Residential 2)
0 N. Milwaukee Avenue, Lake Villa, IL	P.I.N.s 02-33-306-016, -017, and -018	R2 (Residential 2)
0 Villa Avenue, Lake Villa, IL	P.I.N.s 02-33-306-032, -033, and -034	CB (Community Business)
108 N. Milwaukee Avenue, Lake Villa, IL	P.I.N. 02-33-306-035	R2 (Residential 2)
Villa Avenue: That portion of Villa Avenue extending westerly from Milwaukee Avenue to the westerly lot line of P.I.N. 02-33-306-032	Not Applicable	Not Applicable

SECTION 3: The Official Zoning Map of the Village of Lake Villa, As Amended, which is part of the Village of Lake Villa Zoning Ordinance, As Amended, be and is hereby further amended to rezone and to reclassify the aforesaid Subject Properties to the CBD (Central Business) Zoning District of the Village of Lake Villa.

SECTION 4: The Subject Properties are legally described as follows:

**TRACT 1:**

PARCEL 1:

LOTS 1, 2, 3, 4, 27 AND 28 IN BLOCK 3 IN FOWLER'S SUBDIVISION OF PART OF THE ORIGINAL PLAT OF LAKE CITY (NOW LAKE VILLA) IN THE SOUTHWEST QUARTER OF SECTION 33, TOWNSHIP 46 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF, RECORDED MAY 21, 1920 AS DOCUMENT NO. 192902 IN BOOK "K" OF PLATS, PAGE 34, IN LAKE COUNTY, ILLINOIS.

AND

THAT PART OF SAID BLOCK DESCRIBED AS FOLLOWS, TO-WIT: COMMENCING AT THE NORTHEAST CORNER OF LOT 2 IN SAID BLOCK, AND RUNNING THENCE EAST 30 FEET TO THE NORTHWEST CORNER OF LOT 1 IN SAID BLOCK; THENCE SOUTHERLY ON THE WEST LINE OF SAID LOT 1 TO THE SOUTHWESTERLY CORNER THEREOF; THENCE WEST PARALLEL WITH THE NORTH LINE OF THE EAST AND WEST ALLEY IN SAID BLOCK, 15 FEET; THENCE SOUTH PARALLEL WITH THE WEST LINE OF LOT "A" TO THE NORTH LINE OF GRAND AVENUE (FORMERLY KNOWN AS FOX LAKE ROAD); THENCE WEST 15 FEET TO THE SOUTHEAST CORNER OF LOT 28 IN SAID BLOCK; THENCE NORTH TO THE NORTHEAST CORNER OF SAID LOT 28; THENCE WESTERLY TO THE NORTHEAST CORNER OF LOT 26, IN SAID BLOCK; THENCE NORTH ALONG THE EAST LINE OF SAID LOT 26 EXTENDED, 15 FEET; THENCE WEST, PARALLEL TO THE NORTH LINE OF SAID LOT 26, 30.07 FEET; THENCE NORTH 15 FEET TO THE SOUTH LINE OF LOT 4 IN SAID BLOCK AT A POINT 30 FEET EAST OF THE SOUTHWEST CORNER THEREOF; THENCE EAST TO THE SOUTHEAST CORNER OF LOT 2 IN SAID BLOCK AND THENCE NORTH TO THE PLACE OF BEGINNING, IN LAKE COUNTY, ILLINOIS.

AND

LOT A IN BLOCK 3 IN FOWLER'S SUBDIVISION OF PART OF THE ORIGINAL PLAT OF LAKE CITY (NOW LAKE VILLA) IN THE SOUTHWEST QUARTER OF SECTION 33, TOWNSHIP 46 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF, RECORDED MAY 21, 1920 AS DOCUMENT NO. 192902 IN BOOK "K" OF PLATS, PAGE 34, IN LAKE COUNTY, ILLINOIS.

EXCEPT THAT PART THEREOF DEDICATED TO THE DEPARTMENT OF TRANSPORTATION, STATE OF ILLINOIS FOR RIGHT OF WAY BY DOCUMENT NO. 6598039, DESCRIBED AS FOLLOWS, TO WIT:

