

Attached is the agenda packet for the Monday, November 17, 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, November 17, 2025
7:00 p.m.

1. Call to Order and Roll Call
2. Pledge of Allegiance
3. Public Comment
4. Approval of the Minutes – November 3, 2025 Village Board Meeting
5. Accounts Payable – November 17, 2025
6. Mayor
7. Staff Reports
 - a. Discussion: Presentation on the Village's Fleet Management Replacement Program
8. New Business
 - a. Resolution 2025-11-02: A Resolution Approving an Agreement Between the Village of Lake Villa and BBQ'D Productions, Inc. for the Operations and Facilities Management of the Lehmann Mansion
 - b. Ordinance 2025-11-02: An Ordinance Approving a Redevelopment Agreement Between the Village of Lake Villa and Dering, LLC for the Property Located at 146 Cedar Avenue
 - c. Resolution 2025-11-03: A Resolution Approving an Intergovernmental Agreement Between the Village of Lake Villa and School District #41 Relative to the Transfer of Village-Owned Property Owned
 - d. Discussion & Approval: FY2026/2027 Non-Binding Tax Levy Estimate
9. Old Business
10. Executive Session
11. Adjournment



DATE: November 10, 2025

TO: Village Board of Trustees

FROM: Michael Strong
Village Administrator

RE: Agenda Transmittal

Staff Reports

a. Discussion: Presentation on the Village's Fleet Management Replacement Program

Staff Contact(s): Ryan Horton, Superintendent of Public Works & Blake Wallace, Mechanic

During the Village Board budget workshop in March, staff presented a draft fleet replacement policy and procedure that aims to establish a data-driven approach to evaluating our fleet's lifecycle and prioritize annual fleet replacement recommendations based on objective scoring and operational need.

A copy of the updated Fleet Replacement Procedure is attached, which introduces a thorough annual inspection process to evaluate each vehicle's age, usage, condition, and maintenance history. This process helps staff objectively identify which vehicles need replacement and when, ensuring our fleet remains safe and cost-effective. Fleet planning is closely tied to our capital budget and long-term goals, so forecasting replacements over the next several years based on data may help the Village avoid unexpected expenses.

During this discussion, Village staff will present an overview of our current fleet, highlight vehicles nearing replacement, and outline a recommended plan that will be presented as part of the capital budget for FY2027.

New Business

a. Resolution 2025-11-02: A Resolution Approving an Agreement Between the Village of Lake Villa and BBQ'D Productions, Inc. for the Operations and Facilities Management of the Lehmann Mansion

Staff Contact: Michael Strong, Village Administrator

The Village currently maintains an agreement with BBQ'D Productions, Inc. to manage the Lehmann Mansion facility for private events, weddings, and other functions. The existing agreement was executed in 2022 and is set to expire on April 30, 2027.

Consistent with previous Village Board direction, staff have been working with the Operator on an amendment to the agreement to strengthen the financial structure supporting the Mansion's long-term maintenance and capital needs. Below is a summary of the key amendments included in the new Agreement.

- **Term Extension:** The agreement is extended three (3) years, through April 30, 2029. Either party may terminate the agreement with 120 days' written notice. BBQ'd Productions is also granted one optional three-year renewal, subject to mutual agreement.
- **Payment Structure:**
 - *Proration Period* (May 1, 2025 – January 30, 2026): The existing management fee of \$50,000 is prorated to \$37,500.
 - *Base Rent:* Beginning February 1, 2026, the Operator will pay a fixed monthly rent of \$8,300, increasing to \$9,300 in FY27 and by 3% annually thereafter.
 - *Revenue Sharing:* The Operator will remit to the Village 3% of gross event revenues between \$1.0-\$1.5 million and 5% of revenues above \$1.5 million.
- **Reporting and Auditing:** Annual revenue statements are due May 30 of each year. The Village retains audit rights to verify revenue and payment accuracy.
- **Maintenance Responsibilities:** The Operator will continue to provide daily facility upkeep, janitorial, landscaping, and minor maintenance services. The Village remains responsible for major systems and structural repairs.
- **Operational Provisions:** The Operator must maintain all required liquor and food licenses, insurance coverage, and comply with storage, parking, and event management standards. The Village retains the right to schedule public or Village-sponsored events on available dates.

The revised agreement provides a more stable and predictable revenue stream for the Village, ensuring the ability to reinvest in the preservation and upkeep of the Lehmann Mansion while maintaining high-quality management and event services. The structure also aligns the Village's financial interests with the facility's ongoing success.

Suggested Motion: Motion to approve Resolution 2025-11-02 A Resolution

Approving an Agreement Between the Village of Lake Villa and BBQ'D Productions, Inc. for the Operations and Facilities Management of the Lehmann Mansion

b. Ordinance 2025-11-02: An Ordinance Approving a Redevelopment Agreement Between the Village of Lake Villa and Dering, LLC for the Property Located at 146 Cedar Avenue

Staff Contact: 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 \$5,750 for building-related improvements to the property at 146 Cedar Avenue in downtown Lake Villa. The Project includes the replacement of the front entryway and installation of a new ADA-compliant entrance on the rear of the building.

The Ordinance, and accompanying Redevelopment Agreement, lays out various terms relative to the Project. Additionally, the project application is included in the agenda packet. The Village's total incentive reimbursement amount represents 25% of the estimated \$22,000 in total Project costs for the improvements on the property.

Suggested Motion: *Motion to approve Ordinance 2025-11-02 Approving a Redevelopment Agreement by and Between the Village of Lake Villa and Dering, LLC for the Property Located at 146 Cedar Avenue.*

c. Resolution 2025-11-03: A Resolution Approving an Intergovernmental Agreement Between the Village of Lake Villa and School District #41 Relative to the Transfer of Village-Owned Property

Staff Contact: Michael Strong, Village Administrator & Rebecca Bateman Alexopoulos, Village Attorney

The Village of Lake Villa and Lake Villa Community Consolidated School District No. 41 have prepared an Intergovernmental Agreement to transfer ownership of the Village-owned property located at 0 McKinley Avenue (PIN 06-04-100-060) to the School District. The property, approximately 10,000 square feet in area, is adjacent to Palombi Middle School located near their existing drainage pond and softball field.

The purpose of this transfer is to facilitate drainage improvements planned by the School District to enhance stormwater management and site conditions on the Palombi campus. The Agreement provides for conveyance of the parcel by Quit Claim Deed, subject to approval of the engineering plans by the Village, and includes standard provisions governing survey, title, closing, and indemnification.

The School District will assume all costs related to the survey, title, and closing. The property is conveyed “as is”, and closing will occur within 30 days of approval by both parties. The Agreement is authorized under the Illinois Intergovernmental Cooperation Act and Local Government Property Transfer Act.

Suggested Motion: *Motion to approve Resolution 2025-11-03 Approving an Intergovernmental Agreement Between the Village of Lake Villa and School District #41 Relative to the Transfer of Village-Owned Property Adjacent to Palombi Middle School.*

d. Discussion & Approval: FY2026/2027 Non-Binding Tax Levy Estimate

Staff Contact: Christine McKinley, Finance Director

The Truth in Taxation statute requires that the corporate authorities of each taxing district estimate the amount of its proposed aggregate tax levy not less than 20 days prior to the adoption of a tax levy ordinance. This estimate is used to determine whether a notice and public hearing is required. Consistent with the process utilized in previous years, it is recommended that the Village Board discuss its tax levy estimate during the November 17, 2025 meeting. The proposed tax levy process would include the following.

- November 17, 2025 – Approval of 2025 tax levy estimate at Village Board meeting
- December 1, 2025 – 2025 Tax Levy Ordinance – First Reading
- December 15, 2025 – Final Approval of Tax Levy Ordinance

The tax levy cap (“PTELL”) applicable to the 2026 tax levy is 2.9% (Note: This is lower than the 2025 PTELL which was 3.4%). In reviewing the Equalized Assess Valuation for Tax Year 2025, EAV grew from \$298,472,751 to \$318,010,132 (which includes \$1,326,059 in new construction) representing a modest increase of over 6.5%. Given this growth in EAV, relative to the PTELL limit of 2.9%, the Village’s effective tax rate is projected to decrease next year.. The 2025 tax levy estimate for discussion during the Village Board meeting will be presented by the Village Attorney and Village Staff and will reflect different options for the Village Board to consider.

Suggested Motion: *The Village Board has determined that the amount of money estimated to be necessary to be raised by Tax Levy upon the taxable property of the Village based upon the prior year’s Tax Levy plus new construction, which 2025 Tax Levy payable in 2026 is in the aggregate estimated to be \$_____.*

It was moved by _____ and seconded by _____

to approve the Village of Lake Villa estimated 2025 Tax Levy payable in 2026 in the amount of \$_____.

**VILLAGE OF LAKE VILLA
VILLAGE BOARD
REGULAR MEETING
NOVEMBER 3RD, 2025**

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

Present: Mayor McDonald, Trustees: Nielsen, Bartlett, Cramond, and McCollum, Village Administrator, Mike Strong, Finance Director, Christine McKinley, Chief of Police Tisinai, Public Works Superintendent Ryan Horton, Public Works Superintendent Jim Bowles, and Village Attorney Rebecca Alexopoulos

Roll Call: Mayor McDonald initiated the roll call.

ROLL CALL VOTE WAS:

AYES: 4 (Nielsen, Bartlett, Cramond, McCollum)
NAYS: 0
ABSENT: 2 (Barbato, Savell)
ABSTAIN: 0

MOTION CARRIED

Public Comment: None

Minutes: **Motion to Approve the October 20th, 2025 Village Board Meeting Minutes.** Trustee Bartlett motioned and Trustee McCollum seconded the motion to approve the Committee of the Village Board Meeting October 20th, 2025 Minutes.

ROLL CALL VOTE WAS:

AYES: 4 (Nielsen, Bartlett, Cramond, McCollum)
NAYS: 0
ABSENT: 2 (Barbato, Savell)
ABSTAIN: 0

MOTION CARRIED

Finance: **Motion to Approve the Accounts Payable Report for November 3, 2025 in the amount of \$242,423.11.** Trustee Bartlett motioned and Trustee Nielsen seconded the motion to approve the Accounts Payable Report for November 3, 2025, in the amount of \$242,423.11.

ROLL CALL VOTE WAS:

AYES: 4 (Nielsen, Bartlett, Cramond, McCollum)
NAYS: 0
ABSENT: 2 (Barbato, Savell)
ABSTAIN: 0

MOTION CARRIED

Mayor Report: Holiday & Tree Lighting is scheduled for November 29th.

Staff Reports:

Public Works Supervisor Bowles: Jim reported that the department is continuing seasonal maintenance and minor repairs, including hydrant work and water meter changeouts in the Cedar Crossings subdivision. Mailers were sent out, and a good response has been received with many residents scheduling appointments. A few outstanding properties remain, but overall, the team is on schedule and progressing smoothly. LRS completed the final week of leaf collection last week. While there were a few early phone complaints, the program concluded successfully.

Superintendent of Streets Horton: Public Works employee, Cody Rankin provided an overview of this year's pavement patching program that included an overview of the Department's planning efforts, milling process,

preparation, and review of costs compared to the contractor rates provided through the pavement patching bid. Mr. Rankin concluded that the 2025 pavement patching program was efficient, cost-effective, and improved overall roadway longevity.

Chief Tisinai: Reported on the LakeComm Dispatch Transition, and an update on grant the Department received totaling \$17,926 from the State for less-lethal law enforcement alternatives. The grant provides 100% reimbursement for the purchase of seven Tasers, 36 cartridges, and associated training materials. Equipment orders have been placed, and reimbursement will occur once the purchase is finalized.

Finance Director Chirstine McKinley: The department officially transitioned to a cloud-based system accessible to all employees. Training was conducted throughout the past week, with additional sessions scheduled to ensure all staff are fully up to speed. The new system is fully operational, with no reported issues during implementation.

Administrator Michael Strong: Progress continues in a positive direction for the Pleviak Team. It was noted that two representatives from District 41 joined the recent meeting, and their involvement on this side of the process was appreciated. A draft is anticipated later this month. Once finalized, it will be sent to the Board for review and certification.

JM Developers and Carter & Clark hosted an open house in the Village Hall for parcels located at 209 Cedar Avenue. The event was well attended, with approximately 30 community members participating. Feedback from residents was largely positive. Developers are currently reviewing community input and completing their market study. Next steps include finalizing design concepts, discussing the entitlement process, and developing a redevelopment agreement. A Facebook post will be shared later this week thanking attendees and providing an email address for additional community comments.

Lake County will be amending sewer rates because of updates from the Fox Lake treatment facility. Fox Lake pays the County to process solid waste; Lake County sets these rates. The County recently approved a rate increase for capital improvements at the facility. Incremental rate changes will occur at least through 2030. Typically, the County adjusts rates annually in October (effective December); but this year there will be two adjustments due to the Fox Lake actions. The increase supports EPA compliance and deferred maintenance projects such as phosphorus treatment and storage upgrades.

New Business:

Finance Director McKinley introduced the item and Joe Quinn from First American Bank to present proposed amendments to the Village's Investment Policy. Mr. Quinn provided an overview of the Village's current Policy, current interest rate environment, and opportunities to improve flexibility in future Village investments. Mr. Quinn stated that the proposed amendments to include ne short term obligation investment options, as well as, corporate bonds.

Motion to Approve revised Investment Policy as presented. Trustee Nielsen motioned and Trustee Bartlett seconded the motion to approve the revised Investment Policy as presented.

ROLL CALL VOTE WAS:

AYES:	4 (Nielsen, Bartlett, Cramond, McCollum)
NAYS:	0
ABSENT:	2 (Barbato, Savell)
ABSTAIN:	0

MOTION CARRIED

Superintendent Horton reviewed an Ordinance formally declaring a 2002 Ford F-55 Super Duty vehicle as surplus, which was recently replaced with a new unit.

Motion to Approve Ordinance 2025-11-01 An Ordinance Authorizing the Sale of Surplus Personal Property Owned by the Village of Lake Villa. Trustee Nielsen Bartlett motioned and Trustee McCollum seconded the motion

to approve Ordinance 2025-11-01, an Ordinance Authorizing the Sale of Surplus Personal Property Owned by the Village of Lake Villa.

ROLL CALL VOTE WAS:

AYES: 4 (Nielsen, Bartlett, Cramond, McCollum)
NAYS: 0
ABSENT: 2 (Barbato, Savell)
ABSTAIN: 0

MOTION CARRIED

Administrator Strong reviewed the item and stated that the Starling Senior Apartment project was now complete and that a request to release the existing Letter of Credit has been requested by the Developer. Mr. Strong stated that since there are no further obligations owed to the Village and all inspections have been completed, release of the Letter of Credit would be appropriate.

Motion to Approve the Release of an Existing Irrevocable Letter of Credit for the Starling Senior Apartments Project. Trustee Bartlett motioned and Trustee Cramond seconded the motion to approve the Release of an Existing Irrevocable Letter of Credit for the Starling Senior Apartments Project.

ROLL CALL VOTE WAS:

AYES: 4 (Nielsen, Bartlett, Cramond, McCollum)
NAYS: 0
ABSENT: 2 (Barbato, Savell)
ABSTAIN: 0

MOTION CARRIED

Administrator Strong reviewed amendments that are needed to the Village's Official Zoning Map. He stated that the Zoning Map is typically reviewed and approved on an annual basis, and that there were three changes needed to reflect zoning map amendment changes that have occurred since the last update.

Motion to Approve Resolution 2025-11-01 A Resolution Authorizing Publication of Official Zoning Map. Trustee McCollum motioned and Trustee Bartlett seconded the motion to approve Resolution 2025-11-01 A Resolution Authorizing Publication of Official Zoning Map.

ROLL CALL VOTE WAS:

AYES: 4 (Nielsen, Bartlett, Cramond, McCollum)
NAYS: 0
ABSENT: 2 (Barbato, Savell)
ABSTAIN: 0

MOTION CARRIED

Old Business:

Discussion: Establishment of Tobacco License Program

The Village Attorney revisited a discussion relative to a discussion on establishing a tobacco licensing program to regulate the availability of substances such as Kratom and CBD Products (e.g. Delta-8, Delta-9, Delta-10) within the Village. She stated that the Board didn't provide a consensus on whether to prohibit these products altogether or to establish age minimums for purchase. The Village Board discussed the options, and directed staff to set a minimum purchase age of 21 for CBD products, and to prohibit Kratom. Administrator Strong said that with this consensus staff would prepare a modified Ordinance to be presented before the end of the year.

Executive Session:

Motion to move into Executive Session for Personnel updates and Collective Bargaining.

Trustee Nielsen motioned and Trustee Bartlett seconded the motion to move into Executive Session for

Personnel updates and Collective Bargaining at 8:08pm.

ROLL CALL VOTE WAS:

AYES: 4 (Nielsen, Bartlett, Cramond, McCollum)
NAYS: 0
ABSENT: 2 (Barbato, Savell)
ABSTAIN: 0

MOTION CARRIED

Motion to Reconvene.

Trustee Bartlett motioned and Trustee McCollum seconded the motion to reconvene at 9:03pm.

ROLL CALL VOTE WAS:

AYES: 4 (Nielsen, Bartlett, Cramond, McCollum)
NAYS: 0
ABSENT: 2 (Barbato, Savell)
ABSTAIN: 0

MOTION CARRIED

Adjournment: Trustee Nielsen motioned and Trustee Cramond seconded the motion to adjourn at 9:05pm.

ROLL CALL VOTE WAS:

AYES: 4 (Nielsen, Bartlett, Cramond, McCollum)
NAYS: 0
ABSENT: 2 (Barbato, Savell)
ABSTAIN: 0

MOTION CARRIED

APPROVED BY ME THIS _____ DAY OF NOVEMBER 2025

JAMES MCDONALD, MAYOR

CONNIE OLKER, CLERK

TREASURER'S BUDGET COMPARISON REPORT FOR VILLAGE OF LAKE VILLA

EXP CHECK RUN DATES 11/04/2025 - 11/17/2025

POSTED AND UNPOSTED
OPEN AND PAID

Fund Description	Department Description	Invoice Line Description	Invoice Description	Amount	GL Number	Budget	Total YTD	Over Budget
Vendor Name: ACE HARDWARE LIBERTYVILLE								
GENERAL FUND	PARKS MAINTENAN	SUPPLIES-PARKS	POLYPRO ROPE	13.99	M 01-48-40-4911	20,000.00	9,658.11	
			Vendor Total:	<u>13.99</u>				
Vendor Name: ANTIOCH AUTO PARTS								
GENERAL FUND	FLEET	VEHICLE SUPPLIES	UNIT 6/ LMTV	41.64	M 01-30-60-4930	53,000.00	35,790.87	
GENERAL FUND	FLEET	VEHICLE SUPPLIES	UNIT 3	60.57	M 01-30-60-4930	53,000.00	35,790.87	
GENERAL FUND	FLEET	VEHICLE SUPPLIES	UNIT 3	60.73	M 01-30-60-4930	53,000.00	35,790.87	
GENERAL FUND	FLEET	VEHICLE SUPPLIES	UNIT 1	60.73	M 01-30-60-4930	53,000.00	35,790.87	
GENERAL FUND	FLEET	VEHICLE SUPPLIES	UNIT 1	60.57	M 01-30-60-4930	53,000.00	35,790.87	
GENERAL FUND	FLEET	VEHICLE SUPPLIES	UNIT 1	29.90	M 01-30-60-4930	53,000.00	35,790.87	
GENERAL FUND	FLEET	VEHICLE SUPPLIES	UNIT 2	48.35	M 01-30-60-4930	53,000.00	35,790.87	
GENERAL FUND	FLEET	VEHICLE SUPPLIES		48.35	M 01-30-60-4930	53,000.00	35,790.87	
GENERAL FUND	FLEET	VEHICLE SUPPLIES	UNIT 4	61.98	M 01-30-60-4930	53,000.00	35,790.87	
GENERAL FUND	FLEET	VEHICLE SUPPLIES	UNIT 4	60.57	M 01-30-60-4930	53,000.00	35,790.87	
GENERAL FUND	FLEET	VEHICLE SUPPLIES	UNIT 6 LMTV	112.29	M 01-30-60-4930	53,000.00	35,790.87	
GENERAL FUND	FLEET	VEHICLE SUPPLIES	UNIT 1	48.35	M 01-30-60-4930	53,000.00	35,790.87	
GENERAL FUND	FLEET	VEHICLE SUPPLIES	CHAINSAW 5 PW	1.50	M 01-30-60-4930	53,000.00	35,790.87	
GENERAL FUND	FLEET	VEHICLE SUPPLIES	UNIT 7	110.63	M 01-30-60-4930	53,000.00	35,790.87	
GENERAL FUND	FLEET	VEHICLE SUPPLIES	DECK OVER TRAILER	30.98	M 01-30-60-4930	53,000.00	35,790.87	
GENERAL FUND	FLEET	VEHICLE SUPPLIES	UNIT 7	4.62	M 01-30-60-4930	53,000.00	35,790.87	
GENERAL FUND	FLEET	VEHICLE SUPPLIES	OAKLAND RIDGE GENERA	(374.32)	M 01-30-60-4930	53,000.00	35,790.87	
GENERAL FUND	FLEET	VEHICLE SUPPLIES	UNIT 295	5.45	M 01-30-60-4930	53,000.00	35,790.87	
GENERAL FUND	FLEET	VEHICLE SUPPLIES	UNIT 295	257.16	M 01-30-60-4930	53,000.00	35,790.87	
GENERAL FUND	FLEET	VEHICLE SUPPLIES	WEED WHACKER	4.82	M 01-30-60-4930	53,000.00	35,790.87	
WATER & SEWER	WATER	VEHICLE SUPPLIES	UNIT 6/ LMTV	6.94	M 60-42-60-4930	9,000.00	1,707.89	
WATER & SEWER	WATER	VEHICLE SUPPLIES	UNIT 3	10.10	M 60-42-60-4930	9,000.00	1,707.89	
WATER & SEWER	WATER	VEHICLE SUPPLIES	UNIT 3	10.12	M 60-42-60-4930	9,000.00	1,707.89	
WATER & SEWER	WATER	VEHICLE SUPPLIES	UNIT 1	10.12	M 60-42-60-4930	9,000.00	1,707.89	
WATER & SEWER	WATER	VEHICLE SUPPLIES	UNIT 1	10.10	M 60-42-60-4930	9,000.00	1,707.89	
WATER & SEWER	WATER	VEHICLE SUPPLIES	UNIT 1	4.98	M 60-42-60-4930	9,000.00	1,707.89	
WATER & SEWER	WATER	VEHICLE SUPPLIES	UNIT 2	8.06	M 60-42-60-4930	9,000.00	1,707.89	
WATER & SEWER	WATER	VEHICLE SUPPLIES		8.06	M 60-42-60-4930	9,000.00	1,707.89	
WATER & SEWER	WATER	VEHICLE SUPPLIES	UNIT 4	10.33	M 60-42-60-4930	9,000.00	1,707.89	
WATER & SEWER	WATER	VEHICLE SUPPLIES	UNIT 4	10.10	M 60-42-60-4930	9,000.00	1,707.89	
WATER & SEWER	WATER	VEHICLE SUPPLIES	UNIT 6 LMTV	18.72	M 60-42-60-4930	9,000.00	1,707.89	
WATER & SEWER	WATER	VEHICLE SUPPLIES	UNIT 1	8.06	M 60-42-60-4930	9,000.00	1,707.89	
WATER & SEWER	WATER	VEHICLE SUPPLIES	CHAINSAW 5 PW	0.25	M 60-42-60-4930	9,000.00	1,707.89	
WATER & SEWER	WATER	VEHICLE SUPPLIES	UNIT 7	18.44	M 60-42-60-4930	9,000.00	1,707.89	
WATER & SEWER	WATER	VEHICLE SUPPLIES	DECK OVER TRAILER	5.16	M 60-42-60-4930	9,000.00	1,707.89	
WATER & SEWER	WATER	VEHICLE SUPPLIES	UNIT 7	0.77	M 60-42-60-4930	9,000.00	1,707.89	
WATER & SEWER	WATER	VEHICLE SUPPLIES	OAKLAND RIDGE GENERA	(62.39)	M 60-42-60-4930	9,000.00	1,707.89	
WATER & SEWER	WATER	VEHICLE SUPPLIES	UNIT 295	0.00	M 60-42-60-4930	9,000.00	1,707.89	
WATER & SEWER	WATER	VEHICLE SUPPLIES	UNIT 295	0.00	M 60-42-60-4930	9,000.00	1,707.89	
WATER & SEWER	WATER	VEHICLE SUPPLIES	WEED WHACKER	0.80	M 60-42-60-4930	9,000.00	1,707.89	
WATER & SEWER	SEWER	VEHICLE SUPPLIES	UNIT 6/ LMTV	6.94	M 60-43-60-4930	9,000.00	1,707.96	
WATER & SEWER	SEWER	VEHICLE SUPPLIES	UNIT 3	10.09	M 60-43-60-4930	9,000.00	1,707.96	
WATER & SEWER	SEWER	VEHICLE SUPPLIES	UNIT 3	10.12	M 60-43-60-4930	9,000.00	1,707.96	
WATER & SEWER	SEWER	VEHICLE SUPPLIES	UNIT 1	10.12	M 60-43-60-4930	9,000.00	1,707.96	
WATER & SEWER	SEWER	VEHICLE SUPPLIES	UNIT 1	10.09	M 60-43-60-4930	9,000.00	1,707.96	
WATER & SEWER	SEWER	VEHICLE SUPPLIES	UNIT 1	4.98	M 60-43-60-4930	9,000.00	1,707.96	
WATER & SEWER	SEWER	VEHICLE SUPPLIES	UNIT 2	8.05	M 60-43-60-4930	9,000.00	1,707.96	

