

Attached is the agenda packet for the February 7<sup>th</sup>, 2023 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. With the new Village Board meeting format, all discussions and business will occur at the Village Board meeting. After consideration of the meeting minutes and accounts payable, the meeting will proceed to new and old business.**

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

James McDonald, Mayor  
Mary Konrad, Clerk  
Stacy Michael, Treasurer



Trustees:  
Allena Barbato  
Jake Cramond  
Karen Harms  
Jeff Nielsen  
Tom O'Reilly  
Doug Savell

## **SPECIAL VILLAGE BOARD AGENDA**

### **VILLAGE OF LAKE VILLA**

**February 7, 2023**

**7:00 pm**

1. Call to Order
2. Pledge of Allegiance
3. Roll Call
4. Public Comment
5. Approval of the Minutes of January 17, 2023
6. Accounts Payable – February 7, 2023
7. Mayor
8. Village Board Reports
9. Staff Reports
10. New Business
  - a. Ordinance No. 2023-02-01: Ordinance Authorizing the Closing of Various Village Budget Funds and Transferring Assets and Liabilities of the Funds to Other Existing Village Funds
  - b. Resolution No. 2023-02-01: Resolution Authorizing Participation in the Northern Illinois Municipal Electric Collaborative and Authorizing the Village Administrator to Execute a 3-Year Contract with the Lowest Cost Electricity Supplier
  - c. Approval: Motion Authorizing the Lake Villa Police Commission to Hire a Full-Time Patrol Officer Position
11. Executive Session
12. Old Business
  - a. Ordinance No. 2023-02-02: Ordinance Approving a Purchase Sale Agreement for the Acquisition of Real Estate
  - b. Approval: Motion Authorizing the Village of Lake Villa to Enter into an Employment Agreement with a Candidate for the Mechanic Position
13. Adjournment

James McDonald, Mayor  
Mary Konrad, Clerk  
Stacy Michael, Treasurer



Trustees:  
Allena Barbato  
Jake Cramond  
Karen Harms  
Jeff Nielsen  
Tom O'Reilly  
Doug Savell

**DATE:** February 3, 2023  
**TO:** Village Board of Trustees  
**FROM:** Michael Strong  
Village Administrator  
**RE:** Agenda Transmittal

**New Business**

- a. **Ordinance No. 2023-02-01: Ordinance Authorizing the Closing of Various Village Budget Funds and Transferring Assets and Liabilities of the Funds to Other Existing Village Funds**

Staff Contact Stacy Michael, Treasurer

The Village Board will consider Ordinance 2023-02-01 which authorizes the closure of certain budget funds and transfer of their assets and liabilities to existing funds. The Village Board previously adopted Ordinance 2023-01-01 which affected similar action, however, while that Ordinance approved the transfer of funds from the account it omitted reference to the closure of Fund 94. To ensure proper action is taken to close this fund, Village staff recommends approval of this Ordinance.

Suggested Motion: *Motion to Approve Ordinance No. 2023-02-01 Authorizing the Closing of Various Village Budget Funds and Transferring Assets and Liabilities of the Funds to Other Existing Village Funds*

- b. **Resolution No. 2023-02-01: Resolution Authorizing Participation in the Northern Illinois Municipal Electric Collaborative and Authorizing the Village Administrator to Execute a 3-Year Contract with the Lowest Cost Electricity Supplier**

Staff Contact: Michael Strong, Village Administrator

The Village Board will discuss and consider approving a Resolution 2023-02-01 authorizing participation in NIMEC and authorizing the Village Administrator to execute electricity supply agreements for various water and sewer facilities once

future rates are determined. The Village has been using NIMEC as its electricity broker since 2008.

NIMEC has extensive expertise in the northern Illinois power market. NIMEC manages a buying collaborative, aggregating the collective power of 123 municipalities, as well as 47 library/park district/water districts. The collective volume of the buying collaborative (\$20 to \$25 million/year) allows NIMEC to negotiate rates that are lower than what an individual municipality could negotiate on their own. The Village has enjoyed a good working relationship with NIMEC since 2008. This resolution pertains to the purchase of electricity for the Village operated water pumping facilities.

Prices within the commodity markets (including electricity) are constantly fluctuating. Therefore, NIMEC's bid prices are only good for the day they are provided. Since the bid opening is scheduled for March 2, 2023, the Village Board needs to delegate signing authority to the Village Administrator to accept a bid by entering into a contractual relationship with the winning power supplier. Once signed, the Contract will be brought back to the Village Board for ratification.

Suggested Motion: *Motion to approve Resolution No. 2023-02-01 authorizing the participation in the Northern Illinois Municipal Electric Collaborative and authorizing the Village Administrator to execute electricity service agreements up to 36 months*

**c. Approval: Motion Authorizing the Lake Villa Police Commission to Hire a Full-Time Patrol Officer Position**

Staff Contact: Rochelle Tisinai, Chief of Police

The Village Board will discuss whether to authorize the Police Commission to fill one vacant patrol officer position as a result of a recent retirement. Please see the attached letter from Chief Tisinai.

Suggested Motion: *Motion to authorize the Lake Villa Police Commission to fill one Police Officer position*

**Old Business**

**a. Ordinance No. 2023-02-03: Ordinance Approving a Purchase Sale Agreement for the Acquisition of Real Estate**

Staff Contact: Michael Strong, Village Administrator

The Village Board will consider Ordinance 2023-02-03 approving a purchase sale agreement for the acquisition of certain real estate in the Village of Lake Villa to be

used for future public benefit and use.

Suggested Motion: *Motion to Approve Ordinance 2023-02-03 Approving a Purchase Sale Agreement for the Acquisition of Real Estate*

b. **Approval: Motion Authorizing the Village of Lake Villa to Enter into an Employment Agreement with a Candidate for the Mechanic Position**

Pursuant to direction provided by the Village Board during their regular meeting on January 17, 2023, Village staff has prepared an employment agreement for the mechanic position in the Public Works Department. Village staff is seeking approval from the Village Board to authorize the Mayor to enter into an employment agreement for the vacant mechanic position.

Suggested Motion: *Motion to authorize Mayor McDonald to execute an employment agreement with Dominick Lostrocio to serve in the Mechanic position*

**VILLAGE OF LAKE VILLA  
VILLAGE BOARD  
REGULAR MEETING  
January 17<sup>th</sup>, 2023**

***Call to Order:*** Mayor McDonald called the meeting to at 7:00 p.m.

***Present:*** Mayor McDonald, Clerk Konrad, Trustees: Harms, Barbato, O'Reilly, Cramond, and Savell, Village Administrator Strong, Treasurer Stacy Michael, Police Chief Rochelle Tisinai, Public Works Supervisors Ryan Horton and Jim Bowles, Village attorney Rebecca Bateman-Alexopolus.

**ROLL CALL VOTE WAS:**

**AYES: 6 (Harms, Nielsen, Barbato, O'Reilly, Cramond, Savell)**

**NAYS: 0**

**ABSENT: 0**

**ABSTAIN: 0**

**MOTION CARRIED**

***Public Comment:*** None

***Minutes:*** It was moved by Trustee Harms and seconded by Trustee Nielsen to approve the December 29<sup>th</sup>, 2022 Village Board meeting minutes.

**ROLL CALL VOTE WAS:**

**AYES: 6 (Harms, Nielsen, Barbato, O'Reilly, Cramond, Savell)**

**NAYS: 0**

**ABSENT: 0**

**ABSTAIN: 0**

**MOTION CARRIED**

It was moved by Trustee Barbato and seconded by Trustee O'Reilly to approve the January 9<sup>th</sup> 2023 Village Board meeting minutes.

**ROLL CALL VOTE WAS:**

**AYES: 5 (Harms, Barbato, O'Reilly, Cramond, Savell)**

**NAYS: 0**

**ABSENT: 0**

**ABSTAIN: 1 (Nielsen)**

**MOTION CARRIED**

***Finance:*** It was moved by Trustee Harms and seconded by Trustee Nielsen to approve the Accounts Payable Report for January 2<sup>nd</sup>, 2023 in the amount of \$173,479.13

**ROLL CALL VOTE WAS:**

**AYES: 6 (Harms, Nielsen, Barbato, O'Reilly, Cramond, Savell)**

**NAYS: 0**

**ABSENT: 0**

**ABSTAIN: 0**

**MOTION CARRIED**

It was moved by Trustee Barbato and seconded by Trustee O'Reilly to approve the Accounts Payable Report for January 17<sup>th</sup>, 2023 in the amount of \$188,004.01.