THAT PART OF LOTS 1 AND A IN BLOCK 3 IN FOWLER'S SUBDIVISION, BEING A SUBDIVISION OF PART OF THE SOUTHWEST QUARTER OF SECTION 33, TOWNSHIP 46 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MAY 21, 1920 AS DOCUMENT NO. 192902, IN LAKE COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 1; THENCE ON AN ASSUMED BEARING OF SOUTH 36 DEGREES 15 MINUTES 35 SECONDS EAST, ON THE EAST LINE OF SAID LOTS, 371.10 FEET TO A POINT OF CURVATURE; THENCE SOUTHWESTERLY ON A 30.00 FOOT RADIUS CURVE CONCAVE NORTHWESTERLY, 66.11 FEET, THE CHORD OF SAID CURVE BEARS SOUTH 26 DEGREES 52 MINUTES 27 SECONDS WEST, 53.52 FEET TO THE SOUTH LINE OF SAID LOT A; THENCE NORTH 89 DEGREES 59 MINUTES 30 SECONDS WEST, ON SAID SOUTH LINE, 74.13 FEET TO A 5/8" REBAR WITH AN ALLIED CAP STAMPED "STATE OF ILLINOIS DIVISION OF HIGHWAYS RIGHT OF WAY CORNER PLS 2630"; THENCE NORTH 85 DEGREES 01 MINUTE 53 SECONDS EAST, 34.58 FEET TO A POINT 3.00 FEET NORMALLY DISTANT NORTH OF SAID SOUTH LINE AND TO A 5/8" REBAR WITH AN ALLIED CAP STAMPED "STATE OF ILLINOIS DIVISION OF HIGHWAYS RIGHT OF WAY CORNER PLS 2630"; THENCE NORTH 65 DEGREES 01 MINUTE 33 SECONDS EAST, 56.83 FEET TO A 5/8" REBAR WITH AN ALLIED CAP STAMPED "STATE OF ILLINOIS DIVISION OF HIGHWAYS RIGHT OF WAY CORNER PLS 2630"; THENCE NORTH 00 DEGREES 27 MINUTES 02 SECONDS EAST, 22.98 FEET TO A POINT 8.50 FEET NORMALLY DISTANT WEST OF SAID EAST LINE AND TO A 5/8" REBAR WITH AN ALLIED CAP STAMPED "STATE OF ILLINOIS DIVISION OF HIGHWAYS RIGHT OF WAY CORNER PLS 2630"; THENCE NORTH 36 DEGREES 15 MINUTES 35 SECONDS WEST, PARALLEL WITH SAID EAST LINE, 369.73 FEET TO THE NORTH LINE OF SAID LOT 1 AND TO A 5/8" REBAR WITH AN ALLIED CAP STAMPED "STATE OF ILLINOIS DIVISION OF HIGHWAYS RIGHT OF WAY CORNER PLS 2630"; THENCE SOUTH 84 DEGREES 20 MINUTES 56 SECONDS EAST, ON SAID NORTH LINE, 11.42 FEET TO THE POINT OF BEGINNING.

PARCEL 2:

LOT 5 (EXCEPT THE WEST 20 FEET THEREOF DEDICATED TO THE VILLAGE OF LAKE VILLA BY DOCUMENT NO. 2064560) IN BLOCK 3 IN THE FOWLER SUBDIVISION OF A PART OF THE ORIGINAL PLAT OF LAKE CITY, NOW LAKE VILLA, IN THE SOUTHWEST QUARTER OF SECTION 33, TOWNSHIP 46 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF, RECORDED MAY 21, 1920, AS DOCUMENT NO. 192902, IN BOOK "K" OF PLATS, PAGE 34, IN LAKE COUNTY, ILLINOIS.

PARCEL 3:

LOT 26 IN BLOCK 3 IN FOWLER'S SUBDIVISION, A SUBDIVISION IN THE SOUTHWEST QUARTER OF SECTION 35, TOWNSHIP 46 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MAY 21, 1920 AS DOCUMENT NO. 192902 IN BOOK "K" OF PLATS, PAGE 34, IN LAKE COUNTY, ILLINOIS, TOGETHER WITH THAT PORTION OF THE ALLEY LYING NORTH AND ADJOINING THE EAST 30 FEET OF LOT 26, VACATED BY ORDINANCE RECORDED FEBRUARY 16, 1927, AS DOCUMENT NO. 294303.

PARCEL 4:

PART OF A VACATED ALLEY IN BLOCK 3 LYING WESTERLY OF THE WEST LINE OF LOT "A" IN FOWLER'S SUBDIVISION OF PART OF THE ORIGINAL PLAT OF LAKE CITY (NOW LAKE VILLA) IN THE SOUTHWEST QUARTER OF SECTION 33, TOWNSHIP 46 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MAY 21, 1920 AS DOCUMENT NO. 192902 IN BOOK "K" OF PLATS, PAGE 34, DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF LOT 1 IN BLOCK 3 IN SAID FOWLER'S SUBDIVISION; THENCE NORTH 87 DEGREES 10 MINUTES 39 SECONDS WEST, ALONG A LINE PARALLEL WITH THE NORTH LINE OF THE EAST AND WEST ALLEY IN SAID BLOCK, 15.00 FEET; THENCE SOUTH 01 DEGREES 00 MINUTES 20 SECONDS EAST PARALLEL WITH THE WEST LINE OF LOT "A", 205.25 FEET TO THE NORTH LINE OF GRAND AVENUE (FORMERLY KNOWN AS FOX LAKE ROAD); THENCE NORTH 89 DEGREES 59 MINUTES 42 SECONDS EAST, ALONG SAID NORTH LINE; 15.00 FEET TO THE SOUTHWEST CORNER OF SAID LOT "A"; THENCE NORTH 01 DEGREES 00 MINUTES 54 SECONDS WEST ALONG SAID WEST LINE, 204.50 FEET TO THE PLACE OF BEGINNING, IN LAKE COUNTY, ILLINOIS.