TREASURER'S BUDGET COMPARISON REPORT FOR VILLAGE OF LAKE VILLA

EXP CHECK RUN DATES 11/04/2025 - 11/17/2025

POSTED AND UNPOSTED
OPEN AND PAID

Fund Description	Department Description	Invoice Line Description	Invoice Description	Amount	GL Number	Budget	Total YTD	Over Budget
Vendor Name: ANTIOCH AUTO PARTS								
WATER & SEWER	SEWER	VEHICLE SUPPLIES		8.05	M 60-43-60-4930	9,000.00	1,707.96	
WATER & SEWER	SEWER	VEHICLE SUPPLIES	UNIT 4	10.33	M 60-43-60-4930	9,000.00	1,707.96	
WATER & SEWER	SEWER	VEHICLE SUPPLIES	UNIT 4	10.09	M 60-43-60-4930	9,000.00	1,707.96	
WATER & SEWER	SEWER	VEHICLE SUPPLIES	UNIT 6 LMTV	18.71	M 60-43-60-4930	9,000.00	1,707.96	
WATER & SEWER	SEWER	VEHICLE SUPPLIES	UNIT 1	8.05	M 60-43-60-4930	9,000.00	1,707.96	
WATER & SEWER	SEWER	VEHICLE SUPPLIES	CHAINSAW 5 PW	0.25	M 60-43-60-4930	9,000.00	1,707.96	
WATER & SEWER	SEWER	VEHICLE SUPPLIES	UNIT 7	18.43	M 60-43-60-4930	9,000.00	1,707.96	
WATER & SEWER	SEWER	VEHICLE SUPPLIES	DECK OVER TRAILER	5.16	M 60-43-60-4930	9,000.00	1,707.96	
WATER & SEWER	SEWER	VEHICLE SUPPLIES	UNIT 7	0.77	M 60-43-60-4930	9,000.00	1,707.96	
WATER & SEWER	SEWER	VEHICLE SUPPLIES	OAKLAND RIDGE GENERA	(62.38)	M 60-43-60-4930	9,000.00	1,707.96	
WATER & SEWER	SEWER	VEHICLE SUPPLIES	UNIT 295	0.00	M 60-43-60-4930	9,000.00	1,707.96	
WATER & SEWER	SEWER	VEHICLE SUPPLIES	UNIT 295	0.00	M 60-43-60-4930	9,000.00	1,707.96	
WATER & SEWER	SEWER	VEHICLE SUPPLIES	WEED WHACKER	0.80	M 60-43-60-4930	9,000.00	1,707.96	
Vendor Total:				892.24				
Vendor Name: APPLE MECHANICAL INC								
GENERAL FUND	FACILITIES	MAINTENANCE-BUILDING	VH- FALL MAINT	720.00	M 01-46-40-4210	13,000.00	5,424.31	
MANSION FUND		PREVENTATIVE MAINTEN	LEHMANN MANSION/ FAL	1,275.00	M 08-00-00-4212	16,000.00	8,409.96	
Vendor Total:				1,995.00				
Vendor Name: APPLIED TECHNOLOGIES								
DEVELOPER ESCRO		LINCOLN AVE CAPITAL	PROJECT 6663/ 2025 G	335.00	M 03-00-30-2360	0.00	0.00	OVER
DEVELOPER ESCRO		CEDAR LAKE ESTATES	PROJECT 6663/ 2025 G	736.00	M 03-00-30-2365	0.00	0.00	OVER
DEVELOPER ESCRO		I3 BROADBAND	PROJECT 6663/ 2025 G	4,924.00	M 03-00-30-2366	0.00	0.00	OVER
WATER & SEWER	WATER	ENGINEERING-WATER	PROJECT 6663/ 2025 G	134.00	M 60-42-20-4320	35,000.00	29,726.73	
WATER & SEWER	SEWER	ENGINEERING-SEWER	PROJECT 6663/ 2025 G	134.00	M 60-43-20-4320	35,000.00	29,726.72	
W&S CAPTIAL FUN WATER		CAPITAL IMPROVEMENTS	PROJECT 6569/ GRAND	2,445.00	M 91-42-60-5100	795,786.50	563,465.05	
W&S CAPTIAL FUN WATER		CAPITAL IMPROVEMENTS	PROJECT 6665/ IEPA P	1,072.00	M 91-42-60-5100	795,786.50	563,465.05	
W&S CAPTIAL FUN SEWER		CAPITAL IMPROVEMENTS	PROJECT 6663/ 2025 G	2,680.00	M 91-43-60-5100	350,786.50	99,728.81	
Vendor Total:				12,460.00				
Vendor Name: BETTER CITY, LLC								
BUSINESS DISTRI		BUSINESS DISTRICT PR	IMPLEMENTATION SERVI	4,659.30	M 99-00-00-4801	160,750.00	14,459.00	
Vendor Total:				4,659.30				
Vendor Name: BROOKS-ALLAN								
GENERAL FUND	STREETS	UNIFORM ALLOWANCE	UNIFORM ALLOWANCE-BR	224.00	M 01-41-60-4170	3,200.00	1,401.19	
WATER & SEWER	WATER	UNIFORM ALLOWANCE	UNIFORM ALLOWANCE-BR	231.25	M 60-42-60-4170	1,000.00	286.35	
WATER & SEWER	SEWER	UNIFORM ALLOWANCE	UNIFORM ALLOWANCE-BR	231.25	M 60-43-60-4170	1,000.00	286.35	
Vendor Total:				686.50				
Vendor Name: CARDMEMBER SERVICE								
GENERAL FUND	MANAGEMENT SERV	MISCELLANEOUS EXPENS	RON & PATS- JAKES LA	59.11	M 01-10-60-5190	6,000.00	2,982.50	
GENERAL FUND	MANAGEMENT SERV	SOFTWARE LICENSES	DROPBOX	19.99	M 01-10-60-5213	38,727.15	22,259.94	
GENERAL FUND	POLICE	UNIFORM ALLOWANCE	AMAZON- BIKE PATROL	25.92	M 01-20-60-4170	40,250.00	13,876.99	
GENERAL FUND	POLICE	UNIFORM ALLOWANCE	AMAZON-UNIFORM -WILL	50.03	M 01-20-60-4170	40,250.00	13,876.99	
GENERAL FUND	POLICE	UNIFORM ALLOWANCE	HEDIKAMP REPLACEMENT	23.78	M 01-20-60-4170	40,250.00	13,876.99	
GENERAL FUND	POLICE	UNIFORM ALLOWANCE	EISEMAN-LUDMAR/ UNIF	38.24	M 01-20-60-4170	40,250.00	13,876.99	
GENERAL FUND	POLICE	MISCELLANEOUS	ILSOS- VEHICLE RENEW	154.40	M 01-20-60-5190	8,000.00	2,441.30	
GENERAL FUND	POLICE	MISCELLANEOUS	WALMART- HALLOWEEN C	174.36	M 01-20-60-5190	8,000.00	2,441.30	
GENERAL FUND	POLICE	MISCELLANEOUS	AMAZON	42.93	M 01-20-60-5190	8,000.00	2,441.30	
GENERAL FUND	POLICE	MISCELLANEOUS	SPEED TRAILER	26.02	M 01-20-60-5190	8,000.00	2,441.30	

TREASURER'S BUDGET COMPARISON REPORT FOR VILLAGE OF LAKE VILLA

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Fund Description	Department Description	Invoice Line Description	Invoice Description	Amount	GL Number	Budget	Total YTD	Over Budget
Vendor Name: CARDMEMBER SERVICE								
GENERAL FUND	FLEET	VEHICLE SUPPLIES	TRANS CHICAGO/ UNIT	14.72	M 01-30-60-4930	53,000.00	35,790.87	
GENERAL FUND	FLEET	MECHANIC TOOLS	BOBCAT COMPANY- MANU	159.99	M 01-30-60-4931	14,800.00	11,521.74	
GENERAL FUND	STREETS	TRAINING/TRAVEL	DUNKIN- TRAINING	56.68	M 01-41-60-4530	8,350.00	5,551.40	
GENERAL FUND	FACILITIES	TELEPHONE	FAX LINE	24.99	M 01-46-60-4420	34,700.00	26,356.48	
GENERAL FUND	FACILITIES	TELEPHONE	FAX LINE	24.99	M 01-46-60-4420	34,700.00	26,356.48	
WATER & SEWER	WATER	VEHICLE SUPPLIES	TRANS CHICAGO/ UNIT	2.45	M 60-42-60-4930	9,000.00	1,707.89	
WATER & SEWER	SEWER	VEHICLE SUPPLIES	TRANS CHICAGO/ UNIT	2.45	M 60-43-60-4930	9,000.00	1,707.96	
GENERAL CAPITAL	FLEET	CAPITAL IMPROVEMENTS	SQUAD #276 BED COVER	854.05	M 90-30-60-5100	337,374.00	275,669.91	
Vendor Total:				1,755.10				
Vendor Name: CENTRAL LAKE COUNTY JAWA								
WATER & SEWER	WATER	CLC-JAWA/ LAKE VILLA	COLILERT TESTING	0.00	M 60-42-20-4351	397,762.00	227,669.05	
WATER & SEWER	WATER	CLC-JAWA/ LAKE VILLA	OCTOBER 2025	37,881.64	M 60-42-20-4351	397,762.00	227,669.05	
WATER & SEWER	WATER	CLC JAWA CONNECTION	COLILERT TESTING	0.00	M 60-42-20-4352	234,900.00	117,450.00	
WATER & SEWER	WATER	CLC JAWA CONNECTION	OCTOBER 2025	19,575.00	M 60-42-20-4352	234,900.00	117,450.00	
WATER & SEWER	WATER	MAINTENANCE-WATER SY	COLILERT TESTING	1,116.00	M 60-42-40-4250	60,000.00	23,513.49	
Vendor Total:				58,572.64				
Vendor Name: CES								
GENERAL FUND	STREETS	MAINTENANCE - SIGNS	STREET LIGHT MAINTEN	154.62	M 01-41-40-4270	7,500.00	5,549.86	
Vendor Total:				154.62				
Vendor Name: CHRISTOPHER B. BURKE ENGINEERING								
DOWNTOWN TIF FU		TIF ELIGIBLE PROJECT	PROJECT 01.R250239.0	5,540.00	M 98-00-00-4801	471,125.00	33,603.75	
Vendor Total:				5,540.00				
Vendor Name: CINTAS CORP								
GENERAL FUND	FACILITIES	SUPPLIES-BUILDING	BUILDING SUPPLIES	38.65	M 01-46-40-4910	15,000.00	15,151.93	OVER
GENERAL FUND	FACILITIES	SUPPLIES-BUILDING	BUILDING SUPPLIES	124.31	M 01-46-40-4910	15,000.00	15,151.93	OVER
Vendor Total:				162.96				
Vendor Name: COMCAST BUSINESS								
GENERAL FUND	FACILITIES	TELEPHONE	ETHERNET- NOVEMBER 2	1,064.96	M 01-46-60-4420	34,700.00	26,356.48	
WATER & SEWER	WATER	TELEPHONE	ETHERNET- NOVEMBER 2	177.49	M 60-42-60-4420	5,000.00	4,389.40	
WATER & SEWER	SEWER	TELEPHONE	ETHERNET- NOVEMBER 2	177.49	M 60-43-60-4420	5,000.00	4,389.49	
Vendor Total:				1,419.94				
Vendor Name: COMED								
GENERAL FUND	STREETS	ELECTRICITY	119 CEDAR AVE -LITE	21.62	M 01-41-40-4660	135,000.00	73,807.83	
GENERAL FUND	STREETS	ELECTRICITY	129 RAILROAD AVE	151.03	M 01-41-40-4660	135,000.00	73,807.83	
GENERAL FUND	STREETS	ELECTRICITY	0 S S RAILROAD AVE W	247.68	M 01-41-40-4660	135,000.00	73,807.83	
Vendor Total:				420.33				
Vendor Name: CONSTELLATION NEW ENERGY, INC.								
GENERAL FUND	STREETS	ELECTRICITY	OCTOBER 2025	11,595.04	M 01-41-40-4660	135,000.00	73,807.83	
Vendor Total:				11,595.04				
Vendor Name: CURRIE MOTORS								
GENERAL CAPITAL	FLEET	CAPITAL IMPROVEMENTS	2025 FORD F -150 RES	47,931.00	M 90-30-60-5100	337,374.00	275,669.91	
Vendor Total:				47,931.00				
Vendor Name: CUTLER WORKWEAR								
GENERAL FUND	STREETS	UNIFORM ALLOWANCE	UNIFORM ALLOWANCE- G	36.89	M 01-41-60-4170	3,200.00	1,401.19	

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Fund Description	Department Description	Invoice Line Description	Invoice Description	Amount	GL Number	Budget	Total YTD	Over Budget
Vendor Name: CUTLER WORKWEAR								
			Vendor Total:	36.89				
Vendor Name: DEKIND COMPUTER CONSULTANTS								
GENERAL FUND	MANAGEMENT SERV	IT SUPPORT -75% (MON 20.25 OT HOURS FOR T	1,290.94	M 01-10-20-5215	12,000.00	8,888.07		
GENERAL FUND	MANAGEMENT SERV	IT SUPPORT -75% (MON DECEMBER 2025	600.00	M 01-10-20-5215	12,000.00	8,888.07		
GENERAL FUND	MANAGEMENT SERV	SOFTWARE LICENSES -7 20.25 OT HOURS FOR T	0.00	M 01-10-60-5213	38,727.15	22,259.94		
GENERAL FUND	MANAGEMENT SERV	SOFTWARE LICENSES -7 DECEMBER 2025	1,809.75	M 01-10-60-5213	38,727.15	22,259.94		
WATER & SEWER	WATER	IT SUPPORT -12.5% 20.25 OT HOURS FOR T	215.16	M 60-42-20-5215	2,500.00	1,481.45		
WATER & SEWER	WATER	IT SUPPORT -12.5% 20.25 OT HOURS FOR T	215.15	M 60-42-20-5215	2,500.00	1,481.45		
WATER & SEWER	WATER	IT SUPPORT -12.5% DECEMBER 2025	100.00	M 60-42-20-5215	2,500.00	1,481.45		
WATER & SEWER	WATER	SOFTWARE LICENSES -1 20.25 OT HOURS FOR T	0.00	M 60-42-60-5213	9,903.18	5,473.86		
WATER & SEWER	WATER	SOFTWARE LICENSES -1 DECEMBER 2025	301.62	M 60-42-60-5213	9,903.18	5,473.86		
WATER & SEWER	SEWER	IT SUPPORT -12.5% DECEMBER 2025	100.00	M 60-43-20-5215	2,500.00	1,481.48		
WATER & SEWER	SEWER	SOFTWARE LICENSES- 1 20.25 OT HOURS FOR T	0.00	M 60-43-60-5213	9,741.13	5,473.86		
WATER & SEWER	SEWER	SOFTWARE LICENSES- 1 DECEMBER 2025	301.63	M 60-43-60-5213	9,741.13	5,473.86		
		Vendor Total:	4,934.25					
Vendor Name: ENERGENECS								
WATER & SEWER	WATER	MAINTENANCE-WATER SY WELL 13 REPAIRS	980.00	M 60-42-40-4250	60,000.00	23,513.49		
WATER & SEWER	SEWER	MAINTENANCE-SEWER SY WELL 13 REPAIRS	980.00	M 60-43-40-4250	35,000.00	5,293.31		
		Vendor Total:	1,960.00					
Vendor Name: ENTERPRISE FM TRUST								
GENERAL CAPITAL POLICE		VEHICLE LEASES - POL VEHICLE LEASES- POLI	4,317.61	M 90-20-60-4932	48,378.00	27,133.37		
W&S CAPTIAL FUN WATER		VEHICLE LEASES - WAT VEHICLE LEASES- PUBL	1,258.44	M 91-42-60-4932	15,101.00	7,032.71		
W&S CAPTIAL FUN SEWER		VEHICLE LEASES - SEW VEHICLE LEASES- PUBL	1,258.45	M 91-43-60-4932	15,101.00	7,032.75		
		Vendor Total:	6,834.50					
Vendor Name: FOX VALLEY GRAPHICS, INC								
GENERAL FUND	MANAGEMENT SERV	OFFICE SUPPLIES	ENVELOPES	196.00	M 01-10-60-4810	7,000.00	3,328.43	
GENERAL FUND	POLICE	OFFICE SUPPLIES	ENVELOPES	0.00	M 01-20-60-4810	7,000.00	4,291.75	
WATER & SEWER	WATER	OFFICE SUPPLIES	ENVELOPES	42.00	M 60-42-60-4810	5,800.00	2,810.57	
WATER & SEWER	SEWER	OFFICE SUPPLIES	ENVELOPES	42.00	M 60-43-60-4810	5,800.00	2,552.82	
		Vendor Total:	280.00					
Vendor Name: GALL'S, LLC								
GENERAL FUND	POLICE	UNIFORM ALLOWANCE	UNIFORM ALLOWANCE- R	154.67	M 01-20-60-4170	40,250.00	13,876.99	
GENERAL FUND	POLICE	UNIFORM ALLOWANCE	UNIFORM ALLOWANCE- R	120.42	M 01-20-60-4170	40,250.00	13,876.99	
		Vendor Total:	275.09					
Vendor Name: GILLESPIE FORD								
GENERAL FUND	FLEET	VEHICLE SUPPLIES	UNIT 293	45.54	M 01-30-60-4930	53,000.00	35,790.87	
GENERAL FUND	FLEET	VEHICLE SUPPLIES	UNIT 293	320.05	M 01-30-60-4930	53,000.00	35,790.87	
GENERAL FUND	FLEET	VEHICLE SUPPLIES	CREDIT- UNIT 293	(53.25)	M 01-30-60-4930	53,000.00	35,790.87	
GENERAL FUND	FLEET	VEHICLE SUPPLIES	UNIT 295	222.64	M 01-30-60-4930	53,000.00	35,790.87	
		Vendor Total:	534.98					
Vendor Name: GRAINGER								
GENERAL FUND	FACILITIES	SUPPLIES-BUILDING	SHOP SUPPLIES	234.57	M 01-46-40-4910	15,000.00	15,151.93	OVER
GENERAL FUND	PARKS MAINTENAN	SUPPLIES-PARKS	TOILET BOWL CLEANER	37.32	M 01-48-40-4911	20,000.00	9,658.11	
		Vendor Total:	271.89					
Vendor Name: GURNEE DODGE								

TREASURER'S BUDGET COMPARISON REPORT FOR VILLAGE OF LAKE VILLA

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Fund Description	Department Description	Invoice Line Description	Invoice Description	Amount	GL Number	Budget	Total YTD	Over Budget
Vendor Name: GURNEE DODGE								
GENERAL FUND	FLEET	VEHICLE SUPPLIES	UNIT 270	63.76	M 01-30-60-4930	53,000.00	35,790.87	
			Vendor Total:	63.76				
Vendor Name: HOME DEPOT CREDIT SERVICES								
GENERAL FUND	FACILITIES	SUPPLIES-BUILDING	SHOP SUPPLIES	59.36	M 01-46-40-4910	15,000.00	15,151.93	OVER
GENERAL FUND	FACILITIES	SUPPLIES-BUILDING	SHOP SUPPLIES	49.42	M 01-46-40-4910	15,000.00	15,151.93	OVER
GENERAL FUND	PARKS MAINTENAN	SUPPLIES-PARKS	PARK SUPPLIES	29.20	M 01-48-40-4911	20,000.00	9,658.11	
GENERAL FUND	PARKS MAINTENAN	SUPPLIES-PARKS	PARK SUPPLIES	5.98	M 01-48-40-4911	20,000.00	9,658.11	
WATER & SEWER	WATER	SUPPLIES - WATER	WATER SUPPLIES	16.13	M 60-42-40-4950	35,000.00	9,113.01	
			Vendor Total:	160.09				
Vendor Name: JAMES P. BATEMAN, LTD.								
GENERAL FUND	LEGISLATIVE	LEGAL FEES	GENERAL MATTERS	7,502.00	M 01-11-20-4330	140,000.00	54,156.17	
GENERAL FUND	LEGISLATIVE	LEGAL FEES	ADMINISTRATIVE ADJUD	935.50	M 01-11-20-4330	140,000.00	54,156.17	
GENERAL FUND	LEGISLATIVE	LEGAL FEES	MCKINLEY AVE PARCEL	1,959.75	M 01-11-20-4330	140,000.00	54,156.17	
GENERAL FUND	LEGISLATIVE	LEGAL FEES	MARTINO ZONING VARIA	1,200.00	M 01-11-20-4330	140,000.00	54,156.17	
DEVELOPER ESCRO		CEDAR LAKE ESTATES	CEDAR LAKE ESTATES	1,886.25	M 03-00-30-2365	0.00	0.00	OVER
DEVELOPER ESCRO		SOLAR FARM - ECA SOL	ECA SOLAR	2,025.00	M 03-00-30-2368	0.00	0.00	OVER
WATER & SEWER	WATER	LEGAL FEES	SEWER AND WATER MATT	1,465.00	M 60-42-20-4330	10,000.00	797.05	
WATER & SEWER	SEWER	LEGAL FEES	SEWER AND WATER MATT	1,465.00	M 60-43-20-4330	10,000.00	797.04	
DOWNTOWN TIF FU		LEGAL FEES	68 E GRAND AVE	1,427.50	M 98-00-20-4330	20,000.00	5,412.85	
			Vendor Total:	19,866.00				
Vendor Name: JON M. TACK, P.E.								
GENERAL FUND	COMMUNITY DEVEL	BUILDING INSPECTORS	OCTOBER 2025	292.50	M 01-12-20-4392	65,000.00	38,670.38	
DEVELOPER ESCRO		SOLAR FARM - ECA SOL	OCTOBER 2025	562.50	M 03-00-30-2368	0.00	0.00	OVER
			Vendor Total:	855.00				
Vendor Name: KELLEY WILLIAMSON COMPANY								
GENERAL FUND	FLEET	AUTOMOTIVE FUEL/OIL	VEHICLE SUPPLIES	451.50	M 01-30-60-4820	83,500.00	38,992.12	
WATER & SEWER	WATER	AUTOMOTIVE FUEL/OIL	VEHICLE SUPPLIES	75.25	M 60-42-60-4820	14,500.00	6,495.94	
WATER & SEWER	SEWER	AUTOMOTIVE FUEL/OIL	VEHICLE SUPPLIES	75.25	M 60-43-60-4820	14,500.00	6,495.95	
			Vendor Total:	602.00				
Vendor Name: KIMBALL MIDWEST								
GENERAL FUND	FACILITIES	SUPPLIES-BUILDING	SHOP SUPPLIES	158.23	M 01-46-40-4910	15,000.00	15,151.93	OVER
			Vendor Total:	158.23				
Vendor Name: KNAPHEIDE TRUCK EQUIPMENT CO								
GENERAL FUND	FLEET	VEHICLE SUPPLIES	UNIT 24	193.24	M 01-30-60-4930	53,000.00	35,790.87	
WATER & SEWER	WATER	SUPPLIES - WATER	POLYBOARD EXTENSION	(320.00)	M 60-42-40-4950	35,000.00	9,113.01	
WATER & SEWER	WATER	SUPPLIES - WATER	POLYBOARD EXTENSION	320.00	M 60-42-40-4950	35,000.00	9,113.01	
			Vendor Total:	193.24				
Vendor Name: LAKELAND/LARSEN								
MANSION FUND		PREVENTATIVE MAINTEN	MONTHLY ELEVATOR MAI	223.00	M 08-00-00-4212	16,000.00	8,409.96	
			Vendor Total:	223.00				
Vendor Name: LAKESIDE INTERNATIONAL TRUCKS								
GENERAL FUND	FLEET	VEHICLE SUPPLIES	TRUCKS 1& 3	482.76	M 01-30-60-4930	53,000.00	35,790.87	
GENERAL FUND	FLEET	VEHICLE SUPPLIES	UNIT 3	337.35	M 01-30-60-4930	53,000.00	35,790.87	
GENERAL FUND	FLEET	VEHICLE SUPPLIES	VEHICLE SUPPLIES	421.69	M 01-30-60-4930	53,000.00	35,790.87	
WATER & SEWER	WATER	VEHICLE SUPPLIES	TRUCKS 1& 3	0.00	M 60-42-60-4930	9,000.00	1,707.89	