**ROLL CALL VOTE WAS:**

**AYES: 6 (Harms, Nielsen, Barbato, O'Reilly, Cramond, Savell)**

**NAYS: 0**

**ABSENT: 0**

**ABSTAIN: 0**

**MOTION CARRIED**

***Mayor:***

The St. Patrick's Day Parade will be held on March 11<sup>th</sup> at noon. Palombi School will be the staging area. Corn Beef and Cabbage will follow at the VFW.

***Staff Reports:***

Superintendent of Water and Sewer, Jim Bowles, gave an update on the lead service line survey. Chief Tisinai announced that the Police Department was awarded a Lake County ETSB Grant for 12 new Starcom radios allowing the Police Department to have direct communications with the Fire Department. Officer A. Demski was appointed as team leader for the Major Crash Assistance Team. Administrator Strong also announced that the Village won a Grant through CMAP.

***New Business:***

**Resolution No. 2023-01-01: Regarding Closed Session Meeting Minutes and Audio**

The Village Board conferred on Executive Session Minutes. Pursuant to State Law, the Village Board is required to review and make a determination relative to executive session minutes which have not been approved at least every six months.

It was moved by Trustee Harms and seconded by Trustee O'Reilly to Approve Resolution No. 2023-01-01 regarding Closed Session Meeting Minutes and Audio.

**ROLL CALL VOTE WAS:**

**AYES: 6 (Harms, Nielsen, Barbato, O'Reilly, Cramond, Savell)**

**NAYS: 0**

**ABSENT: 0**

**ABSTAIN: 0**

**MOTION CARRIED**

**Ordinance No. 2023-01-01: Ordinance Authorizing the Closing of Various Village Budget Funds and Transferring Assets and Liabilities of the Funds to Other Existing Village Funds**

The Village Board Conferred on authorizing the closure of certain budget funds and transfer of their assets and liabilities to existing funds.

It was moved by Trustee Barbato and seconded by Trustee Cramond to approve Ordinance No. 2023-01-01 Authorizing the Closing of Various Village Budget Funds and Transferring Assets and Liabilities of the Funds to Other Existing Village Funds.

**ROLL CALL VOTE WAS:**

**AYES: 6 (Harms, Nielsen, Barbato, O'Reilly, Cramond, Savell)**

**NAYS: 0**

**ABSENT: 0**

**ABSTAIN: 0**

**MOTION CARRIED**

**Resolution No. 2023-01-02: Resolution Approving Municipal Solid Waste Collection Rates for the Village**

The Village Board conferred on a Resolution establishing new municipal solid waste collection rates for the Village of Lake Villa. Pursuant to the Village's contract with Waste Management. The Resolution authorizes the Village to increase the refuse and recycling rate to \$20.19 per month for 64 Gallon customers and \$23.57 per month for 96 Gallon customers. Approval of the Resolution would set new rates beginning with the January 2023 billing cycle.

It was moved by Trustee O'Reilly and seconded by Trustee Savell to approve Resolution No. 2023-01-02 Approving and Authorizing an Increase in Certain Bi-Monthly Utility Billing Rates for Refuse and Recycling Services

**ROLL CALL VOTE WAS:**

**AYES: 6 (Harms, Nielsen, Barbato, O'Reilly, Cramond, Savell)**

**NAYS: 0**

**ABSENT: 0**

**ABSTAIN: 0**

**MOTION CARRIED**

**Approval: Authorization to Execute a Contract with Bellefeuil, Szur & Associates, Inc. ("BS&A") for Personnel Management software**

The Village Board conferred on approval of a contract with Bellefeuil, Szur & Associates, Inc. ("BS&A") for implementation services of personnel management software to manage human resources, payroll and timesheet processes for the Village.

It was moved by Trustee Barbato and seconded by Trustee Cramond to Authorize the Mayor to Execute a Contract with Bellefeuil, Szur & Associates, Inc. ("BS&A") in an amount not to exceed \$45,435 for the implementation of Personnel Management software

**ROLL CALL VOTE WAS:**

**AYES: 6 (Harms, Nielsen, Barbato, O'Reilly, Cramond, Savell)**

**NAYS: 0**

**ABSENT: 0**

**ABSTAIN: 0**

**MOTION CARRIED**

***Executive  
Session:***

It was moved by Trustee Barbato and seconded by Trustee Savell to move into Executive session for personnel and real estate matters at 7:36pm

**ROLL CALL VOTE WAS:**

**AYES: 6 (Harms, Nielsen, Barbato, O'Reilly, Cramond, Savell)**

**NAYS: 0**

**ABSENT: 0**

**ABSTAIN: 0**

**MOTION CARRIED**

***Old Business:* Authorizing Staff to Proceed with the Hiring of one Full-Time Mechanic**



It was moved by Trustee Barbato and seconded by Trustee Harms to authorize staff to make a conditional offer of employment to one candidate for the Full Time Mechanic position.

**ROLL CALL VOTE WAS:**

**AYES: 6 (Harms, Nielsen, Barbato, O'Reilly, Cramond, Savell)**

**NAYS: 0**

**ABSENT: 0**

**ABSTAIN: 0**

**MOTION CARRIED**

*Adjournment:* It was moved by majority to adjourn at 8:30 pm.

*APPROVED BY ME THIS \_\_\_\_\_ February, 2023*

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*JAMES MCDONALD, MAYOR*

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*MARY KONRAD, CLERK*

02/01/2023 01:31 PM

User: CDENZEL

DB: Lake Villa

## CUSTOM INVOICE REPORT FOR VILLAGE OF LAKE VILLA

EXP CHECK RUN DATES 01/18/2023 - 02/07/2023

BOTH JOURNALIZED AND UNJOURNALIZED

BOTH OPEN AND PAID

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INVOICE NUMBER	DESCRIPTION	AMOUNT
VENDOR CODE: AEP ENERGY AEP ENERGY		
BANK CODE: 40208		
01202023-3973	0 PAINTED LAKES BI, MCKINZIE T C	9,941.05
01272023-3984	0 IL83 TFLT RT/25	23.59
01272023-3995	LITE RT/ 25 683 BLAZING STAR DR	66.85
TOTAL BANK CODE: 40208		10,031.49
TOTAL VENDOR AEP ENERGY AEP ENERGY		10,031.49
VENDOR CODE: AFLAC AFLAC		
BANK CODE: 40208		
133982	AFLAC	2,370.65
TOTAL BANK CODE: 40208		2,370.65
TOTAL VENDOR AFLAC AFLAC		2,370.65
VENDOR CODE: ALPRAN ALPHA RANGE		
BANK CODE: 40208		
01282023	ANNUAL SERVICE CONTRACT	1,000.00
TOTAL BANK CODE: 40208		1,000.00
TOTAL VENDOR ALPRAN ALPHA RANGE		1,000.00
VENDOR CODE: ANTAUT ANTIOCH AUTO PARTS		
BANK CODE: 40208		
257658	CREDIT FOR INVOICE 25742	(18.00)
257542	SQUAD # 282- 2 YR WTY BAT	161.32
TOTAL BANK CODE: 40208		143.32
TOTAL VENDOR ANTAUT ANTIOCH AUTO PARTS		143.32
VENDOR CODE: APPTEC APPLIED TECHNOLOGIES		
BANK CODE: 40208		
36241	2022 GENERAL SERVICES	11,211.00
36244	LAKE VILLA/ WELL NO.7 BOOSTER PUMP STATI	11,964.00
TOTAL BANK CODE: 40208		23,175.00
TOTAL VENDOR APPTEC APPLIED TECHNOLOGIES		23,175.00
VENDOR CODE: AXOENT AXON ENTERPRISE, INC.		
BANK CODE: 40208		
INUS127069	PRO LICENSE BUNDLE	468.00
TOTAL BANK CODE: 40208		468.00
TOTAL VENDOR AXOENT AXON ENTERPRISE, INC.		468.00
VENDOR CODE: BLUCRO BLUE CROSS/BLUE SHIELD		
BANK CODE: 40208		
01262023-BCBS	BCBS JANUARY 2023 COVERAGE	43,022.72