**TRACT 2**

PARCEL 1:

LOTS 30, 31 AND 32 IN BLOCK 2 IN FOWLER'S SUBDIVISION OF PART OF THE ORIGINAL PLAT OF LAKE CITY (NOW LAKE VILLA) IN THE SOUTH WEST QUARTER OF SECTION 33, TOWNSHIP 46 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF, RECORDED MAY 21, 1920 AS DOCUMENT NO. 192902 IN BOOK "K" OF PLATS, PAGE 34, IN LAKE COUNTY, ILLINOIS, EXCEPTING THAT PART THEREOF FOR RIGHT OF WAY DEDICATED TO THE STATE OF ILLINOIS, DEPARTMENT OF TRANSPORTATION BY DOCUMENT NO. 6612158, DESCRIBED AS FOLLOWS, TO WIT:

THAT PART OF LOT 31 IN BLOCK 2 IN FOWLER'S SUBDIVISION, BEING A SUBDIVISION OF PART OF THE SOUTHWEST QUARTER OF SECTION 33, TOWNSHIP 46 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MAY 21, 1920 AS DOCUMENT NO. 192902, IN LAKE COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHERNMOST CORNER OF SAID LOT 31; THENCE ON AN ASSUMED BEARING OF SOUTH 36 DEGREES 15 MINUTES 35 SECONDS EAST, ON THE NORTHEAST LINE OF SAID LOT 31, A DISTANCE OF 147.97 FEET TO A POINT OF CURVATURE ON THE EAST LINE OF SAID LOT 31; THENCE SOUTH ON A 20.00 FOOT RADIUS CURVE, CONCAVE WESTERLY, ON THE EAST LINE OF SAID LOT 31, AN ARC DISTANCE OF 17.26 FEET, THE CHORD OF SAID CURVE BEARS SOUTH 11 DEGREES 31 MINUTES 50 SECONDS EAST, 16.73 FEET TO A POINT 7.00 FEET NORMALLY DISTANT WEST OF THE NORTHEAST LINE OF SAID LOT 31; THENCE NORTH 36 DEGREES 15 MINUTES 35 SECONDS WEST, PARALLEL WITH THE NORTHEAST LINE OF SAID LOT 31, A DISTANCE OF 163.12 FEET TO THE NORTHWEST LINE OF SAID LOT 31; THENCE NORTH 53 DEGREES 18 MINUTES 12 SECONDS EAST, ON SAID NORTHWEST LINE, 7.00 FEET TO THE POINT OF BEGINNING.

AND

EXCEPTING THAT PART THEREOF FOR RIGHT OF WAY DEDICATED TO THE STATE OF ILLINOIS, DEPARTMENT OF TRANSPORTATION BY DOCUMENT NO. 6596339, DESCRIBED AS FOLLOWS, TO WIT:

THE NORTHEAST 7.00 FEET OF LOT 32 IN BLOCK 2 IN FOWLER'S SUBDIVISION, BEING A SUBDIVISION OF PART OF THE SOUTHWEST QUARTER OF SECTION 33, TOWNSHIP 46 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MAY 21, 1920 AS DOCUMENT NO. 192902, IN LAKE COUNTY, ILLINOIS.

PARCEL 2:

LOTS 33 AND 34 IN BLOCK 2 IN FOWLER'S SUBDIVISION OF PART OF THE ORIGINAL PLAT OF LAKE CITY (NOW LAKE VILLA) IN THE SOUTHWEST QUARTER OF SECTION 33, TOWNSHIP 46 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF, RECORDED MAY 21, 1920 AS DOCUMENT NO. 192902 IN BOOK "K" OF PLATS, PAGE 34, IN LAKE COUNTY, ILLINOIS.

PARCEL 3:

LOTS 28 AND 29 IN BLOCK 2 IN FOWLER'S SUBDIVISION OF PART OF THE ORIGINAL PLAT OF LAKE CITY (NOW LAKE VILLA) IN THE SOUTHWEST QUARTER OF SECTION 33, TOWNSHIP 46 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF, RECORDED MAY 21, 1920 AS DOCUMENT NO. 192902 IN BOOK "K" OF PLATS, PAGE 34, IN LAKE COUNTY, ILLINOIS.

VILLA AVENUE: THAT PORTION OF VILLA AVENUE, AN APPROXIMATELY 99 FOOT WIDE PUBLIC VILLAGE STREET, EXTENDING WESTERLY FROM MILWAUKEE AVENUE TO THE WESTERLY LOT LINE OF P.I.N. 02-33-306-032.

(collectively, the "Subject Properties")

SECTION 5: This Ordinance shall be in full force and effect ten (10) days after its passage, approval and publication in pamphlet form pursuant to law.

SECTION 6: The Village Clerk is hereby authorized and directed to immediately publish this Ordinance in pamphlet form.

Passed by the Corporate Authorities on \_\_\_\_\_, 2025, on a roll call vote as follows:

AYES: Trustees

NAYS:

ABSENT:

ABSTAIN:

Approved by the Mayor on \_\_\_\_\_, 2025.

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James McDonald, Mayor  
Village of Lake Villa

ATTEST:

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Connie Olker, Village Clerk

Published in pamphlet form this \_\_\_\_ day of \_\_\_\_\_, 2025.