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Fund Description	Department Description	Invoice Line Description	Invoice Description	Amount	GL Number	Budget	Total YTD	Over Budget
Vendor Name: LAKESIDE INTERNATIONAL TRUCKS								
WATER & SEWER	WATER	VEHICLE SUPPLIES	UNIT 3	0.00	M 60-42-60-4930	9,000.00	1,707.89	
WATER & SEWER	WATER	VEHICLE SUPPLIES	VEHICLE SUPPLIES	70.28	M 60-42-60-4930	9,000.00	1,707.89	
WATER & SEWER	SEWER	VEHICLE SUPPLIES	TRUCKS 1& 3	0.00	M 60-43-60-4930	9,000.00	1,707.96	
WATER & SEWER	SEWER	VEHICLE SUPPLIES	UNIT 3	0.00	M 60-43-60-4930	9,000.00	1,707.96	
WATER & SEWER	SEWER	VEHICLE SUPPLIES	VEHICLE SUPPLIES	70.28	M 60-43-60-4930	9,000.00	1,707.96	
Vendor Total:				1,382.36				
Vendor Name: LAUTERBACH & AMEN, LLP								
GENERAL FUND	MANAGEMENT SERV	FINANCIAL MANAGEMENT	OCTOBER 2025	2,722.00	M 01-10-20-4311	32,664.00	18,820.00	
WATER & SEWER	WATER	FINANCIAL MANAGEMENT	OCTOBER 2025	1,361.00	M 60-42-20-4311	16,332.00	9,410.00	
WATER & SEWER	SEWER	FINANCIAL MANAGEMENT	OCTOBER 2025	1,361.00	M 60-43-20-4311	16,332.00	9,410.00	
Vendor Total:				5,444.00				
Vendor Name: LAWN DOCTOR OF ANTIOCH-								
GENERAL FUND	PARKS MAINTENAN	MAINTENANCE-PARKS	LEHMANN PARK	1,143.86	M 01-48-40-4211	17,000.00	9,345.71	
METRA FUND		MAINTENANCE-BUILDING	METRA	229.00	M 02-00-30-4210	8,500.00	1,034.10	
MANSION FUND		MAINTENANCE - MANSIO	LEHMANN MANSION	1,103.04	M 08-00-00-4211	1,250.00	0.00	
Vendor Total:				2,475.90				
Vendor Name: LINDE GAS & EQUIPMENT INC.								
GENERAL FUND	FACILITIES	SUPPLIES-BUILDING	ACETYLENE/ OXYGEN	42.41	M 01-46-40-4910	15,000.00	15,151.93	OVER
Vendor Total:				42.41				
Vendor Name: LRS, LLC								
GARBAGE FUND		REFUSE PICKUP	OCTOBER 2025	75,261.56	M 68-00-20-4470	823,512.00	390,901.50	
Vendor Total:				75,261.56				
Vendor Name: MAURO SEWER CONSTRUCTION								
W&S CAPTIAL FUN WATER		CAPITAL IMPROVEMENTS	LAKE VILLA 2024 WATE	128,738.50	M 91-42-60-5100	795,786.50	563,465.05	
Vendor Total:				128,738.50				
Vendor Name: MENARDS - ANTIOCH								
GENERAL FUND	STREETS	SUPPLIES	STREET SUPPLIES	30.47	M 01-41-40-4940	17,000.00	2,282.30	
GENERAL FUND	FACILITIES	MAINTENANCE-BUILDING	POLICE DEPT	139.94	M 01-46-40-4210	13,000.00	5,424.31	
GENERAL FUND	FACILITIES	MAINTENANCE-BUILDING	SHOP LIGHTS	14.95	M 01-46-40-4210	13,000.00	5,424.31	
GENERAL FUND	PARKS MAINTENAN	SUPPLIES-PARKS	SHOP SUPPLIES	23.14	M 01-48-40-4911	20,000.00	9,658.11	
GENERAL FUND	PARKS MAINTENAN	SUPPLIES-PARKS	PARK SUPPLIES	164.44	M 01-48-40-4911	20,000.00	9,658.11	
GENERAL FUND	PARKS MAINTENAN	SUPPLIES-PARKS	LIGHTS	20.36	M 01-48-40-4911	20,000.00	9,658.11	
Vendor Total:				393.30				
Vendor Name: MILIEU DESIGN LLC								
GENERAL FUND	COMMUNITY DEVEL	VACANT LOT MOWING	ROUND A BOUT	84.00	M 01-12-20-4214	5,500.00	8,808.00	OVER
GENERAL FUND	COMMUNITY DEVEL	VACANT LOT MOWING	PLEVIAK- 108 N MILWA	60.00	M 01-12-20-4214	5,500.00	8,808.00	OVER
GENERAL FUND	COMMUNITY DEVEL	VACANT LOT MOWING	VACANT LOT MOWING	60.00	M 01-12-20-4214	5,500.00	8,808.00	OVER
GENERAL FUND	COMMUNITY DEVEL	VACANT LOT MOWING	ROUND A BOUT	84.00	M 01-12-20-4214	5,500.00	8,808.00	OVER
GENERAL FUND	COMMUNITY DEVEL	VACANT LOT MOWING	PLEVIAK -108 N MILWA	60.00	M 01-12-20-4214	5,500.00	8,808.00	OVER
GENERAL FUND	COMMUNITY DEVEL	VACANT LOT MOWING	VACANT LOT MOWING	60.00	M 01-12-20-4214	5,500.00	8,808.00	OVER
GENERAL FUND	FACILITIES	MOWING	LOFFREDO PARK/ 222 O	166.60	M 01-46-20-4213	27,000.00	18,681.70	
GENERAL FUND	FACILITIES	MOWING	LOFFREDO PARK/ 222 O	24.10	M 01-46-20-4213	27,000.00	18,681.70	
GENERAL FUND	FACILITIES	MOWING	LOFFREDO PARK/ 222 O	33.25	M 01-46-20-4213	27,000.00	18,681.70	
GENERAL FUND	FACILITIES	MOWING	PARKS MOWING	495.00	M 01-46-20-4213	27,000.00	18,681.70	
GENERAL FUND	FACILITIES	MOWING	PARKS MOWING	495.00	M 01-46-20-4213	27,000.00	18,681.70	
GENERAL FUND	FACILITIES	10%	222 OAK KNOLL/ METRA	24.10	M 01-46-20-4213	27,000.00	18,681.70	

TREASURER'S BUDGET COMPARISON REPORT FOR VILLAGE OF LAKE VILLA

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Fund Description	Department Description	Invoice Line Description	Invoice Description	Amount	GL Number	Budget	Total YTD	Over Budget
Vendor Name: MILIEU DESIGN LLC								
GENERAL FUND	FACILITIES	95%	222 OAK KNOLL/ METRA	33.25	M 01-46-20-4213	27,000.00	18,681.70	
GENERAL FUND	FACILITIES	98%	222 OAK KNOLL/ METRA	166.60	M 01-46-20-4213	27,000.00	18,681.70	
GENERAL FUND	FACILITIES	TREE & ROW MAINTENAN	ROW MOWING	1,320.00	M 01-46-40-4214	5,000.00	21,108.89	OVER
GENERAL FUND	FACILITIES	TREE & ROW MAINTENAN	ROW MOWING	1,320.00	M 01-46-40-4214	5,000.00	21,108.89	OVER
METRA FUND		MOWING	LOFFREDO PARK/ 222 O	35.00	M 02-00-20-4213	1,250.00	840.00	
METRA FUND		MOWING	222 OAK KNOLL/ METRA	35.00	M 02-00-20-4213	1,250.00	840.00	
WATER & SEWER	WATER	MOWING	LOFFREDO PARK/ 222 O	3.40	M 60-42-20-4213	8,900.00	6,722.10	
WATER & SEWER	WATER	MOWING	LOFFREDO PARK/ 222 O	120.50	M 60-42-20-4213	8,900.00	6,722.10	
WATER & SEWER	WATER	MOWING	WELL MOWING	140.00	M 60-42-20-4213	8,900.00	6,722.10	
WATER & SEWER	WATER	50%	222 OAK KNOLL/ METRA	120.50	M 60-42-20-4213	8,900.00	6,722.10	
WATER & SEWER	WATER	2%	222 OAK KNOLL/ METRA	3.40	M 60-42-20-4213	8,900.00	6,722.10	
WATER & SEWER	SEWER	MOWING	LOFFREDO PARK/ 222 O	96.40	M 60-43-20-4213	5,500.00	4,592.20	
WATER & SEWER	SEWER	MOWING	LOFFREDO PARK/ 222 O	1.75	M 60-43-20-4213	5,500.00	4,592.20	
WATER & SEWER	SEWER	MOWING	LIFT STATION MOWING	70.00	M 60-43-20-4213	5,500.00	4,592.20	
WATER & SEWER	SEWER	40%	222 OAK KNOLL/ METRA	96.40	M 60-43-20-4213	5,500.00	4,592.20	
WATER & SEWER	SEWER	5%	222 OAK KNOLL/ METRA	1.75	M 60-43-20-4213	5,500.00	4,592.20	
Vendor Total:				5,210.00				
Vendor Name: NICOR GAS								
WATER & SEWER	SEWER	NATURAL GAS	725 E GRAND AVE #4	151.18	M 60-43-40-4610	15,000.00	3,783.33	
Vendor Total:				151.18				
Vendor Name: OLSEN TUCKPOINTING COMPANY								
W&S CAPTIAL FUN WATER		MAINTENANCE-BUILDING	TUCKPOINTING/ BLOCK	11,500.00	M 91-42-60-5100	795,786.50	563,465.05	
W&S CAPTIAL FUN SEWER		CAPITAL IMPROVEMENTS	TUCKPOINTING/ BLOCK	11,500.00	M 91-43-60-5100	350,786.50	99,728.81	
Vendor Total:				23,000.00				
Vendor Name: O'REILLY AUTO ENTERPRISES, LLC								
GENERAL FUND	FACILITIES	SUPPLIES-BUILDING	SHOP SUPPLIES	50.88	M 01-46-40-4910	15,000.00	15,151.93	OVER
Vendor Total:				50.88				
Vendor Name: PADDOCK PUBLICATIONS, INC.								
GENERAL FUND	LEGISLATIVE	PUBLISHING	PUBLIC HEARING NOTI	404.50	M 01-11-60-4430	2,500.00	1,036.15	
Vendor Total:				404.50				
Vendor Name: PETTY CASH- POLICE								
GENERAL FUND	POLICE	MISCELLANEOUS	PETSMART	16.27	M 01-20-60-5190	8,000.00	2,441.30	
GENERAL FUND	POLICE	MISCELLANEOUS	PET SUPPLIES PLUS	26.02	M 01-20-60-5190	8,000.00	2,441.30	
GENERAL FUND	POLICE	MISCELLANEOUS	PETSMART	40.10	M 01-20-60-5190	8,000.00	2,441.30	
GENERAL FUND	POLICE	MISCELLANEOUS	WALMART- HALLOWEEN C	139.57	M 01-20-60-5190	8,000.00	2,441.30	
Vendor Total:				221.96				
Vendor Name: PITNEY BOWES BANK IN PURCHASE POWER								
GENERAL FUND	MANAGEMENT SERV	OFFICE SUPPLIES	RED INK CARTRIDGE	127.81	M 01-10-60-4810	7,000.00	3,328.43	
GENERAL FUND	POLICE	OFFICE SUPPLIES	RED INK CARTRIDGE	127.81	M 01-20-60-4810	7,000.00	4,291.75	
WATER & SEWER	WATER	OFFICE SUPPLIES	RED INK CARTRIDGE	54.77	M 60-42-60-4810	5,800.00	2,810.57	
WATER & SEWER	SEWER	OFFICE SUPPLIES	RED INK CARTRIDGE	54.77	M 60-43-60-4810	5,800.00	2,552.82	
Vendor Total:				365.16				
Vendor Name: PITNEY BOWES GLOBAL FINANCIAL SERVI								
GENERAL FUND	MANAGEMENT SERV	EQUIPMENT MAINTENANC	POSTAGE METER RENTAL	189.24	M 01-10-20-4813	6,000.00	3,715.90	
Vendor Total:				189.24				

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Vendor Name: POMP'S TIRE SERVICE								
GENERAL FUND	FLEET	VEHICLE SUPPLIES	UNIT 295	421.50	M 01-30-60-4930	53,000.00	35,790.87	
WATER & SEWER	WATER	VEHICLE SUPPLIES	UNIT 295	70.25	M 60-42-60-4930	9,000.00	1,707.89	
WATER & SEWER	SEWER	VEHICLE SUPPLIES	UNIT 295	70.25	M 60-43-60-4930	9,000.00	1,707.96	
			Vendor Total:	562.00				
Vendor Name: POWER CONCRETE LIFTING								
GENERAL FUND	STREETS	MAINTENANCE - SIDEWA	CONCRETE RAISING	30,435.00	M 01-41-40-4271	82,000.00	45,956.40	
			Vendor Total:	30,435.00				
Vendor Name: RENTALS AND MORE, INC.								
GENERAL FUND	PARKS MAINTENAN	MAINTENANCE-PARKS	DITCH WITCH/ SOD CUT	308.78	M 01-48-40-4211	17,000.00	9,345.71	
			Vendor Total:	308.78				
Vendor Name: STRATUS BUILDING SOLUTIONS								
GENERAL FUND	FACILITIES	CLEANING SERVICE	CLEANING- NOVEMBER 2	575.00	M 01-46-60-4360	8,000.00	5,640.80	
			Vendor Total:	575.00				
Vendor Name: TERMINAL SUPPLY CO.								
GENERAL FUND	FLEET	VEHICLE SUPPLIES	VEHICLY SUPPLIES	149.49	M 01-30-60-4930	53,000.00	35,790.87	
WATER & SEWER	WATER	VEHICLE SUPPLIES	VEHICLY SUPPLIES	24.92	M 60-42-60-4930	9,000.00	1,707.89	
WATER & SEWER	SEWER	VEHICLE SUPPLIES	VEHICLY SUPPLIES	24.91	M 60-43-60-4930	9,000.00	1,707.96	
			Vendor Total:	199.32				
Vendor Name: THOMPSON ELEVATOR								
GENERAL FUND	COMMUNITY DEVEL	BUILDING INSPECTORS	ELEVATOR PLAN REVIEW	200.00	M 01-12-20-4392	65,000.00	38,670.38	
			Vendor Total:	200.00				
Vendor Name: TRANSUNION								
GENERAL FUND	POLICE	MEMBERSHIPS	OCTOBER 2025	100.55	M 01-20-60-4531	25,285.00	25,654.60	OVER
			Vendor Total:	100.55				
Vendor Name: WAREHOUSE DIRECT								
GENERAL FUND	MANAGEMENT SERV	OFFICE SUPPLIES	OFFICE SUPPLIES- LA	0.00	M 01-10-60-4810	7,000.00	3,328.43	
GENERAL FUND	MANAGEMENT SERV	OFFICE SUPPLIES	OFFICE SUPPLIES- CER	22.96	M 01-10-60-4810	7,000.00	3,328.43	
GENERAL FUND	MANAGEMENT SERV	OFFICE SUPPLIES	OFFICE SUPPLIES- FLA	0.00	M 01-10-60-4810	7,000.00	3,328.43	
GENERAL FUND	MANAGEMENT SERV	OFFICE SUPPLIES	OFFICE SUPPLIES- MEM	0.00	M 01-10-60-4810	7,000.00	3,328.43	
GENERAL FUND	MANAGEMENT SERV	OFFICE SUPPLIES	OFFICE SUPPLIES- CLI	0.00	M 01-10-60-4810	7,000.00	3,328.43	
GENERAL FUND	MANAGEMENT SERV	OFFICE SUPPLIES	OFFICE SUPPLIES- CAL	141.96	M 01-10-60-4810	7,000.00	3,328.43	
GENERAL FUND	POLICE	OFFICE SUPPLIES	OFFICE SUPPLIES- LA	26.96	M 01-20-60-4810	7,000.00	4,291.75	
GENERAL FUND	POLICE	OFFICE SUPPLIES	OFFICE SUPPLIES- CER	22.96	M 01-20-60-4810	7,000.00	4,291.75	
GENERAL FUND	POLICE	OFFICE SUPPLIES	OFFICE SUPPLIES- FLA	21.98	M 01-20-60-4810	7,000.00	4,291.75	
GENERAL FUND	POLICE	OFFICE SUPPLIES	OFFICE SUPPLIES- MEM	53.99	M 01-20-60-4810	7,000.00	4,291.75	
GENERAL FUND	POLICE	OFFICE SUPPLIES	OFFICE SUPPLIES- CLI	5.12	M 01-20-60-4810	7,000.00	4,291.75	
GENERAL FUND	POLICE	OFFICE SUPPLIES	OFFICE SUPPLIES- CAL	0.00	M 01-20-60-4810	7,000.00	4,291.75	
WATER & SEWER	WATER	OFFICE SUPPLIES	OFFICE SUPPLIES- LA	0.00	M 60-42-60-4810	5,800.00	2,810.57	
WATER & SEWER	WATER	OFFICE SUPPLIES	OFFICE SUPPLIES- CER	9.84	M 60-42-60-4810	5,800.00	2,810.57	
WATER & SEWER	WATER	OFFICE SUPPLIES	OFFICE SUPPLIES- FLA	0.00	M 60-42-60-4810	5,800.00	2,810.57	
WATER & SEWER	WATER	OFFICE SUPPLIES	OFFICE SUPPLIES- MEM	0.00	M 60-42-60-4810	5,800.00	2,810.57	
WATER & SEWER	WATER	OFFICE SUPPLIES	OFFICE SUPPLIES- CLI	0.00	M 60-42-60-4810	5,800.00	2,810.57	
WATER & SEWER	WATER	OFFICE SUPPLIES	OFFICE SUPPLIES- CAL	0.00	M 60-42-60-4810	5,800.00	2,810.57	
WATER & SEWER	SEWER	OFFICE SUPPLIES	OFFICE SUPPLIES- LA	0.00	M 60-43-60-4810	5,800.00	2,552.82	
WATER & SEWER	SEWER	OFFICE SUPPLIES	OFFICE SUPPLIES- CER	9.84	M 60-43-60-4810	5,800.00	2,552.82	
WATER & SEWER	SEWER	OFFICE SUPPLIES	OFFICE SUPPLIES- FLA	0.00	M 60-43-60-4810	5,800.00	2,552.82	

TREASURER'S BUDGET COMPARISON REPORT FOR VILLAGE OF LAKE VILLA

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Fund Description	Department Description	Invoice Line Description	Invoice Description	Amount	GL Number	Budget	Total YTD	Over Budget
Vendor Name: WAREHOUSE DIRECT								
WATER & SEWER	SEWER	OFFICE SUPPLIES	OFFICE SUPPLIES- MEM	0.00	M 60-43-60-4810	5,800.00	2,552.82	
WATER & SEWER	SEWER	OFFICE SUPPLIES	OFFICE SUPPLIES- CLI	0.00	M 60-43-60-4810	5,800.00	2,552.82	
WATER & SEWER	SEWER	OFFICE SUPPLIES	OFFICE SUPPLIES- CAL	0.00	M 60-43-60-4810	5,800.00	2,552.82	
Vendor Total:				<u>315.61</u>				
Report Total:				<u>461,534.79</u>				

CUSTOM PAYABLE INVOICE REPORT FOR VILLAGE OF LAKE VILLA

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POSTED AND UNPOSTED
OPEN AND PAID

Invoice Number	Description	Inv Amt
Bank Account: 40208 DISBURSEMENTS - AP & PR		
Vendor Code: ACELIB POLYPRO ROPE		
00564/D	POLYPRO ROPE	13.99
Total Vendor Code ACELIB:		13.99
Vendor Code: ANTAUT UNIT 6/ LMTV		
621773	UNIT 6/ LMTV	55.52
622029	UNIT 3	80.76
622028	UNIT 3	80.97
622036	UNIT 1	80.97
622041	UNIT 1	80.76
622043	UNIT 1	39.86
622040	UNIT 2	64.46
UNIT 3		64.46
622033	UNIT 4	82.64
622034	UNIT 4	80.76
626035	UNIT 6 LMTV	149.72
622042	UNIT 1	64.46
626132	CHAINSAW 5 PW	2.00
622031	UNIT 7	147.50
628357	DECK OVER TRAILER	41.30
628143	UNIT 7	6.16
628102	OAKLAND RIDGE GENERATOR	(499.09)
628512	UNIT 295	5.45
628590	UNIT 295	257.16
629683	WEED WHACKER	6.42
Total Vendor Code ANTAUT:		892.24
Vendor Code: APPMEC LEHMANN MANSION/ FALL MAINT		
36514	LEHMANN MANSION/ FALL MAINT	1,275.00
36515	VH- FALL MAINT	720.00
Total Vendor Code APPMEC:		1,995.00
Vendor Code: APPTec PROJECT 6569/ GRAND AVE WATER MAIN		
37877	PROJECT 6569/ GRAND AVE WATE	2,445.00
37881	PROJECT 6665/ IEPA PROJECT P	1,072.00
37879	PROJECT 6663/ 2025 GENERAL S	8,943.00
Total Vendor Code APPTec:		12,460.00
Vendor Code: BETCIT IMPLEMENTATION SERVICES		
2165	IMPLEMENTATION SERVICES	4,659.30
Total Vendor Code BETCIT:		4,659.30
Vendor Code: BROALA UNIFORM ALLOWANCE-BROSSART/BOWLES/COYNE/GIULIANI/WILLIAMS/HORTON		
48646	UNIFORM ALLOWANCE-BROSSART/B	686.50
Total Vendor Code BROALA:		686.50
Vendor Code: CARSER SQUAD #276 BED COVER		
4472	SQUAD #276 BED COVER	854.05
9695	ILSOS- VEHICLE RENEWAL STICK	154.40
7035	AMAZON- BIKE PATROL	25.92
2942	AMAZON-UNIFORM -WILLER	50.03
8690	WALMART- HALLOWEEN CANDY	174.36
1367	AMAZON	42.93
1928	HEDIKAMP REPLACEMENT SHIRT	23.78
7037	EISEMAN-LUDMAR/ UNIFORM ALLO	38.24
5905	SPEED TRAILER	26.02
4053	DROPBOX	19.99
6456	RON & PATS- JAKES LAST DAY L	59.11
6614	FAX LINE	24.99
6954	FAX LINE	24.99
5467	BOBCAT COMPANY- MANUAL	159.99
4155	DUNKIN- TRAINING	56.68
9852	TRANS CHICAGO/ UNIT 1	19.62
Total Vendor Code CARSER:		1,755.10
Vendor Code: CENLCJAWA COLILERT TESTING		
08/01/2025- 10/31/20	COLILERT TESTING	1,116.00
11/03/2025	OCTOBER 2025	57,456.64
Total Vendor Code CENLCJAWA:		58,572.64
Vendor Code: CES STREET LIGHT MAINTENANCE		

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Invoice Number	Description	Inv Amt
Bank Account: 40208 DISBURSEMENTS - AP & PR		
Vendor Code: CES STREET LIGHT MAINTENANCE		
LKV/115916	STREET LIGHT MAINTENANCE	154.62
Total Vendor Code CES:		154.62
Vendor Code: CHRENG PROJECT 01.R250239.000/ SOUTH BRANCH LV CREEK FLOOD ANALYSIS		
206131	PROJECT 01.R250239.000/ SOUT	5,540.00
Total Vendor Code CHRENG:		5,540.00
Vendor Code: CIN BUILDING SUPPLIES		
5301755103	BUILDING SUPPLIES	38.65
4248363486	BUILDING SUPPLIES	124.31
Total Vendor Code CIN:		162.96
Vendor Code: COMBUS ETHERNET- NOVEMBER 2025		
255610243	ETHERNET- NOVEMBER 2025	1,419.94
Total Vendor Code COMBUS:		1,419.94
Vendor Code: COMED 119 CEDAR AVE -LITE		
11032025-2222	119 CEDAR AVE -LITE	21.62
11032025-8000	129 RAILROAD AVE	151.03
11032025-8000	0 S S RAILROAD AVE W/S CEDAR	247.68
Total Vendor Code COMED:		420.33
Vendor Code: CONNEW OCTOBER 2025		
71657322001	OCTOBER 2025	11,595.04
Total Vendor Code CONNEW:		11,595.04
Vendor Code: CURMOT 2025 FORD F -150 RESPONDER		
H16458	2025 FORD F -150 RESPONDER	47,931.00
Total Vendor Code CURMOT:		47,931.00
Vendor Code: CUTWOR UNIFORM ALLOWANCE- GLENN HESSLER		
PS-INV053608	UNIFORM ALLOWANCE- GLENN HES	36.89
Total Vendor Code CUTWOR:		36.89
Vendor Code: DEKCOM 20.25 OT HOURS FOR THE MONTH OF OCTOBER 2025		
43554	20.25 OT HOURS FOR THE MONTH	1,721.25
43457	DECEMBER 2025	3,213.00
Total Vendor Code DEKCOM:		4,934.25
Vendor Code: ENERG WELL 13 REPAIRS		
0050044-IN	WELL 13 REPAIRS	1,960.00
Total Vendor Code ENERG:		1,960.00
Vendor Code: ENT VEHICLE LEASES- POLICE		
FBN5480430	VEHICLE LEASES- POLICE	4,317.61
FBN5487118	VEHICLE LEASES- PUBLICI WORKS	2,516.89
Total Vendor Code ENT:		6,834.50
Vendor Code: FOXVALGR ENVELOPES		
49168	ENVELOPES	280.00
Total Vendor Code FOXVALGR:		280.00
Vendor Code: GALL'S UNIFORM ALLOWANCE- RENISON		
032976893	UNIFORM ALLOWANCE- RENISON	154.67
032976913	UNIFORM ALLOWANCE- RENISON	120.42
Total Vendor Code GALL'S:		275.09
Vendor Code: GILFOR UNIT 293		
53433	UNIT 293	45.54
53363	UNIT 293	320.05
CM53363	CREDIT- UNIT 293	(53.25)
53586	UNIT 295	222.64
Total Vendor Code GILFOR:		534.98
Vendor Code: GRAINGER TOILET BOWL CLEANER		
9702744906	TOILET BOWL CLEANER	37.32
9702744898	SHOP SUPPLIES	234.57
Total Vendor Code GRAINGER:		271.89
Vendor Code: GURDOD UNIT 270		
1500	UNIT 270	63.76
Total Vendor Code GURDOD:		63.76