02/01/2023 01:31 PM

User: CDENZEL

DB: Lake Villa

## CUSTOM INVOICE REPORT FOR VILLAGE OF LAKE VILLA

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BOTH OPEN AND PAID

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INVOICE NUMBER	DESCRIPTION	AMOUNT
VENDOR CODE: BLUCRO BLUE CROSS/BLUE SHIELD		
BANK CODE: 40208		
TOTAL BANK CODE: 40208		43,022.72
TOTAL VENDOR BLUCRO BLUE CROSS/BLUE SHIELD		43,022.72
VENDOR CODE: BOTWEL BOTTS WELDING & TRK SERVICE INC.		
BANK CODE: 40208		
690505	TRUCK # 7	2,557.46
TOTAL BANK CODE: 40208		2,557.46
TOTAL VENDOR BOTWEL BOTTS WELDING & TRK SERVICE INC		2,557.46
VENDOR CODE: BROALA BROOKS-ALLAN		
BANK CODE: 40208		
46103	UNIFORM ALLOWANCE- ROBIN GESINSKI	149.94
TOTAL BANK CODE: 40208		149.94
TOTAL VENDOR BROALA BROOKS-ALLAN		149.94
VENDOR CODE: BS&A BS&A SOFTWARE		
BANK CODE: 40208		
145150	ANNUAL SERVICE FEE	7,397.00
TOTAL BANK CODE: 40208		7,397.00
TOTAL VENDOR BS&A BS&A SOFTWARE		7,397.00
VENDOR CODE: COMCAB COMCAST CABLE		
BANK CODE: 40208		
01252023-2955	222 OAK KNOLL DR OFC	91.90
01252023-2963	222 OAK KNOLL DR OFC 2	91.90
02082023-COMCAST	65 CEDAR AVE	2.10
TOTAL BANK CODE: 40208		185.90
TOTAL VENDOR COMCAB COMCAST CABLE		185.90
VENDOR CODE: COMED COMED		
BANK CODE: 40208		
01252023-3203	TFLT METERED 0 RT 83	59.07
01252023-4047	222 OAK KNOLL DR UNIT A	2,932.76
TOTAL BANK CODE: 40208		2,991.83
TOTAL VENDOR COMED COMED		2,991.83
VENDOR CODE: CONF S CONSERV FS, INC.		
BANK CODE: 40208		
102024978	745.900 GAL UNL GAS	2,386.89
65150305	CALCIUM CHLORIDE PELLETS BAG	305.00

02/01/2023 01:31 PM

User: CDENZEL

DB: Lake Villa

## CUSTOM INVOICE REPORT FOR VILLAGE OF LAKE VILLA

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INVOICE NUMBER	DESCRIPTION	AMOUNT
VENDOR CODE: CONFV CONSERV FS, INC.		
BANK CODE: 40208		
TOTAL BANK CODE: 40208		2,691.89
TOTAL VENDOR CONFV CONSERV FS, INC.		2,691.89
VENDOR CODE: COPCON COPENHAVER CONSTRUCTION, INC.		
BANK CODE: 40208		
01/27/2023	GRAND AVE WATER MAIN RELOCATION PROJECT/	287,541.50
TOTAL BANK CODE: 40208		287,541.50
TOTAL VENDOR COPCON COPENHAVER CONSTRUCTION, INC.		287,541.50
VENDOR CODE: CREREAL CREEVY REAL ESTATE, LLC.		
BANK CODE: 40208		
01262023-CREEVY	2021 TIF PAYMENT	16,882.76
TOTAL BANK CODE: 40208		16,882.76
TOTAL VENDOR CREREAL CREEVY REAL ESTATE, LLC.		16,882.76
VENDOR CODE: DEFEDGTRAI DEFENSIVE EDGE TRAINING & CONSULTIN		
BANK CODE: 40208		
3737	TRAINING- RYAN DIONNE	550.00
TOTAL BANK CODE: 40208		550.00
TOTAL VENDOR DEFEDGTRAI DEFENSIVE EDGE TRAINING & C		550.00
VENDOR CODE: DEKCOM DEKIND COMPUTER CONSULTANTS		
BANK CODE: 40208		
35069	PRINTER SERVICE REPAIR	141.70
35060	ADAPTERS	50.83
35044	MULTI- DOMAIN SSL FOR MAIL LAKE-VILLA.ORG	525.00
35117	MONTHLY SERVICE FOR MARCH 2023	800.00
35169	OVERTIME HRS FOR JANUARY 2023	446.25
TOTAL BANK CODE: 40208		1,963.78
TOTAL VENDOR DEKCOM DEKIND COMPUTER CONSULTANTS		1,963.78
VENDOR CODE: DYNENE DYNEGY ENERGY SERVICES		
BANK CODE: 40208		
306942723011	ELECTRIC SUPPLIER - JANUARY 2023	7,052.65
TOTAL BANK CODE: 40208		7,052.65
TOTAL VENDOR DYNENE DYNEGY ENERGY SERVICES		7,052.65
VENDOR CODE: FOXVALGR FOX VALLEY GRAPHICS, INC		
BANK CODE: 40208		
48799	WINDOW ENVELOPES W PEEL AND SEAL	165.00
TOTAL BANK CODE: 40208		165.00

02/01/2023 01:31 PM

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## CUSTOM INVOICE REPORT FOR VILLAGE OF LAKE VILLA

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BOTH OPEN AND PAID

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INVOICE NUMBER	DESCRIPTION	AMOUNT
VENDOR CODE: FOXVALGR FOX VALLEY GRAPHICS, INC		
	TOTAL VENDOR FOXVALGR FOX VALLEY GRAPHICS, INC	165.00
VENDOR CODE: GALL'S GALL'S, LLC		
BANK CODE: 40208		
023084771	UNIFORM ALLOWANCE- MIKE GARDINER	76.11
023221218	UNIFORM ALLOWANCE- JOHN BAGHDASARIAN	147.04
023115165	UNIFORM ALLOWANCE- MIKE GARDINER	408.17
	TOTAL BANK CODE: 40208	631.32
	TOTAL VENDOR GALL'S GALL'S, LLC	631.32
VENDOR CODE: GERO ROBIN GESINSKI		
BANK CODE: 40208		
0121223-ROBIN	UNIFORM ALLOWANCE- ROBIN GESINSKI	107.34
	TOTAL BANK CODE: 40208	107.34
	TOTAL VENDOR GERO ROBIN GESINSKI	107.34
VENDOR CODE: GILFOR GILLESPIE FORD		
BANK CODE: 40208		
220248	SQUAD # 292	63.45
220894	SQUAD # 282	286.98
	TOTAL BANK CODE: 40208	350.43
	TOTAL VENDOR GILFOR GILLESPIE FORD	350.43
VENDOR CODE: GLOPROF GLOCK PROFESSIONAL, INC.		
BANK CODE: 40208		
TRP/100177401	TRAINING- ERIK LINDBERG	250.00
TRP/100177266	TRAINING- RYAN DIONNE	250.00
	TOTAL BANK CODE: 40208	500.00
	TOTAL VENDOR GLOPROF GLOCK PROFESSIONAL, INC.	500.00
VENDOR CODE: GRAINGER GRAINGER		
BANK CODE: 40208		
9583658126	SEWER SUPPLIES/ EAST LIFT STATION	23.53
9580114487	MOTOR/ EAST STATION	73.70
	TOTAL BANK CODE: 40208	97.23
	TOTAL VENDOR GRAINGER GRAINGER	97.23
VENDOR CODE: HICKSGAS HICKSGAS		
BANK CODE: 40208		
039993	RENTAL -TANK	75.00
	TOTAL BANK CODE: 40208	75.00

02/01/2023 01:31 PM

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DB: Lake Villa

## CUSTOM INVOICE REPORT FOR VILLAGE OF LAKE VILLA

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INVOICE NUMBER	DESCRIPTION	AMOUNT
VENDOR CODE: HICKSGAS HICKSGAS		
TOTAL VENDOR HICKSGAS HICKSGAS		75.00
VENDOR CODE: HYDSEER HYDRAULIC SERVICE & REPAIR INC		
BANK CODE: 40208		
380181	FLAT FACE NO SPILL COUPLER	104.92
TOTAL BANK CODE: 40208		104.92
TOTAL VENDOR HYDSEER HYDRAULIC SERVICE & REPAIR INC		104.92
VENDOR CODE: ICOPS ICOPS		
BANK CODE: 40208		
ICOPS 01262023	PAY PERIOD 01/07-01-20-2023	276.00
TOTAL BANK CODE: 40208		276.00
TOTAL VENDOR ICOPS ICOPS		276.00
VENDOR CODE: ILAWWA ILLINOIS SECTION AWWA		
BANK CODE: 40208		
200077869	WATER/ SEWER TRAINING	400.00
TOTAL BANK CODE: 40208		400.00
TOTAL VENDOR ILAWWA ILLINOIS SECTION AWWA		400.00
VENDOR CODE: ILLEPA ILLINOIS EPA		
BANK CODE: 40208		
L17-5888	WATER REVOLVING FUND- WASTEWATER PROJECT	10,470.53
TOTAL BANK CODE: 40208		10,470.53
TOTAL VENDOR ILLEPA ILLINOIS EPA		10,470.53
VENDOR CODE: ILLPUBSER APWA, ILLINOIS PUBLIC SERVICE INSTI		
BANK CODE: 40208		
02/01/2023	IPSI CONFERENCE- RYAN HORTON	725.00
TOTAL BANK CODE: 40208		725.00
TOTAL VENDOR ILLPUBSER APWA, ILLINOIS PUBLIC SERVIC		725.00
VENDOR CODE: JULIE JULIE, INC		
BANK CODE: 40208		
2023-0966	JULIE FEES	2,425.44
TOTAL BANK CODE: 40208		2,425.44
TOTAL VENDOR JULIE JULIE, INC		2,425.44
VENDOR CODE: KIMMID KIMBALL MIDWEST		
BANK CODE: 40208		
100655831	SHOP SUPPLIES	130.92