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Invoice Number	Description	Inv Amt
Bank Account: 40208 DISBURSEMENTS - AP & PR		
Vendor Code: HOMDEP PARK SUPPLIES		
3515415	PARK SUPPLIES	29.20
2620807	SHOP SUPPLIES	59.36
2621966	SHOP SUPPLIES	49.42
7021068	WATER SUPPLIES	16.13
6021108	PARK SUPPLIES	5.98
Total Vendor Code HOMDEP:		160.09
Vendor Code: JAMBAT GENERAL MATTERS		
11102025-GENERAL	GENERAL MATTERS	7,502.00
11102025-ADMIN	ADMINISTRATIVE ADJUDICATION	935.50
11102025-SEWER	SEWER AND WATER MATTERS	2,930.00
11102025-68 E GRAND	68 E GRAND AVE	1,427.50
11102025- MCKINLEY	MCKINLEY AVE PARCEL	1,959.75
11102025-CEDAR	CEDAR LAKE ESTATES	1,886.25
11102025- ECA	ECA SOLAR	2,025.00
11102025-MARTINO	MARTINO ZONING VARIATION (42	1,200.00
Total Vendor Code JAMBAT:		19,866.00
Vendor Code: JONTAC OCTOBER 2025		
11062025	OCTOBER 2025	855.00
Total Vendor Code JONTAC:		855.00
Vendor Code: KELWIL VEHICLE SUPPLIES		
IN-374879	VEHICLE SUPPLIES	602.00
Total Vendor Code KELWIL:		602.00
Vendor Code: KIMMID SHOP SUPPLIES		
103911804	SHOP SUPPLIES	158.23
Total Vendor Code KIMMID:		158.23
Vendor Code: KNATRUCEQU UNIT 24		
INV-79-2597338-01	UNIT 24	193.24
INV-79-2597315-01	POLYBOARD EXTENSION	(320.00)
INV-79-2596576-01	POLYBOARD EXTENSION	320.00
Total Vendor Code KNATRUCEQU:		193.24
Vendor Code: LAKINT TRUCKS 1& 3		
2373634P	TRUCKS 1& 3	482.76
2374325PX1	UNIT 3	337.35
2374325P	VEHICLE SUPPLIES	562.25
Total Vendor Code LAKINT:		1,382.36
Vendor Code: LAKLAR MONTHLY ELEVATOR MAINT		
205011	MONTHLY ELEVATOR MAINT	223.00
Total Vendor Code LAKLAR:		223.00
Vendor Code: LAUAME OCTOBER 2025		
111242	OCTOBER 2025	5,444.00
Total Vendor Code LAUAME:		5,444.00
Vendor Code: LAWDOC LEHMANN MANSION		
MANSION	LEHMANN MANSION	1,103.04
LEHMANN PARK	LEHMANN PARK	1,143.86
METRA	METRA	229.00
Total Vendor Code LAWDOC:		2,475.90
Vendor Code: LINGAS ACETYLENE/ OXYGEN		
52790568	ACETYLENE/ OXYGEN	42.41
Total Vendor Code LINGAS:		42.41
Vendor Code: LRS OCTOBER 2025		
NI11152894	OCTOBER 2025	75,261.56
Total Vendor Code LRS:		75,261.56
Vendor Code: MAU LAKE VILLA 2024 WATER MAIN REPLACEMENT		
2504.2	LAKE VILLA 2024 WATER MAIN R	128,738.50
Total Vendor Code MAU:		128,738.50
Vendor Code: MENANT SHOP SUPPLIES		
72157	SHOP SUPPLIES	23.14
72573	PARK SUPPLIES	164.44
72064	POLICE DEPT	139.94

CUSTOM PAYABLE INVOICE REPORT FOR VILLAGE OF LAKE VILLA

EXP CHECK RUN DATES 11/04/2025 - 11/17/2025

POSTED AND UNPOSTED
OPEN AND PAID

Invoice Number	Description	Inv Amt
Bank Account: 40208 DISBURSEMENTS - AP & PR		
Vendor Code: MENANT STREET SUPPLIES		
72104	STREET SUPPLIES	30.47
72151	SHOP LIGHTS	14.95
72695	LIGHTS	20.36
Total Vendor Code MENANT:		393.30
Vendor Code: MILDES LOFFREDO PARK/ 222 OAK KNOLL/METRA/ CEDAR CROSSING		
189328	LOFFREDO PARK/ 222 OAK KNOLL	481.00
189325	PARKS MOWING	495.00
189333	ROUND A BOUT	84.00
189334	ROW MOWING	1,320.00
189337	PLEVIAK- 108 N MILWAUKEE AVE	60.00
189332	VACANT LOT MOWING	60.00
189933	ROUND A BOUT	84.00
189934	ROW MOWING	1,320.00
189939	WELL MOWING	140.00
189938	PARKS MOWING	495.00
189941	PLEVIAK -108 N MILWAUKEE	60.00
189943	LIFT STATION MOWING	70.00
189932	VACANT LOT MOWING	60.00
189940	222 OAK KNOLL/ METRA/ CEDAR	481.00
Total Vendor Code MILDES:		5,210.00
Vendor Code: NICOR 725 E GRAND AVE #4		
11032025-1087	725 E GRAND AVE #4	151.18
Total Vendor Code NICOR:		151.18
Vendor Code: OLSTUC TUCKPOINTING/ BLOCK REPLCMT/CAULKING LIFTSTATION & WELLHOUSE BUILDINGS		
22409	TUCKPOINTING/ BLOCK REPLCMT/	23,000.00
Total Vendor Code OLSTUC:		23,000.00
Vendor Code: OREAUT SHOP SUPPLIES		
4599-297303	SHOP SUPPLIES	50.88
Total Vendor Code OREAUT:		50.88
Vendor Code: PADPUB PUBLIC HEARING NOTICE		
356708	PUBLIC HEARING NOTICE	404.50
Total Vendor Code PADPUB:		404.50
Vendor Code: PETCASPOL PETSMART		
11102025-1	PETSMART	16.27
11102025-2	PET SUPPLIES PLUS	26.02
11102025-3	PETSMART	40.10
11102025-4	WALMART- HALLOWEEN CANDY	139.57
Total Vendor Code PETCASPOL:		221.96
Vendor Code: PITBOW POSTAGE METER RENTAL OCT- JAN 2026		
3107489141	POSTAGE METER RENTAL OCT- JA	189.24
Total Vendor Code PITBOW:		189.24
Vendor Code: PITBOWES RED INK CARTRIDGE		
1028412560	RED INK CARTRIDGE	365.16
Total Vendor Code PITBOWES:		365.16
Vendor Code: POMPS UNIT 295		
2100021178	UNIT 295	562.00
Total Vendor Code POMPS:		562.00
Vendor Code: POWCONLIF CONCRETE RAISING		
926	CONCRETE RAISING	30,435.00
Total Vendor Code POWCONLIF:		30,435.00
Vendor Code: RENMOR DITCH WITCH/ SOD CUTTER		
79191	DITCH WITCH/ SOD CUTTER	308.78
Total Vendor Code RENMOR:		308.78
Vendor Code: STR CLEANING- NOVEMBER 2025		
8116475	CLEANING- NOVEMBER 2025	575.00
Total Vendor Code STR:		575.00
Vendor Code: TERSUP VEHICLY SUPPLIES		
67031-00	VEHICLY SUPPLIES	199.32

CUSTOM PAYABLE INVOICE REPORT FOR VILLAGE OF LAKE VILLA

EXP CHECK RUN DATES 11/04/2025 - 11/17/2025

POSTED AND UNPOSTED
OPEN AND PAID

Invoice Number	Description	Inv Amt
Bank Account: 40208 DISBURSEMENTS - AP & PR		
Vendor Code: TERSUP VEHICLY SUPPLIES		
Total Vendor Code TERSUP:		199.32
Vendor Code: THOELE ELEVATOR PLAN REVIEW/ PALOMBI MIDDLE SCHOOL		
25-1170	ELEVATOR PLAN REVIEW/ PALOMB	200.00
Total Vendor Code THOELE:		200.00
Vendor Code: TRANSUNION OCTOBER 2025		
484442-202510-1	OCTOBER 2025	100.55
Total Vendor Code TRANSUNION:		100.55
Vendor Code: WARDIR OFFICE SUPPLIES- LAMINATED WALL PLANNER		
6028177-0	OFFICE SUPPLIES- LAMINATED	26.96
6026719-0	OFFICE SUPPLIES- CERTIFICATE	65.60
6000702-1	OFFICE SUPPLIES- FLASH DRIVE	21.98
6029843-0	OFFICE SUPPLIES- MEMO PADS	53.99
6029997-0	OFFICE SUPPLIES- CLIP BOARD	5.12
6033355-0	OFFICE SUPPLIES- CALENDARS	141.96
Total Vendor Code WARDIR:		315.61
Total Bank Account 40208:		461,534.79
Report Total:		461,534.79

Village of Lake Villa

Fleet Replacement Standard Operating Procedure

Purpose

The purpose of this procedure is to set forth an outline for the Village of Lake Villa to develop an effective vehicle/equipment replacement program. Fleet Maintenance will be making decisions/recommendations on data gathered through this procedure and department user suggestions.

Equipment Additions

All fleet or capital equipment acquisitions and/or additions will be approved through the budgetary process and coordinated with the Public Works Department and Finance Department, and with consent of the Village Board.

Replacement Factors

Fund availability, vehicle age, mileage/hours, cost per mile, life maintenance costs, and overall condition.

All replacements will be coordinated with users before any orders are placed. This will ensure the user and/or Department has the opportunity to review the work assignment and ensure the correct size and type of vehicle being used.

Fleet Maintenance will review the needs of the entire fleet for the assigned work groups. This review will give all users equal treatment for replacements. Factors to be used in replacement decisions:

- Accidental damages exceed the vehicle's value
- Age, Mileage and/or Hours
- Condition of exterior body and chassis
- Repair and Maintenance costs deemed excessive
- Obsolescence due to changing technologies and/or efficiency
- Ease of locating and/or replacing equipment or parts
- Accumulation of excessive downtime
- Vehicle becomes unsafe to operate

Staff Committee

The Staff Committee is made up of several areas throughout the organization and representatives are selected by Department Directors. The Staff Committee will review and oversee the standardization of vehicle/equipment as well as specifications and special needs of the Department and/or user.

Representatives Include:

- Fleet Mechanic
- Finance/Purchasing
- Public Works and Police Representative(s)

Explanation of Replacement Criteria

Vehicles and capital equipment are evaluated on eight (8) main criteria: Age, Mileage/Hours, Type of Service, Reliability, Maintenance Costs, Overall Condition, and Predicted Future Costs. A vehicle is assigned a point total based on weighted factors described below.

1. **Age:** Based on experience per class of vehicles/equipment, optimum resale conditions for the Village, and replacement criteria for Estimated Useful Life (EUL) of vehicle as outlined in Exhibit A. A vehicle is assigned a point total based on a scale of 1 to 12.5, with 1 representing age 0-4 years for each year of chronological age page life expectancy, based on "in-service date" of the vehicle.

Age	Points Assigned
0-4 years	1
5 years	2
6 years	3
8 years	4
10 years	5
12 years	6
14 years	7
16 years	8
18 years	9
20 years	10
25 years +	12.5

2. **Mileage/Hours:** Based on experience per class of vehicles/equipment, optimum resale value and conditions for the Village. A vehicle is assigned a point total based on a scale of 1 to 10. The higher the mileage/hours, the more the scale adds points towards recommending replacement.

Mileage/Hours	Points Assigned
12,000 miles/750 hours	1
24,000 miles/1,500 hours	2
36,000 miles/2,250 hours	3
48,000 miles/3,000 hours	4
60,000 miles/3,750 hours	5
72,000 miles/4,500 hours	6
84,000 miles/5,250 hours	7
96,000 miles/6,000 hours	8
108,000 miles/6,750 hours	9
120,000 miles/7,500 hours	10

3. **Lifetime Maintenance Costs:** The lifetime cost of maintenance and repair does not exceed the true value of the vehicle/equipment. Points are assigned on a scale of 1 to 5

based on the total cost factor. The maintenance cost figure includes all repair and maintenance costs minus any costs associated with accident repairs.

Lifetime Maintenance Costs	Points Assigned
Maintenance costs (total) are less than 5% of total purchase cost	1
Maintenance costs (total) are less than 15% of total purchase	2
Maintenance costs (total) are less than 25% of total purchase	3
Maintenance costs (total) are less than 35% of total purchase	4
Maintenance costs (total) are greater than 40% of total purchase	5

4. **Visible Condition:** A physical evaluation is made of each vehicle/equipment that meets or exceeds the base standards for age, mileage, and or maintenance cost. This category takes into consideration the condition of the body, rust, interior condition, vehicular accident status, etc. A scale of 0 to 5 is used, with 0 being brand new and 5 being extremely poor condition.

Condition Assessment	Points Assigned
No imperfections whatsoever; condition is Like-New	0
Small hidden imperfections; lightly scratching/road chips, tiny dents, interior light wear	1
Minor yet visible imperfections; light scratching/road chips, tiny dents, interior light wear	2
Visible imperfections; scratches; logo peel; tiny dents, small interior rips; small bits of surface rust on underbody/wheels/upfit portions	3
Progressive wear; larger dents/scratches, large interior rips; surface rust on large portions of body/wheels/upfit	4
Excessive wear; lots of rust, large dents/scratches; interior falling apart; overall look is bad	5

5. **Long-Term Fluid Retention:** As equipment ages, fluid gaskets and O-rings lose their integrity which leads to degradation and potential long-term impacts for vehicles. In most cases, older equipment is recommended to have a "complete reseal" done if deemed cost-effective. If multiple fluid seals are going bad due to age, it is more than likely that more seals will go bad in the near future if not addressed altogether. This category is necessary due to the fact that some leaks are not worth immediate repair if the vehicle is either frequently used or would require a large amount of money/downtime/work to perform the repair (example - engine/transmission removed to reseal). This category is scored 0-4 based on how badly leaks have progressed (without a logical means for being serviced)

Fluid Retention Assessment	Points Assigned
No leaks whatsoever; condition is Like-New	0
Class one leak; signs of fluid-staining or seepage	1

Class two leak; large stains from slow leakage; droplets forming	2
Class three leak(s); signs of fluid puddle underneath unit; many droplets over time; multiple spots showing signs of leak	3
Class four leak(s); need to add fluid in-between Prev. Maint. Intervals; multiple different areas forming droplets or actively leaking	4

6. **Type of Service:** Vehicles/equipment needs to be scored based on use-case. For example, a standard sedan can go for longer without needing consideration for replacement due to less severe driving conditions whereas an offroad or police vehicle will need to be replaced sooner due to more wear and tear. This category is scored 1 to 5 based on how the vehicle is used.

Type of Service	Points Assigned
Standard sedans & light-duty pick-up/vehicle	1
Standard vehicles with light off-road usage	2
Vehicles that haul/trailer/lift heavy loads; have continued off-road usage; and Administrative Vehicle	3
Any vehicle involved in snow removal operations	4
Police emergency response vehicles	5

7. **Reliability:** This category helps to score/gauge if a vehicle is becoming prone to breakdowns (a risk for added cost of ownership). Scoring is 1 to 5 based on how often it needs service or has complete breakdowns (NOT including oil changes, season-prep, or preventative work).

Reliability Assessment	Points Assigned
In shop for repairs once (1) during a 6-month period	1
In shop for repairs twice (2) during a 6-month period	2
In shop more than two (2) times during a 6-month period; or experienced a semi-major breakdown within a 6-month period	3
In shop more than two (2) times during a 6-month period; was out of service for extended repair greater than two (2) weeks or experienced more than one semi-major breakdown within a 6-month period	4/5

8. **Outstanding/Predicted Repairs:** This final category helps gauge future cost of ownership. This can help decision-making when deciding to surplus/cycle a unit out of the fleet for replacement before incurring further costs.

Condition Assessment	Points Assigned
Typical maintenance requires less than three (3) hours of labor and less than \$500 in repair costs	1

Repairs needed between 3-5 hours of labor and less than \$1,000 in repair costs	2
Repairs needing approximately one full day (6-8 hours) of labor and less than \$2,000 in repair costs	3
Repairs needing more than one full day of labor or between \$2,000 and \$4,000 in repair costs	4
Repairs needing multiple days of labor or more than \$4,000 in repair costs	5

Point Ranges for Replacement Consideration

When combining the total score, the following scale will be used in recommending vehicle/capital equipment replacement. This scale has been tested and works well on both the public works fleet as well as the police fleet.

Scores Over:

- **15 Points** should result in planning for the unit to be replaced within the next four (4) to five (5) years
- **20 Points** should result in planning for the unit to be replaced in the next two (2) to three (3) years
- Over **24 Points** should result in immediate replacement (within the next budget year cycle)

Points	1-9	9-19	20-24	25+
Consideration	Excellent	Good	Fair/Mediocre	Needs Immediate Replacement

EXHIBIT A

Baseline EUL and Mileage Replacement Criteria

Vehicle Type	Estimated Useful Life (EUL) Criteria	Total Life Mileage/Hours Criteria
Administrative	10 Year	100,000
Police Vehicle (Patrol)	5-7 Year	85,000 – 115,000
Police Vehicle (Administrative)	10 Year	100,000
½ Ton Truck/Van	12 Year	100,000
¾ Ton Truck/Van	12 Year	100,000
1 Ton Truck/Van	12 Year	100,000
Med/Heavy Duty Truck	15 Year	60,000
Jetter	15 Year	
Trailer	15 Year	
Heavy Duty Plow	15 Year	60,000
Loader/Backhoe	10 Year	
Tractor	10 Year	
Skid Steer Loader	10 Year	
Grounds Mower	5-7 Year	2,500+ Hours



7
VIN/SN: 1HTSDAAN0YH250111
Active • Truck • Lake Villa Public Works Fleet

Fleet Evaluation Scoresheet (replacement forecast)

v5

Submitted	User	Start Date	Duration
Wed, Oct 15, 2025 9:50 AM	Blake Wallace	Wed, Oct 15, 2025 9:46 AM	4 minutes

Inspection Items

Date of Evaluation Enter date this evaluation was performed	2025-09-11
Age Age of vehicle/equipment since new	✓ 12.5 points: 25 years
Mile/hour meter Choose based on whether miles OR hours will result in HIGHER score	✓ 7 points: 105000 miles/5250 hours 5500 hours
Type of service Choose category based on use type for this unit/equipment	✓ 4 points: Any vehicle involved in snow removal
Reliability How often this unit/equipment needs work NOT including scheduled maintenance (PM/oil change)	✓ 3 points: In shop MORE THAN TWICE during a 6 month period OR had 1 semi-major BREAKDOWN
Maintenance & Repair Costs Repair cost ratio versus initial purchase price	✓ 3 points: Maintenance costs (total) are less than 25% of total purchase cost
Visible Condition/Corrosion Visible condition includes dents, paint/scratches, body rust, interior rips, hidden accident damage	✓ 4 points: Progressive wear; larger dents/scratches, surface rust on LARGE portions of body/wheels/upfit, interior large rips
Fluid leaks Used to determine how badly some leaks have progressed	✓ 2 points: class two leak; large stains from slow leakage, droplets forming
Outstanding/Predicted Repairs Used to gauge cost of repairs already planned or predicted within a certain timeframe	✓ 5 points: Repairs needing MULTIPLE days of labor or MORE than \$4000 -Leaf springs/suspension within 3 years -Turbo/injectors lacking power (including exhaust manifold replacement -Dash screen sometimes inop, needs to be sent in for circuit board repair
SCORE Enter total evaluation score	✗ 40.5
NOTES Summarize reasoning behind HIGH scores	Notes listed above



SUV

271
VIN/SN: 1FM5K8AR1JGC17248
Active • SUV • Lake Villa Police Department

Fleet Evaluation Scoresheet (replacement forecast)

v9

Submitted	User	Start Date	Duration
Wed, Oct 15, 2025 3:21 PM	Blake Wallace	Wed, Oct 15, 2025 2:09 PM	about 1 hour

Inspection Items

Date of Evaluation Enter date this evaluation was performed	2025-10-15
Age Age of vehicle/equipment since new	✓ 4 points: 8 years
Mile/hour meter Choose based on whether miles OR hours will result in HIGHER score	✓ 6 points: 90000 miles/4500 hours 92,033 miles
Maintenance & Repair Costs Repair cost ratio versus initial purchase price	✓ 3 points: Maintenance costs (total) are less than 25% of total purchase cost \$4544 spent since Fleetio record keeping started (2022?). This amounts to ~16% of MSRP listed in Fleetio for initial purchase cost. Actual ratio is likely higher than 25%
Visible Condition/Corrosion Visible condition includes dents, paint/scratches, body rust, interior rips, hidden accident damage	✓ 3 points: Visible imperfections; scratches, logo peel, tiny dents, small interior rips, small bits of surface rust on underbody/wheels/upfit portions
Long-Term Fluid Retention Used to determine how badly some leaks have progressed	✓ 1 point: class one leak; signs of fluid-staining or seepage
Type of service Choose category based on use type for this unit/equipment	✓ 5 points: Police emergency response vehicles
Reliability How often this unit/equipment needs work NOT including scheduled maintenance (PM/oil change)	✓ 3 points: In shop MORE THAN TWICE during a 6 month period OR had 1 semi-major BREAKDOWN 1st visit-Steering work 2nd visit-Exhaust/emissions work 3rd visit-Washer nozzle hoses
Outstanding/Predicted Repairs Used to gauge cost of repairs already planned or predicted within a certain timeframe	✓ 3 points: Repairs needing approximately one full (6-8 hour) day of labor and LESS than \$1999 Expected shock absorbers and tires within 1 year. More will likely occur as this vehicle is showing it's age (3 repair visits within ~6 months already)
SCORE Enter total evaluation score	✗ 28 Anything over 25 is eligible for replacement



SUV

274
VIN/SN: 1FM5K8ARXGGD16028
Active • SUV • Lake Villa Police Department

Fleet Evaluation Scoresheet (replacement forecast)

v9

Submitted	User	Start Date	Duration
Thu, Oct 16, 2025 8:07 AM	Blake Wallace	Thu, Oct 16, 2025 8:03 AM	4 minutes

Inspection Items

Date of Evaluation Enter date this evaluation was performed	2025-10-16
Age Age of vehicle/equipment since new	✓ 4 points: 8 years
Mile/hour meter Choose based on whether miles OR hours will result in HIGHER score	✓ 7 points: 105000 miles/5250 hours 105179 miles
Maintenance & Repair Costs Repair cost ratio versus initial purchase price	✓ 2 points: Maintenance costs (total) are less than 15% of total purchase cost \$3163 spent since Fleetio began tracking. MSRP listed as \$31175 according to Fleetio. This amounts to ~10%
Visible Condition/Corrosion Visible condition includes dents, paint/scratches, body rust, interior rips, hidden accident damage	✓ 3 points: Visible imperfections; scratches, logo peel, tiny dents, small interior rips, small bits of surface rust on underbody/wheels/upfit portions
Long-Term Fluid Retention Used to determine how badly some leaks have progressed	✓ 1 point: class one leak; signs of fluid-staining or seepage
Type of service Choose category based on use type for this unit/equipment	✓ 5 points: Police emergency response vehicles
Reliability How often this unit/equipment needs work NOT including scheduled maintenance (PM/oil change)	✓ 1 point: In shop ONE time during a 6 month period
Outstanding/Predicted Repairs Used to gauge cost of repairs already planned or predicted within a certain timeframe	✓ 2 points: Repairs needing between 3-5 hours of labor and LESS than \$1000 Expecting need for tune-up as well as increasing wear on suspension/steering components over the next year or two. These costs are far less when done in-house.
SCORE Enter total evaluation score	✓ 25

A RESOLUTION APPROVING AN AGREEMENT BETWEEN
THE VILLAGE OF LAKE VILLA AND BBQ'D PRODUCTIONS, INC.
FOR FACILITIES MANAGEMENT, CATERING AND OTHER SERVICES
RELATIVE TO LEHMANN MANSION

WHEREAS, the Village of Lake Villa ("the Village") is an Illinois non-home rule municipal corporation and is the owner of the property located at 485 N. Milwaukee Avenue, Lake Villa, Illinois, commonly known as the Lehmann Mansion ("Mansion") property; and

WHEREAS, the Village has determined that it is necessary, advisable, and in the best interests of the Village and its residents to maximize the use of the Lehmann Mansion for the Village to generate sufficient revenue to allow the Village to continue to maintain the Mansion property; and

WHEREAS, the Village has also determined that it has neither sufficient Village personnel nor employees with expertise in the necessary facilities management, catering or arranging and coordinating events, including but not limited to weddings, parties, meetings or special events; and

WHEREAS, in 2021, the Village entered into an Agreement with BBQ'D Productions, Inc. (the "Contractor"), which provided the Contractor the limited right to manage the Lehmann Mansion facility and to manage, coordinate and hold events at the Lehmann Mansion facilities in order to provide to the public use of the Mansion for events, such as weddings, banquets, a restaurant, meeting facilities, and Village special events; and

WHEREAS, the Village has determined that BBQ'D Productions, Inc. has significant expertise in facilities management, catering and arranging and coordinating events, including but not limited to weddings, parties, meetings, special events and restaurant management, and the Village wishes to authorize the continued use of the Lehmann Mansion facilities by BBQ'D Productions, Inc. for an extended period through April 1, 2029; and

WHEREAS, in consideration of the foregoing, the Corporate Authorities of the Village find that it is in the best interests of the Village and its residents to enter into a revised "Agreement Between the Village of Lake Villa and BBQ'D Productions, Inc. for Facilities Management, Catering and Other Services at Lehmann Mansion" (the "Agreement") with BBQ'D Productions, Inc., in substantially the form attached hereto as Exhibit A and thereby made a part hereof, to provide for the Contractor's continued use and management of Lehmann Mansion and the Mansion grounds and that said Agreement be approved, executed and effect:

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 recitals set forth in the preamble to this Resolution are true and correct and the same are incorporated into this Resolution by reference as the findings of fact of the Corporate Authorities of the Village to the same extent as if each had been set forth herein in its entirety.