02/01/2023 01:31 PM

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DB: Lake Villa

## CUSTOM INVOICE REPORT FOR VILLAGE OF LAKE VILLA

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BOTH OPEN AND PAID

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INVOICE NUMBER	DESCRIPTION	AMOUNT
VENDOR CODE: KIMMID KIMBALL MIDWEST		
BANK CODE: 40208		
	TOTAL BANK CODE: 40208	130.92
	TOTAL VENDOR KIMMID KIMBALL MIDWEST	130.92
VENDOR CODE: LCCPA LAKE COUNTY CHIEFS OF POLICE ASSOC		
BANK CODE: 40208		
278	MONTHLY MEETING/LUNCH	25.00
	TOTAL BANK CODE: 40208	25.00
	TOTAL VENDOR LCCPA LAKE COUNTY CHIEFS OF POLICE ASSOC	25.00
VENDOR CODE: LVPOL LAKE VILLA POLICE PENSION FUND		
BANK CODE: 40208		
LVPOL 01262023	PAY PERIOD 01/07-01/20-2023	5,666.80
	TOTAL BANK CODE: 40208	5,666.80
	TOTAL VENDOR LVPOL LAKE VILLA POLICE PENSION FUND	5,666.80
VENDOR CODE: MAGHAR MAGEE HARTMAN, P.C.		
BANK CODE: 40208		
JANUARY 2023	LEGAL SERVICES RENDERED FOR JANUARY 2023	3,529.00
	TOTAL BANK CODE: 40208	3,529.00
	TOTAL VENDOR MAGHAR MAGEE HARTMAN, P.C.	3,529.00
VENDOR CODE: MAREVE MARQUEE EVENT RENTALS		
BANK CODE: 40208		
#6D8916DA	TENT REPAIRS	94.38
	TOTAL BANK CODE: 40208	94.38
	TOTAL VENDOR MAREVE MARQUEE EVENT RENTALS	94.38
VENDOR CODE: MENANT MENARDS - ANTIOCH		
BANK CODE: 40208		
23921	SHOP- FAN	129.20
23847	SHOP SUPPLIES/ STREET SUPPLIES	111.88
23088	RETURN RECESSED PAPER HOLDER	(17.99)
23089	PAPER HOLDER	11.99
23082	SHOP SUPPLIES	41.69
23524	SHOP SUPPLIES	45.50
23620	SHOP SUPPLIES	25.73
23260	SHOP SUPPLIES	46.10
23300	SEWER SUPPLIES	59.98
23298	SHOP SUPPLIES	79.36
23568	PARK SUPPLIES/ SEWER SUPPLIES	82.10
23291	SEWER SUPPLIES/ MONAVILLE LIFT	94.03
23731	SEWER SUPPLIES/ MONAVILLE LIFT STATION	27.58
	TOTAL BANK CODE: 40208	737.15

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User: CDENZEL

DB: Lake Villa

## CUSTOM INVOICE REPORT FOR VILLAGE OF LAKE VILLA

EXP CHECK RUN DATES 01/18/2023 - 02/07/2023

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INVOICE NUMBER	DESCRIPTION	AMOUNT
VENDOR CODE: MENANT MENARDS - ANTIOCH		
	TOTAL VENDOR MENANT MENARDS - ANTIOCH	737.15
VENDOR CODE: MID-STAORG MID-STATES ORGANIZED CRIME		
BANK CODE: 40208		
2024397-IN	MOCIC MEMBERSHIP 2023	150.00
	TOTAL BANK CODE: 40208	150.00
	TOTAL VENDOR MID-STAORG MID-STATES ORGANIZED CRIME	150.00
VENDOR CODE: MISC-MR APPLIED TECHNOLOGIES		
BANK CODE: 40208		
6514	STARLING APARTMENT REVIEW	3,354.00
239931	STARLING SENIOR APAR/ HEARING NOTICE	186.30
58727	RAW RATIONS PET FOOD	292.21
25677	K-9 MAINT TRAINING FOR CONAN	350.00
25572	K-9 MAINT TRAINIG FOR CONAN	350.00
12861	STARLING SENIOR- DEVELOPMENT REVIEW	825.00
	TOTAL BANK CODE: 40208	5,357.51
	TOTAL VENDOR MISC-MR TESKA ASSOCIATES, INC.	5,357.51
VENDOR CODE: MORSAL MORTON SALT		
BANK CODE: 40208		
5402743343	SALT	1,842.77
5190044769	SALT	17,629.40
5402737606	SALT	15,369.79
	TOTAL BANK CODE: 40208	34,841.96
	TOTAL VENDOR MORSAL MORTON SALT	34,841.96
VENDOR CODE: MOTSOL MOTOROLA SOLUTIONS, INC.		
BANK CODE: 40208		
8281551830	APX TRAVEL CHARGER	175.18
	TOTAL BANK CODE: 40208	175.18
	TOTAL VENDOR MOTSOL MOTOROLA SOLUTIONS, INC.	175.18
VENDOR CODE: NACO NACO RETIREMENT SOLUTIONS		
BANK CODE: 40208		
NACO 01262023	PAY PERIOD 01/07-01/20/2023	2,695.38
	TOTAL BANK CODE: 40208	2,695.38
	TOTAL VENDOR NACO NACO RETIREMENT SOLUTIONS	2,695.38
VENDOR CODE: NCPERS NCPERS GROUP LIFE INSURANCE		
BANK CODE: 40208		
4281022023	LIFE INSURANCE	32.00



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User: CDENZEL

DB: Lake Villa

## CUSTOM INVOICE REPORT FOR VILLAGE OF LAKE VILLA

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INVOICE NUMBER	DESCRIPTION	AMOUNT
VENDOR CODE: NCPERS NCPERS GROUP LIFE INSURANCE		
BANK CODE: 40208		
TOTAL BANK CODE: 40208		32.00
TOTAL VENDOR NCPERS NCPERS GROUP LIFE INSURANCE		32.00
VENDOR CODE: NICOR NICOR GAS		
BANK CODE: 40208		
01192023-3390	500 E GRAND AVE # 3	164.99
01192023-3262	ES OAK KNOLL RD END OF RD	795.15
01192023-2455	222 OAK KNOLL DR- WATER FACILITIES BLDG	434.84
01192023-8365	65 CEDAR AVE	299.69
01192023-6481	129 RAILROAD AVE	234.65
01192023-3343	1509 OAKLAND DR- LIFT STATION	52.21
01192023-8978	129 CENTRAL AVE # 2	162.81
01192023-7099	ES OAK KNOLL RD- END OF RD	695.49
01192023-1446	910 PARK AVE	52.97
01192023-5469	141 BELMONT AVE- WELL HOUSE	343.32
01252023-6885	57 CEDAR AVE	355.97
01252023-8632	725 E GRAND AVE # 4	162.80
01252023-9325	222 OAK KNOLL DR	625.88
01252023-5513	WS RT121 S BURNETT	140.87
TOTAL BANK CODE: 40208		4,521.64
TOTAL VENDOR NICOR NICOR GAS		4,521.64
VENDOR CODE: NORHOL NORLAND HOLDINGS, LLC.		
BANK CODE: 40208		
01262023-NORLAND	2021 TIF PAYMENT	8,178.67
TOTAL BANK CODE: 40208		8,178.67
TOTAL VENDOR NORHOL NORLAND HOLDINGS, LLC.		8,178.67
VENDOR CODE: NORTTRU NORTSHORE TRUCK & EQUIPMENT		
BANK CODE: 40208		
32466	TRUCK # 7	250.00
TOTAL BANK CODE: 40208		250.00
TOTAL VENDOR NORTTRU NORTSHORE TRUCK & EQUIPMENT		250.00
VENDOR CODE: NWPA NORTHWEST POLICE ACADEMY		
BANK CODE: 40208		
2631226	TRAINING	50.00
TOTAL BANK CODE: 40208		50.00
TOTAL VENDOR NWPA NORTHWEST POLICE ACADEMY		50.00
VENDOR CODE: PADPUB PADDOCK PUBLICATIONS, INC.		
BANK CODE: 40208		
187575	HEARING NOTICE	0.50

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## CUSTOM INVOICE REPORT FOR VILLAGE OF LAKE VILLA

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INVOICE NUMBER	DESCRIPTION	AMOUNT
VENDOR CODE: PADPUB PADDOCK PUBLICATIONS, INC.		
BANK CODE: 40208		
	TOTAL BANK CODE: 40208	0.50
	TOTAL VENDOR PADPUB PADDOCK PUBLICATIONS, INC.	0.50
VENDOR CODE: PERAUT PERFORMANCE AUTO REPAIR		
BANK CODE: 40208		
000022774	TRUCK # 11	54.88
000022771	SQUAD # 282	39.00
	TOTAL BANK CODE: 40208	93.88
	TOTAL VENDOR PERAUT PERFORMANCE AUTO REPAIR	93.88
VENDOR CODE: PETPERPLU PETE'S PERFECTION PLUS, INC		
BANK CODE: 40208		
40886	TRUCK # 2	495.00
40958	ECM FOR FORD	450.00
	TOTAL BANK CODE: 40208	945.00
	TOTAL VENDOR PETPERPLU PETE'S PERFECTION PLUS, INC	945.00
VENDOR CODE: PITBOW PITNEY BOWES GLOBAL FINANCIAL SERVI		
BANK CODE: 40208		
3105915896	POSTAGE	32.00
	TOTAL BANK CODE: 40208	32.00
	TOTAL VENDOR PITBOW PITNEY BOWES GLOBAL FINANCIAL S	32.00
VENDOR CODE: POWCONLIF POWER CONCRETE LIFTING		
BANK CODE: 40208		
605	SIDEWALKS	1,305.00
	TOTAL BANK CODE: 40208	1,305.00
	TOTAL VENDOR POWCONLIF POWER CONCRETE LIFTING	1,305.00
VENDOR CODE: RAYOHE RAY O'HERRON CO., INC		
BANK CODE: 40208		
2243768	UNIFORM ALLOWANCE- STEVEN SHEETS	578.51
	TOTAL BANK CODE: 40208	578.51
	TOTAL VENDOR RAYOHE RAY O'HERRON CO., INC	578.51
VENDOR CODE: SECAM SECOND AMENDMENT SPORTS		
BANK CODE: 40208		
11782	RANGE FEES	16.00
	TOTAL BANK CODE: 40208	16.00

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## CUSTOM INVOICE REPORT FOR VILLAGE OF LAKE VILLA

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INVOICE NUMBER	DESCRIPTION	AMOUNT
<hr/>		
VENDOR CODE: SECAM SECOND AMENDMENT SPORTS		
TOTAL VENDOR SECAM SECOND AMENDMENT SPORTS		16.00
VENDOR CODE: STA STANDARD INSURANCE COMPANY		
BANK CODE: 40208		
01252023	FEBRUARY 2023	2,384.97
TOTAL BANK CODE: 40208		2,384.97
TOTAL VENDOR STA STANDARD INSURANCE COMPANY		2,384.97
VENDOR CODE: STECOD STERLING CODIFIERS, INC		
BANK CODE: 40208		
22912	2023 S-7 SUPPLEMENT PAGES/ ORDS: 2022-11	349.90
TOTAL BANK CODE: 40208		349.90
TOTAL VENDOR STECOD STERLING CODIFIERS, INC		349.90
VENDOR CODE: STREICH STREICHER'S		
BANK CODE: 40208		
I1611654	SUPPLIES	328.49
I1611660	SUPPLIES	455.49
TOTAL BANK CODE: 40208		783.98
TOTAL VENDOR STREICH STREICHER'S		783.98
VENDOR CODE: TCP TIMECLOCK PLUS , LLC		
BANK CODE: 40208		
INV00244732	SUBSCRIPTION FOR ALADTEC	5,400.00
TOTAL BANK CODE: 40208		5,400.00
TOTAL VENDOR TCP TIMECLOCK PLUS , LLC		5,400.00
VENDOR CODE: TESASS TESKA ASSOCIATES, INC.		
BANK CODE: 40208		
12861	REDWOOD DEVELOPMENT REVIEW	750.00
TOTAL BANK CODE: 40208		750.00
TOTAL VENDOR TESASS TESKA ASSOCIATES, INC.		750.00
VENDOR CODE: THELEN THELEN MATERIALS, LLC		
BANK CODE: 40208		
420078	STONE/ WATER MAIN BREAK	1,420.45
TOTAL BANK CODE: 40208		1,420.45
TOTAL VENDOR THELEN THELEN MATERIALS, LLC		1,420.45
VENDOR CODE: TIMMS THOMAS AND DIANE TIMM		
BANK CODE: 40208		
01262023-TIMM	2021 TIF PAYMENT	4,089.34

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DB: Lake Villa

CUSTOM INVOICE REPORT FOR VILLAGE OF LAKE VILLA  
EXP CHECK RUN DATES 01/18/2023 - 02/07/2023  
BOTH JOURNALIZED AND UNJOURNALIZED  
BOTH OPEN AND PAID

INVOICE NUMBER	DESCRIPTION	AMOUNT
VENDOR CODE: TIMMS THOMAS AND DIANE TIMM		
BANK CODE: 40208		
TOTAL BANK CODE: 40208		4,089.34
TOTAL VENDOR TIMMS THOMAS AND DIANE TIMM		4,089.34
VENDOR CODE: UNILOU UNIVERSITY OF LOUISVILLE		
BANK CODE: 40208		
SPI-923L27-10	TRAINING	1,700.00
TOTAL BANK CODE: 40208		1,700.00
TOTAL VENDOR UNILOU UNIVERSITY OF LOUISVILLE		1,700.00
VENDOR CODE: USABLU USA BLUE BOOK		
BANK CODE: 40208		
222114	WATER SUPPLIES	1,972.02
TOTAL BANK CODE: 40208		1,972.02
TOTAL VENDOR USABLU USA BLUE BOOK		1,972.02
VENDOR CODE: WARDIR WAREHOUSE DIRECT		
BANK CODE: 40208		
5418128-0	OFFICE SUPPLIES- MANILA FOLDERS/ BATH TI	516.05
5422202-0	OFFICE SUPPLIES- PRINTER RIBBON	129.95
5419276-0	OFFICE SUPPLIES- FLAIR MARKERS	58.68
TOTAL BANK CODE: 40208		704.68
TOTAL VENDOR WARDIR WAREHOUSE DIRECT		704.68
GRAND TOTAL:		515,465.92

VILLAGE OF LAKE VILLA

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ORDINANCE NO. 2023-02-01

AN ORDINANCE PROVIDING FOR AND  
AUTHORIZING THE TRANSFER OF FUNDS OF THE VILLAGE  
FROM CERTAIN EXISTING FUND ACCOUNTS, WHICH EXISTING  
ACCOUNTS WILL THEREAFTER BE ELIMINATED,  
TO OTHER EXISTING FUND ACCOUNTS OF THE VILLAGE

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ADOPTED BY THE  
CORPORATE AUTHORITIES  
OF THE  
VILLAGE OF LAKE VILLA, ILLINOIS  
THIS 7<sup>th</sup> DAY OF FEBRUARY, 2023.

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Published in pamphlet form by authority of the Corporate Authorities of the Village of Lake Villa, Lake County, Illinois, this 7<sup>th</sup> day of February, 2023.