SECTION 2: The Corporate Authorities of the Village hereby approve the continued engagement of BBQ'D Productions, Inc. for an extended period through April 1, 2029 for the management, catering, and other services to be performed at Lehmann Mansion, pursuant to the revised "Agreement Between the Village of Lake Villa and BBQ'D Productions, Inc. for Facilities Management, Catering and Other Services at Lehmann Mansion" (the "Agreement"), substantially in the form attached hereto as Exhibit A and thereby made a part hereof, and said Agreement is hereby approved and execution thereof by the Mayor and attestation by the Village Clerk is hereby authorized, ratified and approved.

SECTION 3: This Resolution shall take effect from and after its passage and approval as provided by law.

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.

James McDonald, Mayor
Village of Lake Villa

ATTEST:

Connie Olker, Village Clerk

EXHIBIT A

Agreement Between the Village of Lake Villa and BBQ'D Productions, Inc. for Facilities
Management, Catering and Other Services at Lehmann Mansion

AN AGREEMENT
BETWEEN THE VILLAGE OF LAKE VILLA AND BBQ'D PRODUCTIONS, INC.
FOR FACILITIES MANAGEMENT, CATERING AND OTHER SERVICES
AT LEHMANN MANSION

THIS AGREEMENT ("Agreement") dated this _____ day of _____, 2025 is made by and between BBQ'D PRODUCTIONS, INC. ("Contractor") and the VILLAGE OF LAKE VILLA ("the Village"), and sets forth the responsibilities of each of the parties hereto for the use, facilities management, and catering services at the Lehmann Mansion and/or on the Mansion grounds owned by the Village (collectively sometimes referred to as the "Mansion"), including but not limited to catered food events and event management operations at the Lehmann Mansion, located at 485 N. Milwaukee Avenue, Lake Villa, IL 60046; the Village and the Contractor may each be referred to herein as a "party" and collectively as the "parties":

W I T N E S S E T H:

WHEREAS, the Village is the owner of the Mansion and desires to permit the Contractor, BBQ'D PRODUCTIONS, INC., the limited right to manage the Lehmann Mansion facility and to manage, coordinate and hold events at the Lehmann Mansion facilities and/or on the Mansion grounds in order to provide to the public use of the Mansion for events, such as weddings, banquets, a restaurant, meeting facilities, and Village special events; and

WHEREAS, the Village has determined that it is necessary, advisable, and in the best interests of the Village and its residents to maximize the use of the Lehmann Mansion for the Village to generate sufficient revenue to allow the Village to continue to maintain the Mansion property; and

WHEREAS, the Village has also determined that it has neither sufficient Village personnel nor employees with expertise in the necessary facilities management, catering or arranging and coordinating events, including but not limited to weddings, parties, meetings or special events; and

WHEREAS, the Village has determined that BBQ'D PRODUCTIONS, INC. (the "Contractor") has significant expertise in facilities management, catering and arranging and coordinating events, including but not limited to weddings, parties, meetings, special events and restaurant management; and

WHEREAS, in consideration of the foregoing, the Corporate Authorities of the Village find that it is in the best interests of the Village and its residents to engage the services of BBQ'D PRODUCTIONS, INC. to assume the responsibilities of providing facility management, event management, catering and other food services at Lehmann Mansion and to permit the Contractor, BBQ'D PRODUCTIONS, INC., the limited right to use, manage, and hold events at the Lehmann Mansion facilities and/or on the Mansion grounds and on behalf of the Village as set forth herein, and in that regard, that this Agreement be approved and that execution of this Agreement be authorized:

NOW THEREFORE, in consideration of the mutual promises of the parties hereto made each to the other, the obligations contained herein, and other good and valuable consideration, the Village and BBQ'D PRODUCTIONS, INC. agree to the following terms and conditions:

1. Term and Termination; All Previous Agreements Superseded:

- (a) Term and Termination: This Agreement shall be and remain in effect during the period commencing retroactively from May 1, 2025 through January 30, 2026, and shall automatically renew thereafter pursuant to the terms hereof for three (3) consecutive terms through April 1, 2029, unless terminated earlier for any reason by either the Village or the Contractor pursuant to written notice given by one party to the other party not less than one hundred twenty (120) days prior to termination, including but not limited to if the Contractor's reported sales are less than \$5 million during any contract term, and/or if the Village Administrator, or his designee, determines that the Lehmann Mansion facilities have not been properly managed by the Contractor, and/or if the Contractor has defaulted in or failed to comply with any of the terms and conditions of this Agreement.
- (b) All Previous Agreements Superseded: All previous agreements between the Village and the Contractor are hereby declared null and void and of no further effect, and this Agreement shall supersede and prevail over any previous agreements between the Village and the Contractor.

2. Exclusive Limited Rights of Contractor; License(s) and/or Permit(s) Required:

- (a) The Contractor is hereby granted the exclusive limited right to book, hold, coordinate, manage, provide food services for, and supervise catered food events and all other events held at the Mansion during the Term of this Agreement, subject to the terms and conditions contained in this Agreement.
- (b) The Contractor is and shall be required to obtain and maintain all required licenses and/or permits for the operation of the Contractor's activities at Lehmann Mansion, including both a liquor license from the Village and all related food license(s) from the Lake County Board of Health, and to provide copies of all current licenses and permits to the Village in a timely manner.

3. Payments to Village: In consideration for the use by the Contractor and its operations at the Lehmann Mansion and on the Mansion grounds, the Contractor is and shall be required to make the following payments to the Village:

- (a) Facility Management Payment: In addition to paying to the Village the required "Revenue Sharing Payments" as set forth in subsection (b) below, the Contractor is

and shall be required to pay to the Village a Facility Management Payment on a monthly basis, as follows:

- (i) In consideration of the Village permitting the Contractor the limited right to use, manage, and hold events at the Lehmann Mansion facilities, the Contractor shall pay to the Village a "Facility Management Payment" on or before the first day of each month, and in any event no later than within seven (7) calendar days thereafter, during the terms and in such amounts as set forth on Exhibit A which is attached hereto and thereby made a part hereof. Any such Facility Management Payment received by the Village after seven (7) days of the aforesaid due date shall accrue a late fee equal to five percent (5%) of the overdue amount.
 - (ii) All Facility Management Payments made by the Contractor to the Village shall be made by check, ACH debit, or other electronic funds transfer acceptable to the Village, which shall be payable to the account or address designated in writing by the Village.
 - (iii) The Facility Management Payments paid to the Village pursuant to this Agreement shall be used for the maintenance and improvement of the Lehmann Mansion and the Mansion Grounds.
- (b) Revenue Sharing Payment: In addition to the Facility Management Payment to be made to the Village pursuant to subsection (a) above, the Contractor is and shall also be required to pay to the Village on an annual basis a portion of the revenue received by the Contractor as a result of its operations at the Lehmann Mansion and on the Mansion grounds, as follows:
- (i) Definition: The term "Gross Event Revenue" shall mean the total amounts received or accrued by the Contractor from its operations at Lehmann Mansion and/or on the Lehmann Mansion grounds for facility rentals, catering, beverage sales, and all other event-related income, net only of sales tax and gratuities, and before any deductions for operating expenses, commissions, or fees of any kind.
 - (ii) Revenue Share, Tier 1: The Contractor shall remit to the Village three percent (3%) of the Gross Event Revenue earned between One Million Dollars (\$1,000,000) and One Million Five Hundred Thousand Dollars (\$1,500,000) during each twelve (12) month reporting period.
 - (iii) Revenue Share, Tier 2: The Contractor shall remit to the Village five percent (5%) of the Gross Event Revenue earned over One Million Five Hundred Thousand Dollars (\$1,500,000) during each twelve (12) month reporting period.

- (iv) Underpayment of Revenue Share: If, pursuant to a review and/or audit of the Contractor's books and/or records initiated by the Village, the Village determines that the amount of Gross Event Revenue due to the Village pursuant to this Subsection "b", discloses an underpayment to the Village of two percent (2%) or more, the total amount of such underpayment, together with interest at the lesser of one percent (1%) per month, or the maximum interest rate permitted by law, shall be paid by the Contractor to the Village within ten (10) calendar days of the Village providing to the Contractor written notice of such underpayment and related documentation. For purposes of this subparagraph, written notice to the Contractor by the Village shall be sent pursuant to and as provided for in Section 23, "Notices", of this Agreement. Such notice shall be deemed received by the Contractor within three (3) business days of mailing thereof by the Village.
 - (v) The Contractor is and shall be required to maintain complete and accurate books and records relative to the aforesaid Gross Event Revenue and provide to the Village a written annual report thereof pursuant to Section 6, "Accounting, Audit, and Reporting", of this Agreement.
4. Scheduled Events; Written Contract Required: The Contractor shall be responsible for the booking and management of all events scheduled to be held at the Mansion, including but not limited to the Tent, which Tent is and shall remain the property of the Village and available to the Contractor for events scheduled at the Mansion, and on the Lehmann Mansion grounds, except when such Tent is being repaired. At the end of each month during the term of this Agreement, and in any event not later than within five (5) calendar days after scheduling an event at the Mansion, the Contractor shall from time to time provide to the Village a current, updated, and accurate list of all events scheduled to be held at the Mansion and/or on the Mansion Grounds, including the type of event, number of guests and the estimated and actual sales by type for each event. All events booked by the Contractor at the Lehmann Mansion shall be pursuant to a written contract executed by the customer and the Contractor which details the parameters of such event (hereinafter sometimes referred to as the "Customer Contract"). The Village shall not be party to any such Customer Contract, but the Village and its elected and appointed officers, officials, employees, agents, and volunteers shall be listed as an additional insured on the insurance required to be carried by the Contractor as set forth in Paragraph 20, "Insurance", hereof, with the exception of Workmen's Compensation Insurance. Prior to entry into any such Customer Contract by the Contractor, the Village shall review and approve the templates for all Customer Contracts proposed to be used for all events held, conducted, supervised, and/or catered at the Mansion which require a written contract.

The Village has the right to and may schedule events to be held at the Mansion, which shall be at no cost to the Village, for open dates for which the Contractor has not already obtained an executed Customer Contract for such date(s). The Village agrees to promptly provide written notice to the Contractor of each Village-scheduled event within five (5)

business days of scheduling said event, so that the Mansion is not overbooked. The Village shall be responsible for janitorial services for Village of Lake Villa events.

If the person renting or paying for the rental of the Lehmann Mansion is a Lake Villa resident, that person shall receive a ten percent (10%) reduction in the cost as set forth in the Contractor's Customer Contract for renting the Mansion and/or Mansion Grounds.

5. Entertainment; Pyrotechnics Prohibited: Live music and related entertainment shall be permitted for any events scheduled by the Contractor to be held at Lehmann Mansion, however, the decibel level of any outdoor entertainment on the Mansion property shall not exceed sixty (60) decibels as measured from the Mansion property line. Other types of entertainment and any entertainment out of doors shall require the specific prior written approval of the Village Administrator or the Mayor of the Village. Unless otherwise previously approved and/or authorized in writing by the Corporate Authorities of the Village, no pyrotechnics or the use of live fire or flames of any kind shall be permitted anywhere within the Lehmann Mansion and/or anywhere on the Mansion grounds.
6. Accounting, Audit and Reporting:
 - (a) The Contractor is and shall be required to maintain complete and accurate books and records of its operations during the entire term of this Agreement. With the exception of payment for any audit of the Gross Event Revenue payments to be paid to the Village, the Village may at any time, with reasonable notice to the Contractor, examine, or have its Village staff and/or auditors examine, at the sole expense of the Village, the Contractor's books and records to verify that appropriate and accurate accounting practices are being followed by the Contractor, and the Village may and is authorized to have those books and records audited by a Certified Public Accountant ("CPA") firm of the Village's choice at the sole expense of the Village.
 - (b) Gross Event Revenue Payments; Report Required: With regard to the Gross Event Revenue Payments, as defined in Section 3(b) of this Agreement, to be paid by the Contractor to the Village:
 - (i) The Contractor is and shall be required to maintain complete and accurate books and records sufficient to substantiate Gross Event Revenue and revenue-sharing calculations for at least three (3) years after each reporting period. Upon at least ten (10) business days' notice, the Village may cause an audit of such records to be performed during the Contractor's normal business hours.
 - (ii) Not later than May 30 of each contract term, the Contractor shall provide to the Village a written report of the Gross Event Revenue for the preceding twelve (12) months of the Contractor's operation at the Mansion. Such report shall detail all Gross Event Revenues derived from facility rentals, catering, beverage

sales, and other event-related income at Lehmann Mansion and on the Mansion ground and shall exclude sales tax and gratuities.

- (iii) If the Village determines that there is a deficit of two percent (2%) or more of the Gross Event Revenue payment due to the Village, the Village may cause an audit of the Contractor's Gross Event Revenue records and calculation(s) to be performed, in which case the Contractor shall be responsible for and be required to reimburse the Village for the reasonable, documented cost of any such audit.

7. Licenses and/or Permits Required:

- (a) Liquor License: The Contractor agrees to obtain and at all times during the term of this Agreement maintain in full force and effect all required Village and State of Illinois liquor licenses and the related dram shop insurance. The Village agrees to issue the required Village liquor license upon receipt of a duly executed application therefor provided that the Contractor is duly qualified to hold such a license. The Contractor agrees to comply with all applicable laws pertaining to the sale or the serving of alcoholic beverages. The Contractor agrees that all sales or serving of alcoholic beverages at the Mansion shall be under direct supervision of the Contractor who shall be responsible for compliance with all applicable laws and regulations.
- (b) Food Service/Catering License and/or Permit: The Contractor agrees to obtain and at all times during the term of this Agreement maintain in full force and effect any and all required catering and/or food service license(s) and/or permit(s) required by the Village, the State of Illinois and/or Lake County, Illinois, and agrees to comply with all applicable municipal, State and County health and sanitation regulations, including but not limited those related to food and beverage preparation and food and beverage services relative to the Contractor's operations at Lehmann Mansion.
- (c) The Contractor shall provide to the Village copies of each respective license and/or permit held by the Contractor, and as may be renewed from time to time.

8. Utilities; Real Estate Taxes. All utilities, including telephone, internet, natural gas, electricity, water and sanitary sewer at the Mansion shall be paid by the Contractor. If as a result of this Agreement, any real estate taxes are levied against the Mansion and/or the Mansion Grounds or against the Contractor's interest in said Mansion and Mansion Grounds, any such real estate taxes shall be paid by the Contractor from time to time prior to the due date for same.

9. Marketing. The Contractor shall be responsible for marketing the Mansion through social media accounts dedicated to the Mansion such as Instagram, Facebook and Twitter and by whatever other means the Contractor feels is necessary and/or advantageous to adequately promote the Mansion.

The Village agrees to assist the Contractor with the promotional work for the Mansion, in an incidental manner through signage, social media, the Village newsletter, and website content provided by the Village.

10. Janitorial and Cleaning Services: For all events, the Contractor shall include at its sole cost with its services all necessary janitorial and maintenance services before, during, and after parties, events, and meetings which shall include the set-up and breakdown of tables, chairs, cleaning of restrooms, sweeping, and mopping. The Contractor shall be responsible for providing adequate janitorial supplies including mops, brooms, paper towels, toilet paper, hand towels, soap and similar supplies as it relates to any party or meeting booked at the Mansion.
11. Facility Maintenance: Lawn care, landscape maintenance, snow removal and ice control, and pest control services shall be provided by the Contractor at its sole expense. The Contractor also agrees to maintain the Mansion and Mansion Grounds in a safe and sanitary condition and perform minor maintenance on the Lehmann Mansion building including, but not limited to, painting and changing light bulbs as needed, and minor repairs. The present exterior and interior paint colors and other design features of the Mansion shall not be changed, unless the Contractor has obtained the prior written approval of such a change by the Village Board.

Exterior and interior fixed assets for the Mansion (i.e. roof, windows, siding, fountain, etc.), year round tent, and electrical, plumbing, heating, and cooling system shall be maintained by the Village and the Village shall ensure that these systems are functional at all times.

The Village shall provide a refuse container for use at the Mansion, at no charge to the Contractor through the Village's Refuse & Recycling Agreement. If at any time the Village is unable have a refuse container provided at no cost, the Contractor shall be required to provide for garbage removal at the Contractor's sole cost and expense. The Contractor shall also be required to pay for the removal of garbage beyond what is customarily provided by the Village.

12. Tent: The Village shall provide a year-round tent in the dimensions of not less than 40' x 100', or a mutually acceptable larger tent, which tent shall be and remain the property of the Village and shall be maintained (except for ordinary maintenance and repairs) by the Village, except when the Village tent requires repairs or other substantial modification(s).
13. Public Events: The Contractor agrees to cooperate with the Village regarding the Village's hosting of public events at the Mansion, such as concerts and other similar events. The Contractor also agrees to assist with food and drink sales for such public events.
14. Maintaining Order and Decorum: The Contractor shall at all times maintain the Mansion and its facilities in accordance with all applicable local, federal, State and County, statutes, ordinances, rules and regulations, and maintain the premises in a clean, safe, sanitary, and

orderly condition. No illegal card playing, games of chance or gambling shall be permitted anywhere on the premises of the Mansion at any time by the Contractor or by the Village. All food, beverages, and other items sold by the Contractor on the Lehmann Mansion premises shall be of a high quality and the services provided by the Contractor, its employees and agents, shall be rendered courteously, efficiently, and in a professional manner. The Village reserves the right to prohibit the sale of any food, beverages, or any other item and/or activity that is determined by the Village Administrator, or his designee, to be objectionable and/or in poor taste, and the Contractor shall refrain from serving and/or offering for sale any such item(s) and/or permitting any such objectionable activity(ies).

15. Other Policies: Each party to this Agreement shall comply in all respects with the Illinois Human Rights Act (775 ILCS 5/1-101, et seq.) (the "Act"), including but not limited to refraining from any unlawful discrimination, including but not limited to discrimination based upon citizenship as defined in the Act. Each party agrees to and shall maintain a written sexual harassment policy as required by the Act and will comply with same (775 ILCS 5/2-105(A)(4)).
16. Security System. The Village shall provide and maintain in proper operating condition a security system, including exterior cameras and an alarm system at the Mansion. Both parties agree to establish security procedures, including but not limited to the use of a security code and keys for the Mansion. The Contractor agrees to maintain the Mansion in a secure condition in compliance with the security procedures established by the mutual agreement of the Parties and to immediately report any incident(s) involving a breach in such security to the Village Administrator, including but not limited to any deficiency in the proper operation of the subject security system.
17. Operational Details. The Contractor agrees to work with the Village on determining the appropriate types of events and activities that may be held at the Mansion. The Contractor agrees to consider operating a regular restaurant at the Mansion. While the Contractor is not obligated to operate such a restaurant, the Village encourages the Contractor to establish such an operation on the Mansion premises, the establishment of which restaurant shall require the prior written approval by the Village, which approval shall not be unreasonably withheld.
18. Miscellaneous Provisions: With reference to the operation of the Mansion, the parties agree to the following:
 - a. The Contractor agrees to furnish all equipment, supplies, tables, chairs necessary to host all events and activities at the Mansion.
 - b. The Contractor shall be provided office and storage space at the Mansion for meeting with clients and the display of rental items. The Contractor shall be responsible for furnishing the office space with office equipment and rental items.

- c. The Village shall provide to the Contractor adequate storage inside the Mansion for the Contractor's event equipment. The Contractor shall keep the storage areas in a neat and organized manner and shall only store items in the Mansion which are or will be used for the Mansion.
 - d. The Contractor shall be limited to storing no more than three (3) vehicles, including any catering truck(s), delivery vehicle(s), and/or other commercial vehicle(s), on a paved portion of the Lehmann Mansion property which is not visible to the public, subject to the prior approval of the Village Administrator, provided that no catering-related equipment, supplies, or materials shall be stored on the exterior of or within any marked parking area(s) of the Lehmann Mansion property, except as necessary for active event set-up and breakdown on the same day as the event.
 - e. The Contractor shall maintain the entire first and second floor of the Mansion in "show ready" condition, meaning at any time, these areas of the Mansion are in a condition where they could be shown at any time to a potential client. The Contractor shall not use the entire first and second floor areas for storage.
 - f. The television system in the Mansion's Executive Loft area shall be provided at the sole discretion of the Village, not as a Village obligation under this Agreement, and at the same level generally consistent with the service the Village provides for other Village buildings, equipment, and properties.
 - g. The Contractor agrees to and shall not cause, either directly or indirectly, any lien to be attached to the Mansion property as a result of any of the Contractor's activities as contemplated by this Agreement.
 - h. Contractor acknowledges and agrees that Contractor has and shall have no further rights or title to the Mansion and/or to the Mansion property, other than those express rights as set forth in this Agreement. Contractor acknowledges and agrees that the Contractor is prohibited from and shall not grant any exclusive lease, license, or any other interest or right to any third party for use of the Mansion and/or to the Mansion property, other than those express rights as set forth in this Agreement.
19. Other Terms and Conditions: The Contractor agrees to comply with all Village rules and regulations governing operations or events held at the Mansion and all applicable ordinances of the Village and all applicable regulations of all such other governmental agencies which may have jurisdiction over the Contractor's activities contemplated by this Agreement which now exist or are hereafter enacted.
20. Insurance: Prior to commencement of any activities provided for in this Agreement, the Contractor shall obtain and maintain in full force and effect during the entire term of this Agreement the following insurance coverage and provide satisfactory written evidence

thereof to the Village by providing copies of the respective certificates of insurance therefor:

- a. Dram Shop Liability Insurance: \$1,000,000 per occurrence.
- b. Commercial General Liability Insurance: Per occurrence: \$1,000,000 Aggregate: \$2,000,000.
- c. Products Completed Operations Insurance, Aggregate: \$1,000,000.
- d. Personal and Advertising Injury Insurance: \$1,000,000 each occurrence.
- e. Fire Damage Limit: \$50,000, per occurrence.
- f. Medical Expense Limit: \$5,000, per person.
- g. Workmen's Compensation, statutory: Employer's Liability, \$1,000,000.
- h. Automobile Public Liability Bodily Injury Insurance: \$1,000,000 each person; two million dollars (\$2,000,000.00) each occurrence, with an aggregate limit of not less than two million dollars (\$2,000,000.00).
- i. Umbrella coverage with limits of at least \$2,000,000 in excess of the coverages set forth above.
- j. Form of Certificates: On Certificates of Insurance, under the description of operation, location, vehicles, restrictions, special items, the following wording is required:
 - "No endorsements or additional forms modify or limit the coverage provided to the additional insured. Coverage is afforded on a Primary Basis for Additional Insured."
- k. With the exception of Workmen's Compensation insurance, each Certificate of Insurance shall name the Village as an additional insured, which shall be worded as follows:
 - "Additional Insured: Village of Lake Villa, IL, as an additional insured, together with its elected and appointed officials and officers, employees, agents, and volunteers."
- l. Notice of Cancellation Required: Each insurance policy, or the Certificate of Insurance for same, required by this Paragraph 20 shall be endorsed to state that coverage shall not be suspended, voided, cancelled, reduced in coverage or in limits except after having provided thirty (30) days prior written notice thereof to the Mayor of the Village or to the Village Administrator, by certified mail, return receipt requested.
- m. Acceptability of Insurers: Insurance shall be placed with insurers with a Best's rating of no less than A:VII and licensed to do business in the State of Illinois.
- n. Verification of Coverage: The certificates and endorsement for each insurance policy are to be signed by a person authorized by that insurer to bind coverage on its behalf. The certificates and endorsements may be on forms provided by the Village and are to be received and approved by the Village before any Work commences.

- o. Policies May Be Required: The Village reserves the right to request full-certified copies of the insurance policies and endorsements.
- p. Subcontractors: Contractor shall include all subcontractors as insured under its policies or shall furnish separate certificates and endorsements for each subcontractor. All coverages for subcontractors shall be subject to all of the requirements stated herein.
- q. Village Shall Not Waive Any Rights of Subrogation: Notwithstanding any other provision in any contract document, the Village has not and shall not, in any manner, be deemed or intended to have waived any right of subrogation which either it, or its insurance carrier or any self-insured risk pool of which it is a member, may have against the Contractor or a subcontractor of any tier, for any property or other damage caused by any Contractor or any subcontractor of any tier, or any of their employees, agents, consultants, officers and directors.
- r. Village May Rely on Its Membership in a Self-Insured Risk Pool: Notwithstanding any other provision in any contract document, the undersigned herein agree that the Village, at its own option, may satisfy its obligation to purchase any insurance required of the Village through its membership in a self-insured risk pool. The rights of the Village as a member of a governmental self-insurance pool are intended to and shall constitute full satisfaction for any of the insurance required of Contractor to be maintained by the Village.
- s. Insurance Certifications: In addition to providing Certificates of Insurance as required by the contract documents, the Contractor shall submit to the Village a signed certification with each Request for Payment, stating that all the insurance required of the Contractor remains in force. Failure to submit such a certification shall be grounds to withhold payment in full or in part.
- t. Insurance Obtained Shall Be Primary Insurance: All insurance required of the Contractor and all subcontractors of any tier shall state that the coverage afforded to the Additional Insureds shall be primary insurance of the Additional Insureds with respect to claims arising out of operations performed by or on their behalf. If the Additional Insureds have other insurance which is applicable to the loss, it shall be on an excess or contingent basis.
- u. Insurance Requirements Cannot Be Waived by Village: Under no circumstances shall the Village be deemed to have waived any of the insurance requirements of the related Contract by any act or omission, including, but not limited to: (1) allowing the Work to commence by the Contractor or any subcontractor of any tier before receipt of Certificates of Insurance; (2) failing to review any Certificates of Insurance received; (3) failing to advise the Contractor or any subcontractor of any

tier that any Certificate of Insurance fails to contain all the required insurance provisions, or is otherwise deficient in any manner; or (4) issuing any payment without receipt of a Sworn Statement from the Contractor and all subcontractors of any tier stating that all the required insurance is in force. The Contractor agrees that the obligation to provide the insurance required by this Addendum or any of the contract documents is solely its responsibility and that this is a requirement which cannot be waived by any conduct, action, inaction or omission by the Village. Contractor shall also protect the Village by specifically incorporating this Paragraph into every subcontract entered into relative to the Work contemplated herein and also requiring that every subcontractor incorporate this Paragraph into every subcontract it enters into relative to the Work contemplated herein.

- v. Liability of Contractor and Subcontractor is Not Limited by Purchase of Insurance: Nothing contained in the insurance requirements of this Agreement or any contract documents is or shall be to be construed as limiting the liability of the Contractor or the liability of any subcontractor of any tier, or either of their respective insurance carriers. The Village does not, in any way, represent that the coverages or limits of insurance specified is sufficient or adequate to protect the Village, the Contractor, or any subcontractor's interest or liabilities, but are merely required minimums. The obligation of the Contractor and every subcontractor of any tier to purchase insurance shall not, in any way, limit their obligations to the Village in the event that the Village should suffer an injury or loss in excess of the amount recoverable through insurance, or any loss or portion of the loss which is not covered by either the insurance of the Contractor or any subcontractor's insurance.
- w. Notice of Personal Injury or Property Damage: The Contractor shall notify the Village, in writing, of any actual or possible claim for personal injury or property damage relating to the Work, or of any occurrence which might give rise to such claim, promptly upon obtaining first knowledge of same.
- x. Updated Proof of Insurance Required: The Contractor agrees that at any time upon the request of the Village Administrator or the Mayor, updated proof of such insurance coverage will be submitted to the Village. There shall be no additional charge to the Village for said insurance.
- y. Safety/Loss Prevention Program Requirements: The Contractor shall provide written confirmation that a safety/loss prevention program was in place at least 90 days prior to the Contractor's execution of this Agreement and is continuing. Evidence of completed employee safety training shall be provided to the Village from time to time as requested by the Village.

21. Hold Harmless and Indemnity:

- a. To the fullest extent permitted by law, the Contractor agrees to and shall indemnify and defend the Village and its elected and appointed officials, officers, employees, volunteers and other agents of the Village and to hold them harmless from any actions or causes of action which might arise by reason of the acts, omissions, or conduct of the Contractor relating to this Agreement and/or arising from any occupancy and/or use by the Contractor of the Lehmann Mansion, the Tent, or the Mansion grounds. To the fullest extent permitted by law, the Contractor agrees to and shall indemnify, save harmless and defend the Village, its elected and appointed officials, officers, employees, volunteers and other agents of the Village, and each of them against and hold it and them harmless from any and all claims, actions, causes of action, demands, rights, damages, costs, loss of service expenses, compensation, court costs and attorneys' fees which exist or may hereafter accrue, directly or indirectly, which may arise or which may be alleged to have arisen out of or in connection with this Agreement or any acts or omissions of the Contractor or of the Village. The provisions of this Paragraph 21 shall survive any termination of this Agreement.
- b. Each Customer Contract which the Contractor enters into and executes with any client(s) or customer(s) of the Contractor for the use of the Lehmann Mansion, the Tent, or the Mansion grounds, and/or any part thereof, shall contain indemnification and hold harmless provisions for the benefit of the Village, its elected and appointed officials, and its officers, employees, volunteers, and other agents of the Village, which provision shall be in the following form:

"Release and Hold Harmless Agreement"

I/we understand that I/we, my/our vendors, agents, employees, and guests will attend and use the Lehmann Mansion, Tent, and/or the Mansion grounds at our own risk. The Village will not be liable for any damage arising from personal injuries and/or property damage sustained by any such person on the premises of the Lehmann Mansion, Tent, and/or the Mansion grounds, and I/we assume full responsibility for such damages. The Village shall not be liable for any equipment, property, or personal belongings, whether rental or otherwise, which are used or left at the Lehmann Mansion, the Tent, and/or the Mansion grounds in connection with an event. In consideration for being granted the right to use the Lehmann Mansion, Tent, and/or the Mansion grounds, and to the greatest extent permitted by law, I/we hereby release and hold harmless the Village of Lake Villa, its elected and appointed officials, officers, employees, agents, and volunteers from any and all claims, demands or rights of action arising out of such use of the Lehmann Mansion, Tent, and/or the Mansion grounds.

I/We have read, understand and agree to the foregoing Release and Hold Harmless Agreement.

Signature(s) of Applicant(s): _____

Date of Application: _____

22. Other Termination: This Agreement may be terminated by either party for any reason and/or for a material breach or default by a party relative to the required terms and conditions of this Agreement upon a party providing the defaulting party one hundred twenty (120) days written notice and the opportunity to cure such default within thirty (30) days from the date of such notice. The failure of such party to cure any default within such timeframe shall render this Agreement null and void and of no further force and/or effect.
23. Notices: Any notices required under this Agreement shall be sent by certified mail, return receipt requested, or by a nationally known overnight delivery service to the following addresses:

IF TO LAKE VILLA:

Village of Lake Villa
Attn: Mayor
65 Cedar Avenue
Lake Villa, IL 60046

IF TO BBQ'D PRODUCTIONS, INC.:

BBQ'D Productions, Inc.
Attn: Kristopher J. Schoenberger
34121 N. U.S. Highway 45, Suite 106
Third Lake, IL 60073

24. Non-Assignment: This Agreement shall not be assigned by the Contractor without the prior express written consent of the Village. A change of control in the ownership of the Contractor shall be deemed an event that requires the Village's consent as an assignment of this Agreement, and failure to obtain such consent of the Village shall authorize the Village to declare this Agreement null and void and of no further force and/or effect.
25. Traffic Control: The Contractor shall be responsible for coordinating valet or traffic control for each event for which the Contractor has obtained the event contract except as otherwise agreed to by the parties. Neither the Village nor the Contractor will be responsible for the cost of these expenses, rather lessees of the Mansion shall be responsible for such charges, if any.
26. Damage to Mansion: The Contractor shall be responsible for and agrees to promptly arrange to repair to the satisfaction of the Corporate Authorities of the Village any damage to the Mansion which occurs during or as a result of any event for which event the Contractor obtained the event contract except as otherwise agreed to in writing by the Village and the Contractor.

IN WITNESS WHEREOF, the Village has executed this Agreement, pursuant to authority granted to the Mayor of the Village and the Contractor has executed this Agreement pursuant to proper authority granted, all as of the date first above written.

VILLAGE:

VILLAGE OF LAKE VILLA

CONTRACTOR:

BBQ'D PRODUCTIONS, INC.

By: _____

James McDonald, Mayor

By: _____

Kristopher J. Schoenberger

Its Authorized Agent

Attest: _____

Connie Olker, Village Clerk

Date: _____, 20__

[Seal]

Date: _____, 20__

EXHIBIT A
PAYMENT SCHEDULE FOR THE TERM OF THIS AGREEMENT

A Facility Management Payment is due to the Village on the first day of each month, and no later than within seven (7) calendar days thereafter during the entire term of this Agreement. Any such Facility Management Payment received by the Village after seven (7) calendar days of the aforesaid due date shall accrue a late fee equal to five percent (5%) of the overdue amount.

- (1) For the period retroactive to May 1, 2025 through January 30, 2026 (the "Proration Period"), payments to the Village shall be as provided in Section 3, "Facility Management Payment", of the previous Agreement executed by the parties in 2021, but the Facility Management Payment shall be prorated as follows:
 - (a) Facility Management Payment: The Contractor shall pay to the Village a prorated total annual fee of Thirty-Seven Thousand Five Hundred Dollars (\$37,500.00), which shall be paid to the Village by the Contractor as follows:

May 1, 2025 through July 30, 2025:	Payment of \$12,500.00
August 1, 2025 through October 31, 2025:	Payment of \$12,500.00
November 1, 2025 through January 30, 2026:	Payment of \$12,500.00; plus
 - (b) Five percent (5%) of the Contractor's revenue derived from the Lehmann Mansion totaling \$250,000.00 or more, which payment(s) shall be paid within thirty (30) days of each respective quarter of the Proration Period.

In addition to the annual Revenue Sharing Payments to be paid to the Village as specified in Section 3, "Payments to Village", of this Agreement, the Contractor shall also pay to the Village a monthly Facility Management Payment as follows:

- (2) Beginning February 1, 2026 through July 1, 2026, the Contractor shall pay to the Village a fixed Facility Management Payment in the amount of Eight Thousand Three Hundred Dollars (\$8,300.00) per month.
- (3) Beginning August 1, 2026 through April 1, 2027, the Contractor shall pay to the Village a fixed Facility Management Payment in the amount of Nine Thousand Three Hundred Dollars (\$9,300.00) per month.
- (4) Beginning May 1, 2027 through April 1, 2028, , the Contractor shall pay to the Village a fixed Facility Management Payment in the amount of Nine Thousand Five Hundred Seventy-Nine Dollars (\$9,579.00) per month.
- (5) Beginning May 1, 2028 through April 1, 2029, the Contractor shall pay to the Village a fixed Facility Management Payment in the amount of Nine Thousand Eight Hundred Sixty-Six and 37/100 Dollars (\$9,866.37) per month.

VILLAGE OF LAKE VILLA

ORDINANCE NO. 2025-11-02

AN ORDINANCE APPROVING A REDEVELOPMENT AGREEMENT
BY AND BETWEEN THE VILLAGE OF LAKE VILLA AND DERING, LLC

ADOPTED BY THE
CORPORATE AUTHORITIES
OF THE
VILLAGE OF LAKE VILLA, ILLINOIS
THIS 17TH DAY OF NOVEMBER, 2025

Published in pamphlet form by authority of the Corporate Authorities of the Village of Lake Villa, Lake County, Illinois, this 17th day of November, 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 DERING, LLC**

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 146 Cedar Avenue, identified by Parcel No. 02-33-305-002 (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 Mayor 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, Dering LLC, an Illinois limited liability company (the “Developer”), has submitted a proposal to the Village to replace the front entryway at the Subject Property and replace a window at the back of the building with an ADA compliant entryway for a cost of approximately \$23,000.00 (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 Mayor and Board of Trustees of the Village of Lake Villa, Lake County, Illinois, as follows:

Section 1. That the above recitals are incorporated and made a part of this Ordinance.

Section 2. That the Redevelopment Agreement by and between the Village of Lake Villa, Lake County, Illinois and Dering LLC, attached hereto and made a part hereof, is hereby approved

and the Mayor 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 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 ____ day of _____ 2025, pursuant to a roll call vote as follows:

AYES: _____

NAYS: _____

ABSENT: _____

APPROVED by me this ____ day of _____ 2025

James McDonald, Mayor

Attest:

Connie Olker, Village Clerk

**REDEVELOPMENT AGREEMENT BY AND BETWEEN THE
VILLAGE OF LAKE VILLA AND DERING LLC**
(146 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 Dering 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 146 Cedar Avenue, Lake Villa, IL, identified by Parcel No. 02-33-305-002 (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 replace the front entryway at the Subject Property and replace a window at the back of the building with an ADA compliant entryway (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 December 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 March 30, 2026.

2.3 The Developer covenants and agrees to pay all fees, fines, utility bills and taxes when due to the Village, State of Illinois, federal government and all taxing districts having the Subject Property within their jurisdiction, including but not limited to all real estate taxes; and to pay prevailing wages pursuant to the Illinois Prevailing Wage Act (820 ILCS 30/1 et seq.) to the extent as may be required by law.

2.4 The Developer has advised the Village that to complete construction of the Project, it shall be required to make an investment of approximately \$23,000. 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 \$23,000.00 for completion of the Project (the "*Project Costs*").

2.5 The Developer covenants and agrees not to convey the Subject Property during the term of this Agreement without the written consent of the Village.

2.6 The Developer anticipates up to five new temporary jobs shall be created upon completion of the Project.

ARTICLE 3: VILLAGE OBLIGATIONS

3.1 In consideration for the Developer undertaking and completing the Project on the Subject Property and satisfaction of its obligations as itemized under Article 2 of this Agreement, so long as no notice of an event of default has been issued pursuant to Article 6 hereof and remains outstanding, the Village shall reimburse the Developer the lesser of: (i) twenty-five percent (25%) of the Project Costs; or (ii) five thousand seven hundred fifty dollars (\$5,750.00), for

Redevelopment Project Costs incurred in connection with the Project from the sources and in accordance with procedures set forth in Article 4.

3.2 For purposes of this Agreement, 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 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.

4.2 A Developer reimbursement account (the “*146 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 146 Cedar Avenue TIF Account and used to reimburse the Developer for eligible Redevelopment Project Costs pursuant to the terms of this Agreement.

4.3 So long as no notice of an event of default has been issued pursuant to Article 6 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 146 Cedar Avenue TIF Account until the first to occur: (i) reimbursement has been made to the Developer for Redevelopment Project Costs in an amount not to exceed the lesser of five thousand seven hundred fifty dollars (\$5,750.00) or twenty-five percent (25%) of the Project Costs; or (ii) December 31, 2040.

4.4 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.

4.5 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:

Dering LLC
146 Cedar Avenue
P.O. Box 1107
Lake Villa, Illinois 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

Megan Lamb
Ottosen, DiNolfo, Hasenbalg & Castaldo, Ltd.
2441 Warrenville Road., Suite 310
Lisle, IL 60532

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: _____

By: _____

James McDonald, Mayor

Connie Olker, Village Clerk

Date: _____, 2025

Dering 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: Daniel B. Venturi Ltd Years in Business: 20

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: Daniel Venturi

Address: 146 Cedar Ave. Po Box 1107

City: Lake Villa State: IL Zip Code: 60046

Office Phone: 847-265-8822 Alternate Phone: 847-401-8822 Fax: 847-265-8275

Email Address: Dan@Venturilaw.com

Building and Property Information

Building Name: old bank

Building Address: 146 Cedar Ave, Lake Villa, IL 60046

How is the title to the property held?

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

Name(s) of Property Owners: Dering LLC

Owner's Phone Number: 847-401-8822

Property Index Number(s): 02-33-305-002

**Village of Lake Villa
Economic Incentive Program**

	Total	Addressed By Project
Site Square Footage	<u>6,100 SF</u>	<u>n/a</u>
Building Square Footage	<u>800 sf</u>	<u></u>
Total Floors	<u>one</u>	<u></u>

Project Information

Current Use(s):

Law Office

General Project Description:

Replace front entry way and replacce rear window with an ADA entrence way.

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

Total Project Cost: \$ \$20,000 Amount of Assistance Requested: \$ 10,000

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

Sources of Funding:

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

Project Financing:

☐

Bank

☒

Other: owner paid

☐

Private

**Village of Lake Villa
Economic Incentive Program**

Bank Name: n/a

Bank Address: _____

Bank Contact: _____

Contact Phone Number: _____

Escrow Agent (If Applicable): _____

Escrow Institution: _____

Institution Address: _____

gent Phone Number: _____

Proposed Project Timeline

Date of Construction: November 2025

Date of Completion: January 2026

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

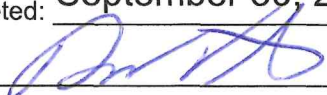
If yes, please explain:

The project will provide ADA acceible access to an historic and property and will expand its potential uses in the Village.

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: September 30, 2025

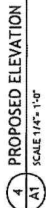
Signature: 

- 2013 INTERNATIONAL BUILDING CODE
- 2018 INTERNATIONAL FIRE CODE
- 2017 NATIONAL ELECTRICAL CODE
- ILLINOIS ENERGY CONSERVATION CODE
- ILLINOIS ACCESSIBILITY CODE
- NFPA 101 LIFE SAFETY CODE

Project:
REPLACE EXISTING
EXTERIOR DOOR, ADD
NEW EXTERIOR DOOR AT
EXISTING WINDOW AND
NEW ADA COMPLIANT
RAMP

ADDRESS:
145 CEDAR
LAKE VILLAGE, IL 60015

ALL DEMOLITION WORK IS SHOWN IN BOLD CAPS AND LINE
TYPICAL FOR THIS SHEET.

[illegible]

A1



The Home Depot Special Order Quote

Customer Agreement #: H8431-213462
Printed Date: 8/12/2025

Customer: DANIEL VENTURI

Address: PO BOX 1107
LINDENHURST, IL 60046

Phone: 847-401-8822

Email: DVENTURI@MSN.COM

Store: Round Lake Beach - 8431

Address: 2050 N Illinois Route 83
Round Lake Beach, IL
60073

Associate: ROBERT

Phone: (847)223-0336

Pre-Savings Total: \$5,121.59

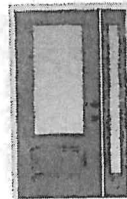
Total Savings: (\$0.00)

Pre-Tax Price: \$5,121.59

All prices are subject to change. Customer is responsible for verifying product selections. The Home Depot will not accept returns for the below products.



Catalog Version 107



Actual Unit Size = 48 5/8" x 80 1/2"
R/O Size = 49 3/8" x 81"

Line Number	Item Summary	Room Location	Was Price	Now Price	Quantity	Total Savings	Total Price
100-1	Standard Entry Door Single Prehung w/ 1 SL 48 5/8" x 80 1/2" Oak Woodgrain Prefinished Medium Oak 1008163026		\$2,151.36	\$2,151.36	1	\$0.00	\$2,151.36
Unit 100 Total:			\$2,151.36	\$2,151.36		\$0.00	\$2,151.36

Begin Line 100 Description

---- Line 100-1 ----

*** Product ***

Standard Entry Door,
Entry Door,
48.625 x 80.5

*** Dimensions ***

Unit 1: Door Frame Width = 36.75,
Unit 1: Frame Height = 80.5
Unit 2: Sidelite Frame Width = 10.875,
Unit 2: Frame Height = 80.5

*** EDI String ***

Overall Dimensions = 48.625 x 80.5

*** Unit Type ***

Unit 1: Unit Type = Complete Unit,
Unit 1: Order Method = Special Order Only,
Unit 1: Select U.S. ENERGY STAR® Climate Zone =
Northern,
Unit 1: Impact Rated = None,
Unit 1: Handing = Right
Unit 2: Select U.S. ENERGY STAR® Climate Zone =
Northern,
Unit 2: Impact Rated = None

*** Door System Design ***

Mull Type = Continuous Head and Sill - Standard

*** Door Design Option ***

Unit 1: Glass Caming = No Caming,

Unit 1: Grille Style = None,

Unit 1: Grille Layout = None,

Unit 1: Finish Type = Stained,

Unit 1: Prefinish = Prefinished Medium Oak

Unit 2: Nominal Sidelite Width = 10-in,

Unit 2: Nominal Sidelite Height = 80-in,

Unit 2: Cut Down = No,

Unit 2: Texture = Oak Woodgrain,

Unit 2: Door Style = Panel with Glass,

Unit 2: Door Panel Layout = 3/4 Lite,

Unit 2: Glass Option = Clear LowE,

Unit 2: Finish Type = Stained,

Unit 2: Prefinish = Prefinished Medium Oak

*** Frame Options ***

Sill Type = Composite Bumper,

Sill Finish = Patina,

Jamb Size = 6 9/16-in,

Jamb Options = Primed White Wood Jamb,

Wrapping - Brickmold = Unattached

*** Hardware ***

Bore = Double Bore,

Outswing Hinges = Patina,

Backset = 2-3/8-in,

Unit 1: TDI # = DR-212,

Unit 1: DP Rating = +47/-47,

Unit 1: Satisfied Energy Star Zones = Northern,
North Central, South Central, Southern,

Unit 1: Room Location = ,

Unit 1: Remake? = No,

Unit 1: Unit of Measure = EA

Unit 2: Satisfied Energy Star Zones = Northern,
North Central, South Central, Southern,

Unit 2: Room Location = ,

Unit 2: Unit of Measure = EA

*** SKU ***

SKU = 1008163026,

Vendor Name = S/O FEATHER RIVER DOOR,

Vendor Number = 60065428,

Customer Service = 800-375-8120,

Catalog Version Date = 6/11/2025,

SKU Description = S/O F-RIVER STANDARD ENTRY
DOOR,

THD Client Group = THD US STORES

*** Sidelite Design Options ***

Sidelite Style = Full Lite Lip Lite,

Sidelite Glass Size = 7"x63-7/8"-160,

Sidelite Glass Option = Clear LowE,

Unit 1: Nominal Door Width = 36-in,
 Unit 1: Nominal Width = 36-in,
 Unit 1: Nominal Height = 80-in,
 Unit 1: Cut Down = No,
 Unit 1: Door Handing and Swing = Right Hand
 Outswing,
 Unit 1: Texture = Oak Woodgrain,
 Unit 1: Door Style = Panel with Glass,
 Unit 1: Door Panel Layout = 3/4 Lite,
 Unit 1: Door Glass Size = 22"x47-7/8"-440,
 Unit 1: Glass Option = Clear LowE,
 Unit 1: Glass Design = Clear,

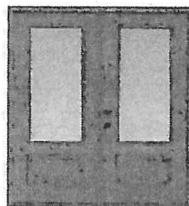
Deadbolt Bore Diameter = 2-1/8-in,
 Deadbolt Jamb Prep = 1" x 2-1/4-in,
 Additional Door Accessories = None
 *** Additional Information ***
 Unit 1: CPD Number = TGI-M-3-01908-00001,
 Unit 1: U-Factor = 0.25,
 Unit 1: SHGC = 0.2,
 Unit 1: VT = 0.26,
 Unit 1: FL # = 20867.3,

Sidelite Glass Design = Clear,
 Sidelite Caming = No Caming,
 Sidelite Grille Style = None,
 Sidelite Grille Layout = None
 *** Wrapping - Backend Questions ***
 Product Type = Single Prehung w/ 1 SL,
 Door Dimension = 36
 *** Mulls ***
 Vertical,
 Common Frame,
 1" thick, 80.5" length

End Line 100 Description



Catalog Version 107



Actual Unit Size = 74" x 81 5/8"
 R/O Size = 74 3/4" x 82 1/8"