ORDINANCE NO. 2023-02-01

AN ORDINANCE PROVIDING FOR AND  
AUTHORIZING THE TRANSFER OF FUNDS OF THE VILLAGE  
FROM CERTAIN EXISTING FUND ACCOUNTS, WHICH EXISTING  
ACCOUNTS WILL THEREAFTER BE ELIMINATED,  
TO OTHER EXISTING FUND ACCOUNTS OF THE VILLAGE

WHEREAS, the Corporate Authorities of the Village of Lake Villa (the “Village”) have determined that it is necessary, appropriate and in the best interests of the Village and its residents to transfer the existing balance of certain fund accounts of the Village to other existing fund accounts of the Village in order to eliminate and to close those fund accounts which are not needed:

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

SECTION 1: The Corporate Authorities of the Village hereby find that the recitals set forth in the preamble of this Ordinance are true and correct and said recitals are incorporated herein as its findings of fact as if fully set forth herein.

SECTION 2: The Corporate Authorities of the Village hereby authorize the Village Treasurer to take all actions necessary and appropriate to effect the transfer of funds between those Village accounts as set forth below:

	Accounts From Which Funds Are Hereby Transferred	Account To Which Funds Are Hereby Transferred	Dollar Amount of Funds So Transferred
(1)	Public Works Fleet Replacement Fund	General Capital Fund	\$ 127,519.60
	Public Works Fleet Replacement Fund	Water/Sewer Capital Fund	\$ 191,279.40

SECTION 3: The Corporate Authorities of the Village hereby authorize the Village Treasurer to take all actions necessary to close and eliminate the following Village fund accounts:

Account 94: Public Works Fleet Replacement Fund

SECTION 4: Any existing resolution(s) or ordinance(s) inconsistent with this Ordinance are

hereby repealed to the extent of such inconsistency.

SECTION 5: This Ordinance shall be in full force and effect from and after its passage and approval, as provided by law.

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

Passed by the Corporate Authorities on February 7<sup>th</sup>, 2023, on a roll call vote as follows:

AYES:

NAYS:

ABSENT:

ABSTAIN:

Approved by the Mayor on February 7<sup>th</sup>, 2023.

---

James McDonald, Mayor  
Village of Lake Villa

ATTEST:

---

Mary Konrad, Village Clerk

A RESOLUTION AUTHORIZING THE PARTICIPATION IN THE  
NORTHERN ILLINOIS MUNICIPAL ELECTRIC COLLABORATIVE (NIMEC)  
AND AUTHORIZING THE VILLAGE ADMINISTRATOR OR ADMINISTRATIVE  
SERVICES DIRECTOR TO APPROVE A CONTRACT WITH THE LOWEST COST  
ELECTRICITY PROVIDER FOR A PERIOD UP TO 36 MONTHS

WHEREAS, the Village of Lake Villa ("The Village") is a municipality in accordance with the Constitution of the State of Illinois of 1970; and

WHEREAS, on January 2, 2007, the State of Illinois implemented a plan to deregulate Commonwealth Edison; and

WHEREAS, as a result of this deregulation, electricity may be purchased based on market price and Commonwealth Edison is no longer the sole supplier of electricity in northern Illinois, resulting in new electricity suppliers being able to compete against Commonwealth Edison, and competitive market forces dictating the price of electricity; and

WHEREAS, the Village of Lake Villa has selected the Northern Illinois Municipal Electric Collaborative (NIMEC) to serve as the Village's broker relative to the acquisition of electrical energy for Village facilities, due to NIMEC's municipal experience and the fact that NIMEC is the largest municipal Collaborative in northern Illinois which aggregates the energy needs of 150 government members of the Collaborative in order to secure more competitive pricing based on higher volumes than can be provided individually to a single municipality; and

WHEREAS, the amount of compensation that NIMEC receives, if the Village chooses the NIMEC electricity supplier, is included in the electricity prices supplied by NIMEC, so there are no direct payments made to NIMEC by the Village; and

WHEREAS, the Village has been working with NIMEC since 2008, and the Village has enjoyed a good working relationship with NIMEC; and

WHEREAS, Commonwealth Edison is no longer offering a fixed energy rate for large or medium sized commercial accounts and is instead charging based on a floating hourly rate and the Village desires to enter the market to secure a fixed rate, up to 36 months in term.

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 Corporate Authorities of the Village hereby find that the recitals hereinabove set forth are true and correct and the same are hereby incorporated into this



Resolution as its findings of fact to the same extent as if such recitals had been set forth herein in its entirety.

SECTION 2: That the Northern Illinois Municipal Electric Collaborative (NIMEC) has been appointed the Village's broker for purposes of obtaining an electricity supply for the Village's municipal needs.

SECTION 3: That Northern Illinois Municipal Electric Collaborative (NIMEC) is authorized to negotiate energy rates directly with suppliers in an effort to secure lower energy costs.

SECTION 4: That in light of the time constraints and procedures required, applicable to the acceptance of a competitive bid for a supply of electricity, once the bids are received by NIMEC, either the Village Administrator or the Administrative Services Director is hereby authorized to sign the contract with the most optimal bidder, with the Mayor being hereby directed to place said contract on the Agenda for the first available Village Board regular meeting following the execution thereof by the Mayor, for ratification by the Village Board.

SECTION 5: This Resolution shall take effect from and after its passage and approval, as provided by law.

Passed by the Corporate Authorities this 7<sup>th</sup> of February, 2023 on a roll call vote as follows:

AYES:

NAY:

ABSENT:

ABSTAIN:

Approved by the Mayor on February 7<sup>th</sup>, 2023.

---

James McDonald  
Mayor, Village of Lake Villa

ATTEST:

---

Mary Konrad, Village Clerk,  
Village of Lake Villa

Published in pamphlet form this 8<sup>th</sup> day of February, 2023.



# LAKE VILLA POLICE DEPARTMENT

65 CEDAR AVENUE, LAKE VILLA, IL 60046

PHONE: (847) 356-6106 FAX: (847) 356-6103

**ROCHELLE TISINAI**  
**CHIEF OF POLICE**



January 31, 2023

To: Mayor James McDonald

Ref: Request to hire

Mayor,

I am requesting approval from the Village Board at the board meeting on Monday February 6th 2023 to authorize the Police Commission to hire a full-time police officer to fill a vacancy. The vacancy is from the retirement of Officer Ronald Castro, which occurred on December 1<sup>st</sup> 2022.

Respectfully submitted,

A handwritten signature in black ink that reads "Rochelle Tisinai".

Rochelle Tisinai

01/05/23  
01/23/23

VILLAGE OF LAKE VILLA

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ORDINANCE NO. 2023-02-02

AN ORDINANCE AUTHORIZING THE ACQUISITION OF CERTAIN REAL ESTATE  
BY THE VILLAGE OF LAKE VILLA,  
APPROVING A REAL ESTATE PURCHASE AGREEMENT  
RELATIVE THERETO, AND AUTHORIZING THE EXECUTION THEREOF

(RE: The Subject Property at 654 Pine View Pass, Lake Villa, IL  
Permanent Index Number 06-04-302-017)

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ADOPTED BY THE  
  
CORPORATE AUTHORITIES  
  
OF THE  
  
VILLAGE OF LAKE VILLA, ILLINOIS  
  
THIS 7TH DAY OF FEBRUARY, 2023

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Published in pamphlet form by authority of the Corporate Authorities of the Village of Lake Villa,  
Illinois, this 7th day of February, 2023

ORDINANCE NO. 2023-02-02

AN ORDINANCE AUTHORIZING THE ACQUISITION OF CERTAIN REAL ESTATE  
BY THE VILLAGE OF LAKE VILLA,  
APPROVING A REAL ESTATE PURCHASE AGREEMENT  
RELATIVE THERETO, AND AUTHORIZING THE EXECUTION THEREOF

(RE: The Subject Property at 654 Pine View Pass, Lake Villa, IL  
Permanent Index Number 06-04-302-017)

WHEREAS, the Corporate Authorities of the Village of Lake Villa, Lake County, Illinois (hereinafter referred to as “the Village”), find it necessary, advisable, and advantageous for the Village to acquire by purchase the property commonly known as 654 Pine View Pass, Lake Villa, Illinois as hereinafter described (hereinafter “the Subject Property”); and

WHEREAS, the Subject Property, commonly known as 654 Pine View Pass, Lake Villa, IL (Permanent Index Number 06-04-302-017) is depicted on the Survey prepared by Chamberlin-Masse dated July 14, 2020 and attached hereto as Exhibit A-1, is legally described on Exhibit A-2, which Exhibits are thereby made a part hereof; and

WHEREAS, the Corporate Authorities of the Village have determined that it is in the best interests of the Village to provide for the acquisition by the Village of the Subject Property which is located within the corporate limits of the Village, for any municipal corporate purposes, including but not limited to the following possible specific purposes: for any permitted municipal purpose; and

WHEREAS, the Village is authorized to acquire real property for municipal purposes; and

WHEREAS, the owner of record of the Property has agreed to sell to the Village, as the Purchaser, the Property for and in consideration of Seventy-Eight Thousand Five Hundred Dollars (\$78,500.00) pursuant to a certain Real Estate Purchase and Sale Agreement (“the Agreement”), substantially in the form attached hereto as Exhibit A and thereby made a part hereof:

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

SECTION 1: The Corporate Authorities of the Village of Lake Villa hereby find that the recitals contained in the preamble of this Ordinance are true and correct and are incorporated into the text of this Ordinance as its findings of fact to the same extent as if such recitals had been set forth herein in their entirety.