Line Number	Item Summary	Room Location	Was Price	Now Price	Quantity	Total Savings	Total Price
200-1	Standard Entry Door Double Prehung 74" x 81 5/8" Oak Woodgrain Prefinished Medium Oak 1008163026		\$2,970.23	\$2,970.23	1	\$0.00	\$2,970.23
Unit 200 Total:			\$2,970.23	\$2,970.23		\$0.00	\$2,970.23

Begin Line 200 Description

--- Line 200-1 ---

*** Product ***

Standard Entry Door,
 Double Entry Door,
 O-XR,

74 x 81.625

*** Dimensions ***

Frame Width = 74,
 Frame Height = 81.625

*** EDI String ***

Overall Dimensions = 74 x 81.625

*** Unit Type ***

Unit Type = Complete Unit,
 Order Method = Special Order Only,
 Select U.S. ENERGY STAR® Climate Zone =
 Northern,
 Impact Rated = None,
 Handing = O-XR

*** Door Design Option ***

Nominal Door Width = 72-in,
 Nominal Width = 36-in,
 Nominal Height = 80-in,
 Cut Down = No,
 Door Handing and Swing = Right Hand Inswing,
 Texture = Oak Woodgrain,

Door Style = Panel with Glass,
 Door Panel Layout = 3/4 Lite,
 Door Glass Size = 22"x47-7/8"-440,
 Glass Option = Clear LowE,
 Glass Design = Clear,
 Glass Caming = No Caming,
 Grille Style = None,
 Grille Layout = None,
 Finish Type = Stained,
 Prefinish = Prefinished Medium Oak
 *** Frame Options ***
 Sill Type = Composite Adjustable,
 Sill Finish = Patina,
 Jamb Size = 6 9/16-in,
 Jamb Options = Hand Stained PVC Medium Oak
 Jamb,
 Wrapping - Brickmold = Unattached
 *** Hardware ***
 Bore = Double Bore Active, No Bore Inactive,
 Backset = 2-3/8-in,
 Deadbolt Bore Diameter = 2-1/8-in,
 Additional Door Accessories = None
 *** Additional Information ***

CPD Number = TGI-M-3-01967-00001,
 U-Factor = 0.24,
 SHGC = 0.2,
 VT = 0.26,
 FL # = 20867.3,
 TDI # = DR-212,
 DP Rating = +55/-55,
 Satisfied Energy Star Zones: = Northern, North
 Central, South Central, Southern,
 Room Location = ,
 Remake? = No,
 Unit of Measure = EA
 *** SKU ***
 SKU = 1008163026,
 Vendor Name = S/O FEATHER RIVER DOOR,
 Vendor Number = 60065428,
 Customer Service = 800-375-8120,
 Catalog Version Date = 6/11/2025,
 SKU Description = S/O F-RIVER STANDARD ENTRY
 DOOR,
 THD Client Group = THD US STORES
 *** Wrapping - Backend Questions ***
 Product Type = Double Prehung,
 Door Dimension = 36

End Line 200 Description



The Home Depot Special Order Quote

Customer Agreement #: H8431-213462

Printed Date: 8/12/2025

Customer: DANIEL VENTURI

Address: PO BOX 1107
LINDENHURST, IL 60046

Phone: 847-401-8822

Email: DVENTURI@MSN.COM

Store: Round Lake Beach - 8431

Address: 2050 N Illinois Route 83
Round Lake Beach, IL
60073

Associate: ROBERT

Phone: (847)223-0336

Pre-Savings Total: \$5,121.59

Total Savings: (\$0.00)

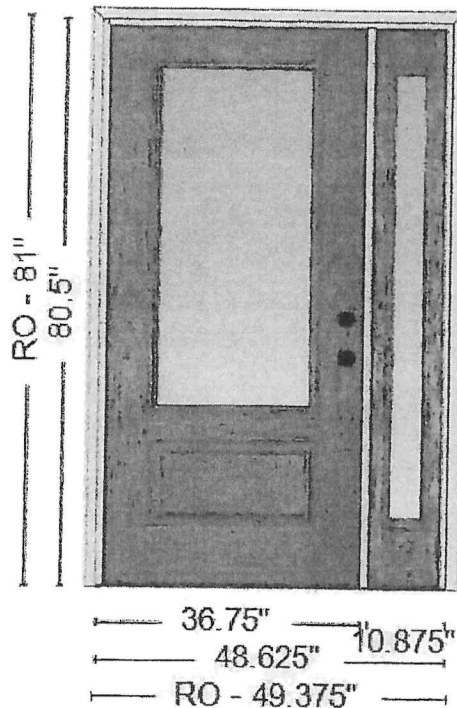
Pre-Tax Price: \$5,121.59

All prices are subject to change. Customer is responsible for verifying product selections. The Home Depot will not accept returns for the below products.

Item #	Item Description	Room Location	Unit Price	Qty	Total Price
100-1	Standard Entry Door Single Prehung w/ 1 SL 48 5/8" x 80 1/2" Oak Woodgrain Prefinished Medium Oak 1008163026	-	\$2,151.36	1	\$2,151.36



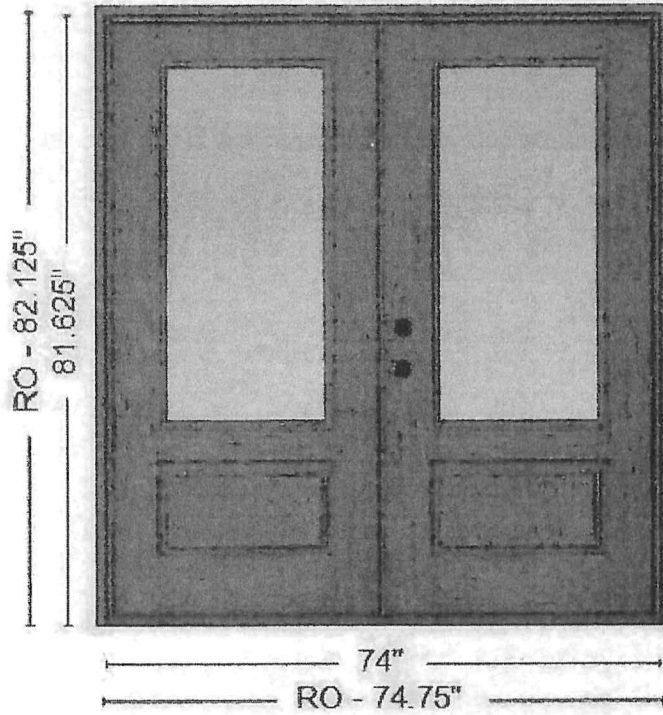
Catalog Version 107



Item #	Item Description	Room Location	Unit Price	Qty	Total Price
200-1	Standard Entry Door Double Prehung 74" x 81 5/8" Oak Woodgrain Prefinished Medium Oak 1008163026	-	\$2,970.23	1	\$2,970.23



Catalog Version 107



Quote Summary:

Line #	Item Summary	Price	Qty	Total Price
100-1	Standard Entry Door Single Prehung w/ 1 SL 48 5/8" x 80 1/2" Oak Woodgrain Prefinished Medium Oak 1008163026	\$2,151.36	1	\$2,151.36
	Unit 1 Outswing Adder	\$38.76	1	\$38.76
	Unit 1 Base Price	\$1,336.64	1	\$1,336.64
	Unit 2 Base Price	\$968.39	1	\$968.39
	Jamb Adder	(\$192.43)	1	(\$192.43)

200-1	Standard Entry Door Double Prehung 74" x 81 5/8" Oak Woodgrain Prefinished Medium Oak 1008163026	\$2,970.23	1	\$2,970.23
	Base Price	\$2,703.73	1	\$2,703.73
	Jamb Adder	\$266.50	1	\$266.50

ilsos.gov (<https://www.ilsos.gov/>) Official Website of the Illinois Secretary of State [Here's how you know](#) ✓



(<https://www.ilsos.gov/>) (<https://www.ilsos.gov/search/searchgoogle.html>)

 Driver's
Licenses & ID
Cards ✓

 Vehicles,
Plates &
Titles ✓

 Business
Services ✓

More
Services ✓

Business Entity Search

Entity Information

Entity Name

DERING LLC

Principal Address

146 CEDAR AVE PO BOX 1107
LAKE VILLA, IL 60046

File Number

02983583

Status

ACTIVE on 04-01-2025

Entity Type

LLC

Type of LLC

Domestic

Org. Date/Admission Date

05-27-2010

Jurisdiction

IL

Duration

PERPETUAL

**Annual Report
Filing Date**

04-01-2025

**Annual Report
Year**

2025

Agent Information

DANIEL B VENTURI

146 CEDAR AVE PO BOX 1107

LAKE VILLA, IL 60046

Agent Change Date

05-27-2010

Services and More Information

Choose a tab below to view services available to this business and more information about this business.

Available Services

Managers

Old LLC Name

Assumed Name

Series Name

File History

[Purchase Master Entity Certificate of Good Standing](#)[Articles of Amendment Effecting A Name Change \(https://apps.ilsos.gov/llcartamendment/\)](https://apps.ilsos.gov/llcartamendment/)[Adopting Assumed Name \(https://apps.ilsos.gov/llcassumedadoptname/\)](https://apps.ilsos.gov/llcassumedadoptname/)[Change of Registered Agent and/or Registered Office \(https://apps.ilsos.gov/llcagentchange/\)](https://apps.ilsos.gov/llcagentchange/)

English



LakeCounty

From the Office of Holly Kim, Lake County Collector

Make Checks Payable to: LAKE COUNTY COLLECTOR

**1ST INSTALLMENT
PAYMENT COUPON
RETURN WITH PAYMENT**

1

Tax Year 2024

02-33-305-002



02-33-305-002

**DANIEL VENTURI
PO BOX 1107
LAKE VILLA IL 60046-1107**

2024 1st Installment due by **06/04/2025**

Interest calculated as of 10/01/2025

\$0.00 DUE

Automatic Withdrawal Participant.

0233305002000000000000000202416

↓ **TEAR HERE** ↓



LakeCounty

From the Office of Holly Kim, Lake County Collector

Make Checks Payable to: LAKE COUNTY COLLECTOR

**2ND INSTALLMENT
PAYMENT COUPON
RETURN WITH PAYMENT**

2

Tax Year 2024

02-33-305-002



02-33-305-002

**DANIEL VENTURI
PO BOX 1107
LAKE VILLA IL 60046-1107**

2024 2nd Installment due by **09/04/2025**

Interest calculated as of 10/01/2025

\$0.00 DUE

0233305002000000000000000202424

For information on exemptions, contact your local assessor

↓ **TEAR HERE** ↓

Pin Number	Tax Year	Tax Code	Acres	Fair Market Value	
02-33-305-002	2024	05159	0.0000		\$157,624
Property Location: 146 CEDAR AVE LAKE VILLA IL 60046					
Legal Description: RESUB OF PT BLKS 4 & 5LV & PT BLK 8 IN LEHMANS ADD (EX NWLY 25 FT THOF) NELY 35 FT LOT 1 BLOCK A					
Taxing Body	Rate	Current Amount	Change From Prior Year		
LAKE COUNTY SPECIAL SERVICE AREA 16	0.194116	\$76.68	-10.32	Land Assessed Value	\$12,418
COLLEGE OF LAKE COUNTY #532	0.280239	\$110.68	-5.54	+ Building Assessed Value	\$40,118
COUNTY OF LAKE	0.467238	\$184.54	-10.09	- Home Improvement	
COUNTY OF LAKE PENSION	0.084014	\$33.18	-3.73	- Disabled Vet Homestead	
LAKE VILLA SCHOOL DISTRICT #41	3.323375	\$1,312.55	-117.43	x State Multiplier	1.000
LAKE VILLA SCHOOL DISTRICT #41 PENSION	0.117198	\$46.29	-3.75	= Equalized Value	\$52,536
LAKE VILLA TOWNSHIP FIRE PROT DIST	0.614576	\$242.73	-19.41	+ Farm Land & Bldg Assessed Value	
LAKE VILLA TOWNSHIP FIRE PROT DIST PENSION	0.061563	\$24.31	-5.99	+ State Assessed Pollution Control	
FOREST PRESERVE	0.152991	\$60.42	-2.61	+ State Assessed Railroads	
FOREST PRESERVE PENSION	0.008655	\$3.42	0.11	= Total Assessed Value	\$52,536
ANTIOCH COMM HIGH SCHOOL DISTRICT #117	2.682754	\$1,059.56	-86.02	- General Homestead Exemption	
ANTIOCH COMM HIGH SCHOOL DISTRICT #117 PENSION	0.054088	\$21.36	-1.94	- Sr. Citizen Homestead Exemption	
LAKE VILLA PUBLIC LIBRARY DIST	0.419256	\$165.60	-15.58	- Senior Freeze	
LAKE VILLA PUBLIC LIBRARY DIST PENSION	0.000000	\$0.00	0.00	- Returning Veterans Homestead	
VIL OF LAKE VILLA	0.452946	\$178.89	-15.11	- Disabled / Disabled Veterans	
VIL OF LAKE VILLA PENSION	0.376519	\$148.71	-12.59	- Natural Disaster Homestead	
ROAD AND BRIDGE-LAKE VILLA	0.240148	\$94.83	-12.82	= Taxable Valuation	\$52,536
ROAD AND BRIDGE-LAKE VILLA PENSION	0.008173	\$3.23	-0.44	x Tax Rate	9.679394
TOWNSHIP OF LAKE VILLA	0.130738	\$51.63	-6.98	= Real Estate Tax	\$5,085.18
TOWNSHIP OF LAKE VILLA PENSION	0.010807	\$4.27	-0.58	+ Special Service Area	\$0.00
LAKE VILLA TIF #1	0.000000	\$1,262.30	-8.16	+ Drainage	\$0.00
				= Total Current Year Tax	\$5,085.18
				+ Omit/RollBack Tax	\$0.00
				+ Forfeited Tax	\$0.00
				+ Interest remaining as of 10/01/2025	\$0.00
				+ Cost	\$0.00
				- Payment applied to Principal	\$5,085.18
				= TOTAL AMOUNT DUE	\$0.00
TOTALS					
		9.679394	\$5,085.18	-338.98	

Michael Strong

From: dan venturi <dan@venturilaw.com>
Sent: Monday, October 20, 2025 12:01 PM
To: Michael Strong
Subject: Re: Economic Incentive Application
Attachments: Horan Carpentry.pdf; Superior Paving Bid.pdf

Michael

I have the cost proposals for out ADA upgrade at 146 Cedar Ave. The total is \$22,949.86

146 Cedar Ave
Remodeling and ADA
upgrade

William Horan Carpentry	Front door	4,170.23
	ADA Rear door	7,839.63
	Paint and Trim	2,500.00
Superior Paving	ADA Ramp and Parking upgrade	7,440.00

Total	21,949.86
-------	-----------

Steel Plating estimate	1,000.00
------------------------	----------

Total	22,949.86
-------	-----------

Daniel Venturi
Daniel B. Venturi Ltd.
P.O. Box 1107
Lake Villa, IL 60046
847-265-8822
847-265-8275 fax

Beware of Wire Fraud we will never send wire instructions by email and you as the recipient should always call our Law Office to confirm any emails regarding wire instructions.

This email is from a law firm ("Law Firm"), and is intended solely for the use of the

William Horan
667 Asbury
Antioch, IL 60002

JOB SITE:
146 Cedar Ave.
Lake Villa, IL 60046

847-514-1882

Contractor Agreement

This agreement is for the 19th day of October, 2025 by and between William Horan here after called the contractor and between Dan Venturi Law Office here after called the owners WITNESSETH that the Contractor and the Owner for the conditions name agree as follows
Scope of Work

Work Performed:

1. Labor and material to replace front double door, reuse existing hardware on front door. \$4,170.23
2. Labor and material to remove back window, cut down brick for new door. Fill in existing floor for new door. Install door, trim, and hardware. Build sill and jamb for window above new door. \$7,839.63
3. Touch up paint and stain around both doors and floor at back door. \$2,500.00
4. Ramp and well cover at back door by others.

Progress Payments:

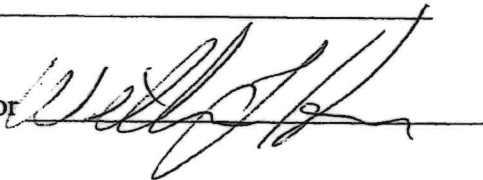
Payment of contract price shall be made as follows: Half down and balance due on completion. *The owner will assume all legal fees for collection of payment.*

Price good for 30 days

Signed _____ day of _____ 20 _____

Owner _____

Contractor





SUPERIOR PAVING Inc.

PO Box 98, Fox Lake, IL 60020
Phone: 847-587-1292 Fax: 847-587-1380

PROPOSAL No: 250930

TO: Dan Venturi PO Box 1107 Lake Villa, IL 60046	CONTACT NAME	DATE
	Dan Venturi	10/10/2025
	PHONE	PHONE
		(847) 265-8822
		FAX
	JOB NAME & LOCATION	
	146 Cedar Ave. Lake Villa, IL	
	EMAIL	
	dan@venturilaw.com	

Asphalt paving of parking lot with entrance ramp approximately 1,960 SF.

- Excavate washed stone from ramp area.
- Remove existing asphalt away from limits of pavement to create butt joints.
- Add CA-6 gravel as needed for proper base up to 10 tons to new ramp area.
- Final grade all gravel and compact with vibratory rollers for maximum compaction.
- Apply SS-1 tack coat of existing pavement for proper bond.
- Install level binder to fill all low or depressed areas.
- Install 2" compacted thickness surface course mix which is machine laid.
- All exposed edges will be hand tamped.
- Restripe as pe prior layout.

ADDITIONAL NOTES:

- Any extra gravel will be charged @ \$45.00 per ton installed.
- Client/Homeowner is responsible for obtaining permits, security deposits and fees if required.

In the event of any legal action to collect outstanding debts due Superior Paving Inc., customer agrees to assume the full amount, with interest of 1 1/2% per month on accounts over 30 days, plus the cost of all legal fees.

We propose to complete the above work in accordance with above specifications, for the sum of:

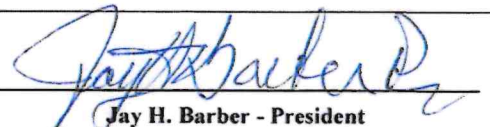
SEVEN THOUSAND FOUR HUNDRED FORTY DOLLARS (\$ **7,440.00**)

Payment to be made as follows:

PAYMENT DUE UPON COMPLETION

All material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from above specifications involving extra costs will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control. Owner to carry fire, tornado and other necessary insurance. Our workers are fully covered by Workman's Compensation Insurance.

Authorized
Signature

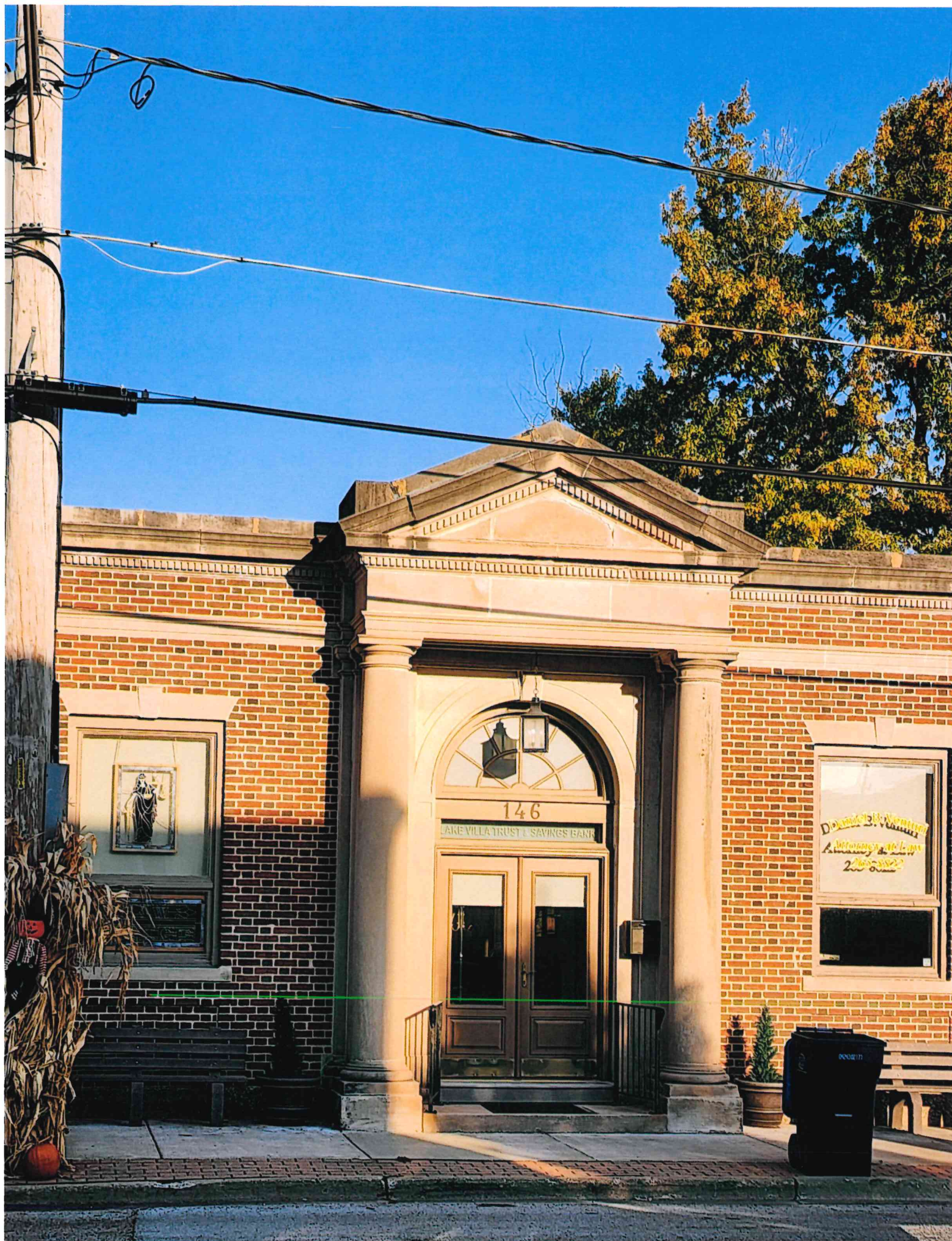

Jay H. Barber - President

Acceptance of Proposal - The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

Note: This proposal may be withdrawn by us if not accepted within 30 days.