SECTION 2: It is hereby determined that it is necessary, advisable, and in the best interests of the Village of Lake Villa to acquire the Subject Property by purchase at a purchase price of Seventy-Eight Thousand Five Hundred Dollars (\$78,500.00) and to authorize, ratify, and approve the execution by the appropriate officials of the Village of Lake Villa of the Agreement, in substantially the form attached hereto as Exhibit 1 (Publication Note: This Agreement is on file with the Village Administrator and available for public inspection during regular business hours at the Village of Lake Villa Village Hall, 65 Cedar Avenue, Lake Villa, IL from 8:30 a.m. to 4:00 p.m. Monday through Friday), and the Mayor is further authorized to execute all documents and the Village Clerk is authorized to attest thereto and the Village Treasurer is authorized to make all payments necessary or advisable for the completion of the Village's acquisition of the Subject Property by purchase pursuant to such Agreement as executed, and such execution and payments are hereby authorized, ratified and approved.

SECTION 3: This Ordinance shall be in full force and effect from and after its passage, approval and publication as provided below.

SECTION 4: The Village Clerk is directed to publish this Ordinance twice in a newspaper of general circulation in the Village within thirty (30) days after its passage.

Passed by a two-thirds vote (5 votes required) of the Corporate Authorities of the Village of Lake Villa, Lake County, Illinois, then holding office on a roll call vote as follows:

AYES: \_\_\_\_\_

NAYS: \_\_\_\_\_

ABSENT: \_\_\_\_\_

ABSTAIN: \_\_\_\_\_

RECUSE: \_\_\_\_\_

APPROVED THIS 7<sup>TH</sup> DAY OF FEBRUARY, 2023

\_\_\_\_\_  
James McDonald, Mayor

ATTESTED AND FILED THIS  
7<sup>TH</sup> DAY OF FEBRUARY, 2023.

\_\_\_\_\_  
Mary Konrad, Village Clerk

(SEAL)

PUBLISHED IN THE *DAILY HERALD* NEWSPAPER ON FEBRUARY 10, 2023 AND ON FEBRUARY 11, 2023.

EXHIBIT A

REAL ESTATE PURCHASE AND SALE AGREEMENT

(RE: Property at 654 Pine View Pass, Lake Villa, IL  
Permanent Index Number 06-04-302-017)

(Publication Note: This Agreement is on file with the Village Administrator and available for public inspection during regular business hours at the Village of Lake Villa Village Hall, 65 Cedar Avenue, Lake Villa, IL from 8:30 a.m. to 4:00 p.m. Monday through Friday)

EXHIBIT A-1

Survey of the Subject Property



EXHIBIT A-2

Legal Description of the Subject Property  
(RE: 654 Pine View Pass, Lake Villa, IL)

LOT 25 IN PINEVIEW ESTATES UNIT II, BEING A SUBDIVISION OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 4, TOWNSHIP 45 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JANUARY 20, 1994, AS DOCUMENT 3476765, IN LAKE COUNTY, ILLINOIS.

P.I.N. 06-04-302-017

## REAL ESTATE PURCHASE AND SALE AGREEMENT

(RE: 654 Pine View Pass, Lake Villa, IL  
Permanent Index Number 06-04-302-017)

THIS REAL ESTATE PURCHASE AND SALE AGREEMENT (hereinafter, "this Agreement"), made and dated the \_\_\_\_ day of \_\_\_\_\_, 2023, by and between the VILLAGE OF LAKE VILLA, an Illinois municipal corporation (referred to as the "Purchaser" or the "Village") and ROBERT L. CAJKA (referred to as the "Seller") (the Purchaser and the Seller may sometimes be referred to herein individually as a "Party" and collectively as "Parties");

### W I T N E S S E T H:

1. Agreement for Sale and Purchase: Seller agrees to sell and convey to Purchaser, and Purchaser agrees to buy for the Purchase Price hereinafter described and receive from Seller good, marketable and insurable fee simple title ownership to the real estate commonly known as 654 Pine View Pass, Lake Villa, IL, and identified as Permanent Index Number 06-04-302-017 (hereinafter collectively referred to as the "Subject Property"), which Subject Property shall be substantially as depicted on Group Exhibit A which is attached hereto and thereby made a part hereof, together with all easements, estates, rights and interests appurtenant, belonging or attached thereto, subject only to those encumbrances, exceptions and defects in title set forth in Paragraph 4(A), provided, however, the net area of the Subject Property, exclusive of public roads, streets and dedicated rights-of-way, is approximately 0.32 acres in total area, but the exact area shall be as determined by the new survey as described in Paragraph 4(B) below.
2. Purchase Price of Property; Earnest Money: For and in consideration of the sale and conveyance of the Property, Purchaser shall pay Seventy-Eight Thousand Five Hundred Dollars (\$78,500.00) as the Purchase Price for the Subject Property, which shall be payable (as adjusted pursuant hereto) as follows: One Thousand Dollars (\$1,000.00) earnest money (the "Earnest Money"), which amount shall be payable to the Trust Account of the Seller's attorney, as Escrowee (hereinafter, "Escrowee") and held in such attorney's escrow trust account (hereinafter, the "Escrowee Trust Account"), and which Earnest Money shall be payable to the Escrowee within five (5) business days after execution of this Agreement by all of the Parties hereto and the approval of this Agreement by Ordinance by the Corporate Authorities of the Village, which date is sometimes referred to herein as the "Contract Approval Date". The Earnest Money which is deposited into said Escrowee Trust Account in such amount and within the timeframe as provided for herein shall be applied to the balance of the Purchase Price due at Closing.
3. Deed: Seller shall convey ownership of the Subject Property to Purchaser by a recordable, stamped Warranty Deed, in customary form free of all encumbrances, exceptions and defects in title, except and subject to only those exceptions set forth on Exhibit B attached hereto (collectively "Permitted Exceptions"). Seller represents and warrants to Purchaser, to the best of Seller's actual knowledge, that the Subject Property is not subject to any written or oral lease or management agreement.

4. Conditions Precedent: Seller and Purchaser agree that this Agreement, Purchaser's performance hereunder, and payment of the Purchase Price for the Subject Property are all hereby expressly made subject to and preconditioned upon the following:
- A. Title: Not less than twenty-one (21) days following the Contract Approval Date, Seller, at the Seller's sole cost and expense, shall procure and deliver to Purchaser evidence of title to the Subject Property in the form of an ALTA commitment for owner's title insurance policy, with extended coverage over all the general exceptions, issued by Chicago Title Insurance Company or Fidelity National Title Insurance Company (the "Title Insurance Company"), committing to insure, upon demand, clear fee simple title ownership of the Subject Property, as of Closing, in Purchaser, as the grantee/insured, in the amount of the Purchase Price (i.e., \$78,500.00), subject only to (1) Permitted Exceptions, and/or (2) encumbrances, exceptions or defects over which title insurance coverage may be procured as of Closing and which coverage Seller shall so procure at the expense of the Seller, and/or (3) encumbrances, exceptions or defects of a definite and ascertainable amount which may be removed and cured by the establishment of a title indemnity agreement and escrow at Closing at the expense of the Seller, or by the payment of money at Closing and which Seller shall so remove and cure at that time by using the money to be paid at Closing. The aforesaid commitment shall be conclusive evidence of title as therein shown as to all matters insured by the owner's title insurance policy. If the commitment or related searches disclose liens, encumbrances, exceptions or defects in title other than Permitted Exceptions (collectively "Unpermitted Exceptions"), Purchaser shall have five (5) days from its receipt of the title commitment to object in writing to any Unpermitted Exception(s) disclosed in said title commitment, and Seller shall have ten (10) days from the date of delivery of the title commitment to Purchaser to cause the Title Insurance Company to waive such Unpermitted Exceptions or to commit to insure, for the full amount of title insurance requested, against loss or damage that may be occasioned by the Unpermitted Exceptions. If Seller fails to have such Unpermitted Exceptions removed or, in the alternative, to obtain the required commitment from the Title Insurance Company for insurance over such Unpermitted Exceptions within the specified time, Purchaser may terminate this Agreement and receive a full refund of its Earnest Money as Purchaser's sole remedy or elect, upon written notice given to Seller within fifteen (15) days from the date of delivery of the title commitment to Purchaser, to take title to the Subject Property as it then is. If Purchaser does not so elect, the Purchaser shall be deemed to have approved the state of title and this Agreement shall remain in full force and effect, and Exhibit B shall thereby be amended.
- B. Survey: Purchaser shall accept the existing survey of the Subject Property provided by the Seller, which survey was prepared by Chamberlin-Masse and dated July 14, 2020 which shows all easements thereon (the "Survey") the legal description of which shall be consistent with the legal description on a new or updated ALTA title commitment with extended coverage, and which legal description shall be approved by the Title Insurance Company, which Survey shall show that the Subject Property is free of any encroachments, and free of any other unpermitted survey exceptions.