Date of Acceptance: _____

Signature: _____



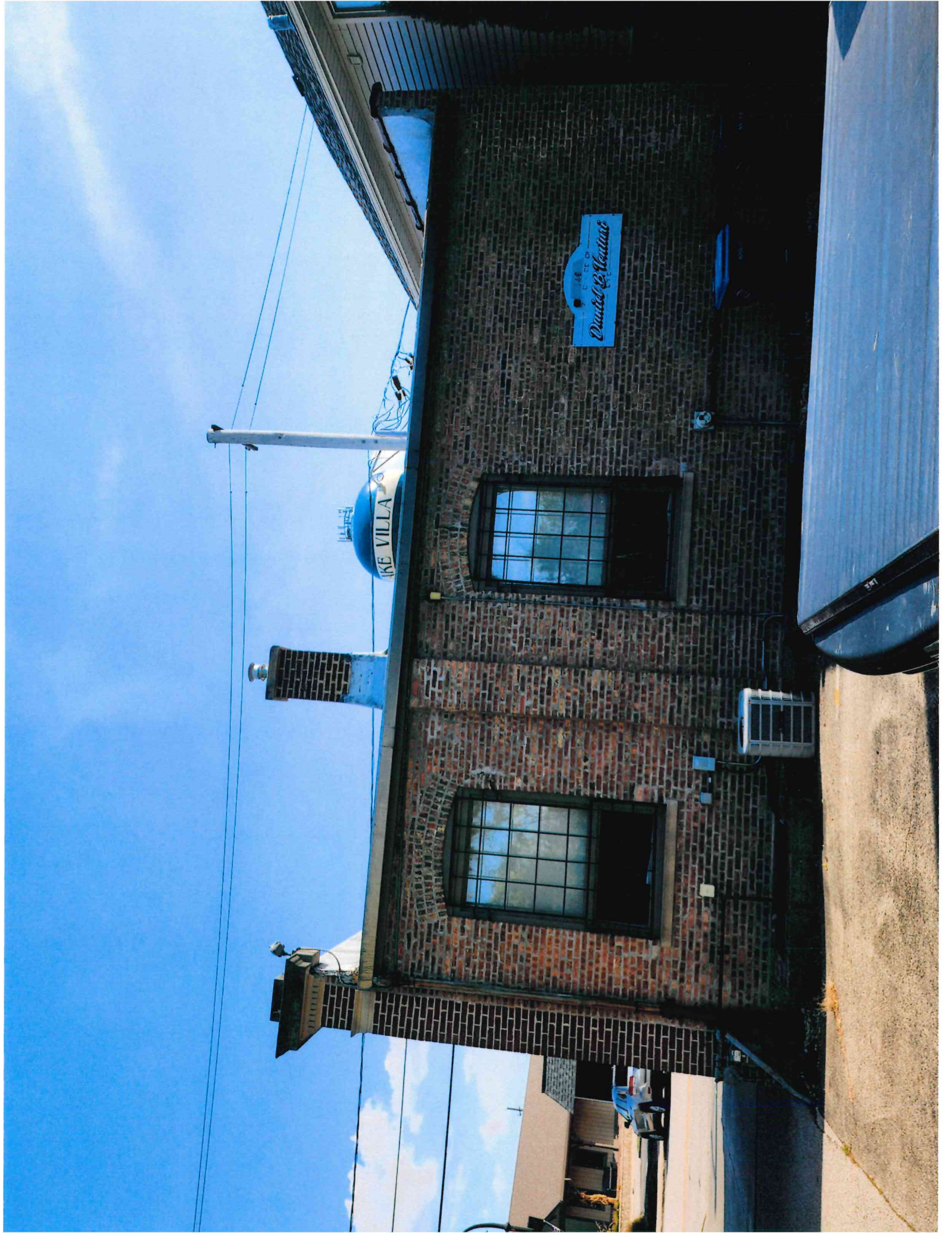


146

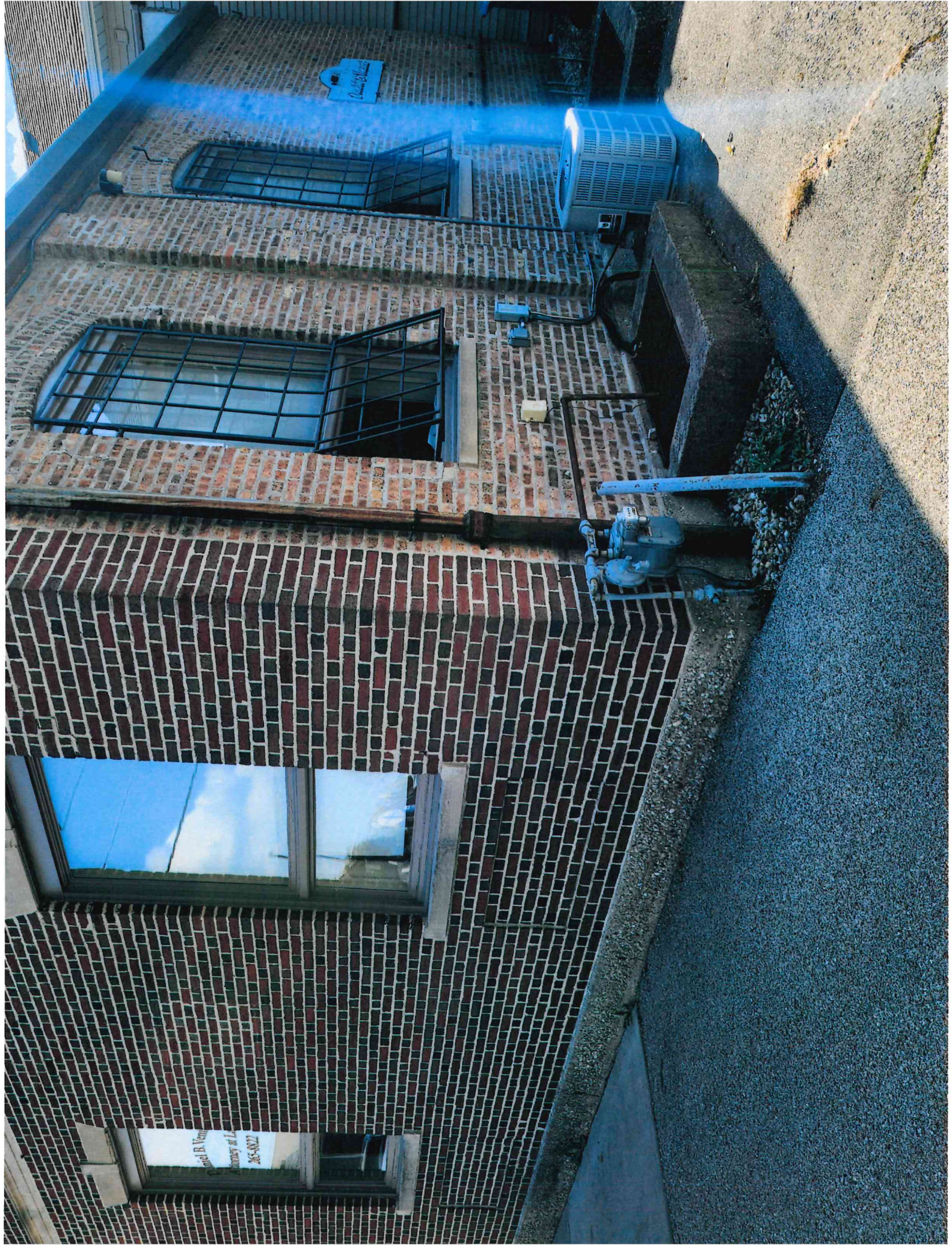
LAKE VILLA TRUST & SAVINGS BANK

04243021









Antel B. Veng
Agency of L
265-8222

RESOLUTION NO. 2025-11-03

RESOLUTION AUTHORIZING AND APPROVING
THE TRANSFER OF REAL ESTATE BY THE
VILLAGE OF LAKE VILLA TO THE BOARD OF EDUCATION OF
LAKE VILLA COMMUNITY CONSOLIDATED SCHOOL DISTRICT NO. 41
AND APPROVING AND AUTHORIZING THE EXECUTION OF A RELATED
INTERGOVERNMENTAL AGREEMENT RELATIVE THERETO
(RE: 0 McKinley Avenue)

WHEREAS, the Village of Lake Villa (the “Village”) is an Illinois municipal corporation located in Lake County, Illinois and is the owner of certain real estate within the Village known as 0 McKinley Avenue, Lake Villa, IL (P.I.N. 06-04-100-060) (hereinafter, the “Subject Property”), which is approximately 10,000 square feet in area and is legally described on Exhibit A which is attached hereto and thereby made a part hereof; and

WHEREAS, the Lake Villa Community Consolidated School District No. 41 (the “School District”) wishes to acquire the Subject Property from the Village, and the Village desires to transfer the Subject Property to the School District; and

WHEREAS, the Subject Property is located within the corporate limits of both the Village and the School District, and the School District is located partially within and partially outside of the Village’s corporate limits, and the Village is located partially within and partially outside of the School District’s corporate limits; and

WHEREAS, there has been presented to the Village a certain “Intergovernmental Agreement Between the Village of Lake Villa and the Board of Education of the Lake Villa Community Consolidated School District No. 41” (the “Intergovernmental Agreement”) which sets forth the terms, conditions, and restrictions necessary to effect the transfer of the Subject Property to the School District, and the Corporate Authorities have determined that it is in the best interest of the Village and its residents that said Intergovernmental Agreement be executed and in effect:

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: That the Corporate Authorities of the Village find that the facts as stated in the preamble hereof are true and correct and are incorporated herein by reference as if fully set forth.

SECTION 2: The Corporate Authorities of the Village hereby approve and authorize the transfer of the Subject Property, and all of the rights, title, and interest of the Village in and to the Subject Property, including but not limited to the right to use, occupy, and/or improve the Subject Property, to the School District by Quit Claim Deed, for the purpose of a drainage project contemplated to be undertaken by the School District for the benefit of Palombi School, which is located adjacent to the Subject Property, and/or for any other school district, municipal, and/or public purpose authorized by Illinois statutes applicable to the School District.

SECTION 3: The Corporate Authorities hereby approve and authorize the execution of the “Intergovernmental Agreement Between the Village of Lake Villa and the Board of Education of the Lake Villa Community Consolidated School District No. 41” (the “Intergovernmental Agreement”) relative to the Subject Property, which Intergovernmental Agreement sets forth the terms, conditions, and restrictions necessary to effect the transfer of the Subject Property to the School District, and also hereby approve and authorize the execution of the related Quit Claim Deed transferring the Subject Property to the School District, a copy of which Intergovernmental Agreement and Quit Claim Deed are attached hereto as Group Exhibit A and thereby made a part hereof, whereby the School District shall hold said real estate by the same right, title, and interest by which the Village held the Subject Property immediately prior to such transfer.

SECTION 4: This Resolution shall take effect from and after its passage and approval as provided by law.

PASSED THIS ____ DAY OF _____, 2025, BY A TWO-THIRDS VOTE (FIVE VOTES
REQUIRED) OF THE CORPORATE AUTHORITIES THEN HOLDING OFFICE BY ROLL CALL
VOTE AS FOLLOWS:

AYES: Trustees

NAYS:

ABSENT:

ABSTAIN:

RECUSE:

APPROVED THIS ____ DAY OF _____, 2025

James McDonald, Mayor

ATTESTED AND FILED THIS
____ DAY OF _____, 2025

Connie Olker, Village Clerk

(SEAL)

GROUP EXHIBIT A

- (1) Quit Claim Deed
- (2) Intergovernmental Agreement

QUIT CLAIM DEED

Illinois Statutory

MAIL TO:

Ms. Kerry Pipal, Attorney at Law
Hodges, Loizzi, Eisenhammer,
Rodick & Kohn
500 Park Boulevard, Suite 1000
Itasca, IL 60143

TAXPAYER:

Lake Villa Community Consolidated
School District No. 41
Attn: Superintendent
131 McKinley Avenue
Lake Villa, IL 60046

Recorder's Stamp

The Grantor, **VILLAGE OF LAKE VILLA**, Lake County, Illinois, an Illinois municipal corporation, in consideration of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, CONVEYS and QUIT CLAIMS to the Grantee, **BOARD OF EDUCATION OF LAKE VILLA COMMUNITY CONSOLIDATED SCHOOL DISTRICT NO. 41**, 131 McKinley Avenue, Lake Villa, IL 60046, all right, title, and interest the Village may have in the following described real estate in Lake County, Illinois, to wit:

A PARCEL OF LAND LYING IN THE NORTHWEST QUARTER OF SECTION 4, TOWNSHIP 45 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, BEING A PORTION OF LANDS AS DESCRIBED IN DOCUMENT 1242969 OF THE PUBLIC RECORDS OF LAKE COUNTY, ILLINOIS, SAID PARCEL LYING IN THE VILLAGE OF LAKE VILLA, LAKE COUNTY, ILLINOIS, AND BEING MORE FULLY DESCRIBED AS FOLLOWS: THE WEST 100 FEET OF THE SOUTH 100 FEET OF THE NORTH 2,042.0 FEET OF THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 4, TOWNSHIP 45 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPT THE WEST 691.0 FEET THEREOF), IN LAKE COUNTY, ILLINOIS.

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. This is not homestead property.

Property Address: 0 McKinley Avenue, Lake Villa, Illinois 60046
PIN: 06-04-100-060

Dated _____, 2025

VILLAGE OF LAKE VILLA

[SEAL]

By: _____
James McDonald, Mayor

ATTEST: _____
Connie Olker, Village Clerk

Exempt under 35 ILCS 200/31-45(b)

_____, 2025

Buyer, Seller or Representative

RE: 0 McKinley Avenue, Lake Villa, IL (Permanent Index No. 06-04-100-060

STATE OF ILLINOIS)
) ss.
COUNTY OF _____)

I, the undersigned, a Notary Public in and for the aforesaid County and State, CERTIFY THAT JAMES McDONALD, Mayor, and CONNIE OLKER, Village Clerk, personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the instrument as their free and voluntary act, and as the free and voluntary act of the Village of Lake Villa, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and notarial seal, _____, 2025.

Notary Public

Preparer:

James P. Bateman, Village Attorney
Village of Lake Villa
Bateman Law Offices, Ltd.
1000 Hart Road, Suite 170
Barrington, IL 60010

INTERGOVERNMENTAL AGREEMENT
BETWEEN THE BOARD OF EDUCATION OF
LAKE VILLA COMMUNITY CONSOLIDATED SCHOOL DISTRICT NO. 41
AND THE VILLAGE OF LAKE VILLA
(Relative to the Property Commonly Known as 0 McKinley Avenue
and identified as Permanent Index Number 06-04-100-060)

THIS INTERGOVERNMENTAL AGREEMENT is entered into on this ____ day of _____, 2025, by and between the BOARD OF EDUCATION OF THE LAKE VILLA COMMUNITY CONSOLIDATED SCHOOL DISTRICT NO. 41 (“School District No. 41”), and the VILLAGE OF LAKE VILLA, Lake County Illinois (“Village”) pursuant to authority of the Illinois Constitution and the Illinois Local Property Transfer Act (50 ILCS 605/0.01, et seq.). School District No. 41 and the Village are sometimes hereinafter individually referred to as a “party” and/or jointly referred to as the “parties”:

WITNESSETH:

WHEREAS, Article VII, Section 10 of the Illinois Constitution of 1970 and the Illinois Intergovernmental Cooperation Act, 5 ILCS 220/1 et seq., authorize and encourage units of local government to enter into intergovernmental agreements with one another; and

WHEREAS, School District No. 41 lies partly within and partly outside of the boundaries of the Village, and the Village lies partly within and partly outside of the boundaries of School District No. 41; and

WHEREAS, the Local Government Property Transfer Act, 50 ILCS 605/0.01 et seq., authorizes certain units of local government to transfer land for any public purpose under such terms and conditions as they shall mutually agree upon; and

WHEREAS, the Village is the owner of certain property commonly known as 0 McKinley Avenue, Lake Villa, Illinois, which is approximately 10,000 square feet in area, and which is legally described as follows:

A PARCEL OF LAND LYING IN THE NORTHWEST QUARTER OF SECTION 4, TOWNSHIP 45 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, BEING A PORTION OF LANDS AS DESCRIBED IN DOCUMENT 1242969 OF THE PUBLIC RECORDS OF LAKE COUNTY, ILLINOIS, SAID PARCEL LYING IN THE VILLAGE OF LAKE VILLA, LAKE COUNTY, ILLINOIS, AND BEING MORE FULLY DESCRIBED AS FOLLOWS: THE WEST 100 FEET OF THE SOUTH 100 FEET OF THE NORTH 2,042.0 FEET OF THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 4, TOWNSHIP 45 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPT THE WEST 691.0 FEET THEREOF), IN LAKE COUNTY, ILLINOIS.

(Permanent Index Number 06-04-100-060)
(the “Subject Property”); and

WHEREAS, the Subject Property is directly adjacent to the property owned by School District No. 41 commonly known as 133 McKinley Avenue, and which contains the Palombi School and related improvements; and

WHEREAS, the Corporate Authorities of the Village and the Board of Education of School District No. 41 have determined that, for the purposes of public health, safety, and welfare, it is necessary and advisable for School District No. 41 to make drainage improvements on the Subject Property for the benefit of Palombi School and for the benefit of the public (hereinafter, the “Drainage Improvement Project”); and

WHEREAS, it is the mutual desire of the parties hereto to cooperate with one another to achieve the successful completion of the proposed Drainage Improvement Project, and to that end, the parties wish to provide for the related transfer of ownership of the Subject Property by the Village to School District No. 41, all in accordance with the terms and conditions set forth in this Agreement; and

WHEREAS, the Village and School District No. 41 declare that it is necessary and convenient for School District No. 41 to acquire and use the Subject Property, on a permanent basis for the Drainage Improvement Project and related improvements, and in that regard, have by appropriate action of their respective corporate authorities, authorized the execution and delivery of this Agreement and the related Quit Claim Deed:

NOW THEREFORE, in consideration of the foregoing recitals, the mutual agreements herein contained, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, School District No. 41 and the Village agree as follows:

1. Recitals: The parties hereto find that the recitals to this Agreement are true and correct and that each of the foregoing recitals is hereby incorporated herein by reference as their respective findings of fact the same as if each had been set forth in its entirety in the body of this Agreement.
2. Cooperation: The parties hereto agree to and shall mutually cooperate in good faith in the implementation of this Agreement and the successful completion of the contemplated related transfer of the Subject Property to School District No. 41 to allow for and facilitate the Drainage Improvement Project contemplated by School District No. 41. The engineering plans for the proposed Drainage Improvement Project have previously been or will be submitted to and approved by the Village.
3. Survey, Title, and Deed:
 - A. Survey. Prior to closing on this transaction, the consulting engineers for School District No. 41 shall, at the sole expense of School District No. 41, provide both parties with a Plat of Survey accurately depicting and legally describing the Subject Property.
 - B. Title, Deed, and Related Closing Documents. At the sole cost and expense of School District No. 41, School District No. 41 shall provide to the Village a current ALTA title commitment for the Subject Property issued by Chicago Title Insurance Company (the “Title Company”) in a minimum amount of Ten Thousand Dollars (\$10,000.00). All right, title and interest of the Village in the Subject Property shall be conveyed to School District No. 41 by Quit Claim Deed, in recordable form, with a PTAX transfer declaration for the Subject Property pursuant

to the MyDec system, and an affidavit of title for the Subject Property to be conveyed, in customary form for title insurance purposes, covering the date of closing and showing title in School District No. 41, subject only to the general exceptions. The parties will cooperate with each other in obtaining extended coverage over general exceptions, if any, raised on the title commitment, and each party will execute ALTA statements as required by the Title Company relative to the Subject Property.

- C. If the aforesaid title commitment discloses unpermitted exceptions that interfere with the intended uses of the Subject Property by School District No. 41 and/or which otherwise render the title unmarketable (the "Unpermitted Exceptions"), the Village shall have seven (7) days to have the Unpermitted Exceptions removed, and in such event, the time of closing may be delayed, if required, for such period, or scheduled for such other reasonable time and place agreed to by the Parties. If the Village is unable to have such Unpermitted Exceptions removed within the specified time, upon notice to School District No. 41 on or before the date of closing, School District No. 41 may elect to take title to the Subject Property as it then exists or terminate this Agreement upon written notice to the Village.

4. Closing:

- A. Closing shall occur at a location and at a time mutually agreeable to the parties or their respective attorneys (the "Closing Date"), but not later than forty-five (45) days after the date of execution of this Agreement. Possession of the Subject Property shall be delivered to School District No. 41 not later than at the closing for same, and full, unencumbered, complete and unrestricted possession, use, control, and quiet enjoyment of the Subject Property shall be delivered to School District No. 41 at such closing, and the Subject Property shall be vacant and not subject to any written or oral lease as of closing.
- B. The closing of the conveyance of the Subject Property shall be closed through Chicago Title Insurance Company in a manner as mutually agreed upon by the Village and School District No. 41. The closing expenses, including escrow fees and all of the cost of the title insurance, shall be at the expense of School District No. 41, but the Village shall cooperate in such closing and provide executed ALTA Statements as described above, an Affidavit of Title, and such other closing documents as required by the Title Company in order to complete the contemplated transaction and convey unencumbered title of the Subject Property to School District No. 41.
- C. Additional Documents: In addition to all other documents herein required, each party shall furnish to the other party and to the title company and deposit into escrow a certified copy of such party's respective Resolution(s) and/or Ordinance(s) approving this Agreement and the transfer of the real estate as herein authorized.

5. Conveyed "AS IS":

- A. Except for the representations and obligations expressly set forth in this Agreement and those of any deed of conveyance, the Village will convey the Subject Property to School District No. 41 on an "AS IS" basis without any representations or warranties of any kind, express or implied, either oral or written, made by either party or any agent or representative thereof to the Village with respect to the physical, environmental or structural condition of Subject Property so conveyed, and all other warranties, except for the representations and obligations

expressly set forth in this Agreement, with respect to the Subject Property so conveyed are hereby expressly disclaimed by the Village.

- B. Any and all responsibility relating to any condition of the Subject Property to be conveyed to School District No. 41 shall be and are hereby assumed by School District No. 41.
- C. The assumption of the risk by School District No. 41 with respect to the condition of the Subject Property so transferred pursuant to this Agreement shall survive the closing, but shall extend only for the benefit of the respective parties to this Agreement and no other person(s) or entities.

6. Miscellaneous.

- A. Time shall be of the essence in this Agreement.
- B. This Agreement and any exhibits attached hereto and thereby made a part hereof constitute the entire agreement of the parties in these matters and shall supersede and nullify all prior drafts and agreements concerning such matters.
- C. Paragraph titles are descriptive only and do not define or in any other way limit the contents of each paragraph. Words of the masculine gender shall be read to include the feminine and neuter genders, and the singular shall include the plural.
- D. If any provision of this Agreement shall be declared invalid for any reason, such invalidation shall not affect any other provision of this Agreement which can be given effect without the invalid provision and to that extent, the provisions of this Agreement are severable.
- E. This Agreement shall be governed, interpreted, and construed in accordance with the applicable laws of the State of Illinois. Both the Village and School District No. 41 and their respective counsel have fully participated in the drafting of this entire Agreement and all of the provisions hereof, and neither party shall be considered the drafter of this Agreement or any particular provision thereof for the purposes of the interpretation hereof. Any reference to laws, ordinances, rules, or regulations of any kind shall include such laws, ordinances, rules, or regulations of any kind as they may be amended or modified from time to time hereafter.
- F. Each party represents to the other that such party has full authority to execute this Agreement and fulfill the terms, conditions, provisions, and obligations herein provided.
- G. This Agreement shall be binding upon and shall inure to the benefit of the parties hereto and their respective successors and/or assigns. In the event either party should breach this Agreement, either prior to or subsequent to closing, the other party may pursue any and all remedies provided at law or in equity. Only the respective parties to this Agreement, the Village and School District No. 41, and no third party, shall have the right to enforce this Agreement.
- H. Nothing contained in this Agreement shall be construed to make School District No. 41 and the Village partners or joint venturers or to render either of said parties liable for the debts or obligations of the other, except as expressly provided in this Agreement. The Village and

School District No. 41 shall each be responsible for their own legal expenses incurred with respect to the preparation and review of this Agreement and closing on the real estate transaction which is the subject of this Agreement.

- I. Whenever in this Agreement the Village or School District No. 41 are required to perform any act or obligation, and either party, as the case may be, is unable to perform or complete such act or obligation because of a Force Majeure (i.e., an event that is the result of the force(s) of nature), or because of another occurrence beyond that party's control, including but not limited to litigation initiated by any third party, then upon the occurrence of any such Force Majeure or of such other occurrence as described above, the time period for the performance and completion of such act or obligations shall be extended for a reasonable time to accommodate the delay caused by the Force Majeure or by such other occurrence as described above.
- J. No delay or omission by any of the parties in exercising any right or power accruing upon the non-compliance or failure of performance under this Agreement shall impair any such right or power or be construed to be a waiver thereof. A waiver by any of the parties of any of the covenants, conditions or agreements contained in this Agreement or to be performed under the terms of this Agreement shall not be construed to be a waiver of any subsequent breach thereof or of any other covenant, condition or agreement contained in this Agreement.
- K. Any alteration, change or modification of this Agreement, in order to become effective, shall be made by written instrument or endorsed on this Agreement and, in each such instance, executed on behalf of each party to this Agreement as aforesaid.
- L. This Agreement may be executed in one or more identical counterparts, which when affixed together, will constitute the entire Agreement.
- M. Every notice, demand or consent or other document or instrument required or desired to be given to the parties to this Agreement shall be in writing and shall be deemed to have been given if delivered by overnight courier (with evidence of receipt) or mailed by certified United States mail, postage prepaid, return receipt requested, or by facsimile transmission with proof of transmission sent by U.S. mail within twenty-four (24) hours of such transmission addressed as to the respective parties at the addresses stated below:

If to School District No. 41: Lake Villa Community Consolidated
School District No. 41
131 McKinley Avenue
Lake Villa, IL 60046
Attn: Superintendent
Email: skeim@district41.org

With a copy to the attorney
for School District No. 41: Kerry B. Pipal, Attorney at Law
Hodges, Loizzi, Eisenhammer, Rodick & Kohn
500 Park Boulevard, Suite 1000
Itasca, IL 60143
Email: Kpipal@hlerk.com

If to the Village of Lake Villa: Village of Lake Villa
65 Cedar Avenue
Lake Villa, IL 60046
Attn: Michael Strong, Village Administrator
Email: mstrong@lake-villa.org

With a copy to the attorney
for the Village: Rebecca Bateman Alexopoulos, Attorney at Law
Bateman Law Offices, Ltd.
1000 Hart Road, Suite 170
Barrington, IL 60010

Any party may change the place or person for the giving of notices upon it by giving not less than ten (10) days prior written notice informing the other party of the change in the address or persons to which notices shall be sent. A notice given by mail shall be deemed given three (3) business days following the day on which such notice is deposited in the United States mail as aforesaid.

IN WITNESS WHEREOF, the parties hereto, pursuant to the authority of the Corporate Authorities, have caused this Agreement to be executed, attested, and delivered by its duly authorized officers as of the day and date mentioned above.

BOARD OF EDUCATION OF LAKE
VILLA COMMUNITY CONSOLIDATED
SCHOOL DISTRICT NO. 41

VILLAGE OF LAKE VILLA

By: _____
Board President

By: _____
James McDonald, Mayor

Attest:

Attest:

Secretary

Connie Olker, Village Clerk

Dated: _____, 2025

Dated: _____, 2025