- C. Contingency Period; Conditions Precedent: The Purchaser shall have forty-five (45) business days from the Contract Approval Date (the “Due Diligence Period”) to conduct its due diligence review and approve the condition of the Subject Property and the improvements located thereon, including the ability to review and approve the new title commitment, documents of record, existing plat(s) and a new survey as provided for in Paragraph 4B, the results of all of which shall be reasonably acceptable to the Purchaser.
- D. Access to Subject Property Prior to Closing: Seller shall permit Purchaser, its representatives and agents access to the Subject Property prior to closing in order to permit the Purchaser’s agents to perform any inspection(s) of the Subject Property. Purchaser agrees to indemnify and hold Seller harmless from any injury to Purchaser and/or its officer(s), employee(s), and/or agent(s) as a result of said entry and access to the Subject Property prior to closing by Purchaser and/or its representatives and/or agents for said purposes.
- E. FIRPTA: Seller represents that it is are not a “foreign person” as defined in Section 1445 of the Internal Revenue Code and are therefore exempt from the withholding requirements of said Section. Seller shall furnish Purchaser the appropriate Exemption Certification at Closing.
- F. Documentation: All documents required of either party hereto shall be fully and properly prepared, executed and where necessary acknowledged. Each of the parties shall make good faith efforts to have copies of all documents to be deposited provided in advance to the respective legal counsel for each party not later than seven (7) days prior to Closing.
- G. Indemnification Relative to Tests: Purchaser agrees to hold harmless and indemnify Seller from any costs, claim or expense, including attorneys’ fees and other costs of defense, resulting from the conducting of any inspections of the Subject Property.
- H. Fixtures and Personal Subject Property: Subject to the other applicable provisions of this Agreement, including but not limited to Paragraphs 4(C) and 4(I), the Purchaser agrees to purchase the Subject Property and the aforesaid existing improvements “AS-IS”.
- I. Paragraph I has been deleted.
- J. Approval by Corporate Authorities Required: Both the Seller and the Purchaser acknowledge and agree that in order to be binding on the Purchaser, this Agreement must be approved by an Ordinance passed by the Corporate Authorities of the Village of Lake Villa at the next regular Village Board Meeting following the execution hereof by the Seller, this Agreement is contingent upon such approval, and this Agreement shall be null and void if said Agreement is not so approved by the Corporate Authorities of the Village of Lake Villa at such a meeting.
- K. This Agreement is also subject to the written approval by the attorney for each party within ten (10) days from the Contract Approval Date hereof, provided, however, if either of the attorneys shall in writing disapprove this Agreement within said ten (10) day time period, this Agreement shall be null and void, but absent such written disapproval

within said time period by one or both of the parties' respective attorneys, this Agreement shall continue and remain in full force and effect, but subject to the other conditions of this Agreement. For the purpose of giving written approval and/or disapproval of this Agreement, one party's attorney may give written notice thereof to the other party's attorney by email to such attorney's respective email address(es) as set forth herein.

5. Closing:

- A. The consummation and the Closing of the transaction contemplated by this Agreement, payment of Purchase Price and delivery of deed shall be on or about February 11, 2023, but in no event until the Purchaser's completion of its due diligence as provided in Paragraph 4(C), or sooner if Seller and the Purchaser otherwise agree, and provided that all approvals have been obtained and all contingencies and conditions precedent have been satisfied by the parties or waived by Purchaser. If any contingencies and/or conditions precedent have not been satisfied by the Parties or waived by the Purchaser, the Purchaser may, at its sole discretion, declare this Agreement null and void and all earnest money tendered by Purchaser shall promptly be returned to the Purchaser by the Escrowee.
- B. This transaction shall be closed through an escrow at the Title Insurance Company office in Lake Villa, Illinois, the cost of which escrow closing shall be divided equally between the parties, in accordance with the general provisions of a standard "New York Style" deed and money escrow agreement then in use by the Title Insurance Company, with such special provision inserted therein as may be required to conform with this Agreement; provided, however, that should any of the terms of said escrow agreement be in conflict with any of the terms of this Agreement, this Agreement shall control. Each Party shall deposit their respective Closing documents in escrow with the Title Insurance Company prior to Closing.
- C. In addition to payment of a portion of the New York Style escrow closing costs and title charges as provided in Subparagraph B above, and notwithstanding any other provisions of this Agreement to the contrary, Purchaser agrees to also be responsible for the payment of: (i) all recording fees, (ii) all of Purchaser's attorney's fees, and (iii) the cost of a new survey for the Subject Property if the Purchaser elects to secure one; and Seller shall be responsible for (i) payment of its own attorney's fees and (ii) the cost of an ALTA title commitment with extended coverage in the amount of the Purchase Price.
- D. The Parties hereto acknowledge and agree that this transaction is not subject to any State, County, or municipal transfer taxes which might otherwise be assessed by law or ordinance on the transfer of title to real estate as the Purchaser is an Illinois municipal corporation and, therefore, this is an exempt municipal transaction.

6. Additional Documents: In addition to all other documents herein required, Seller shall furnish and deposit into escrow the following documents at the times specified:

- A. an affidavit of title;

- B. appropriate American Land Title Association standard form extended coverage owner's statement and GAP undertakings as required by the Title Insurance Company;
  - C. applicable State of Illinois Real Estate Transfer Declaration prepared on the MyDec system; and
  - D. all other documents required by the Title Insurance Company to issue its owner's title insurance policy described in Paragraph 4(A), as and when required but in no event later than Closing and subject only to those Permitted Exceptions as described in Paragraph 3.
7. Possession; Holdover by Seller: Seller agrees to deliver to Purchaser, at Closing, full, unencumbered, complete and unrestricted possession, use, control, and quiet enjoyment of the Subject Property, and the Subject Property shall be vacant, and not subject to any written or oral lease as of Closing.
8. Brokers: The Seller, and not the Purchaser, shall be obligated to pay any broker's commission due relative to the sale of the Subject Property (to David Cajka and Coldwell Banker Real Estate).
9. Real Estate Taxes: The Seller shall provide to the Purchaser a Real Estate Tax proration at Closing, based on 105% of the most recently ascertainable Real Estate Tax Bill without the application of any real estate tax exemption(s) such as a homeowners' exemption, senior exemption, or real estate tax freeze.
10. Transfer Taxes; Closing Cost Credit:
- A. Seller shall furnish completed and executed real estate transfer declarations in the form required under Illinois law and as required by Lake County. The parties understand that the Village of Lake Villa imposes no local transfer tax and that the sale of the Subject Property to the Purchaser shall be exempt from any state or county transfer tax.
  - B. At Closing, Purchaser shall provide Seller a closing cost credit of not to exceed \$3,922.75.
11. Default; Remedies:
- A. Default by Seller: If Seller defaults in its obligations hereunder, then, provided Purchaser is not in default under this Agreement, Purchaser shall have the right to terminate this Agreement and promptly receive a full refund of its Earnest Money or Purchaser may elect to enforce this Agreement by an action for specific performance.
  - B. Purchaser Default: In the event Purchaser shall fail to comply with any of its obligations hereunder on or prior to the Closing Date, the Earnest Money shall be paid as liquidated damages in lieu of all other remedies available to Seller, and this Agreement shall become null and void with neither party having any further rights or liabilities hereunder,



with the exception of any obligation to indemnify the other Party as expressly provided in this Agreement.

- C. Liquidated Damages: Seller and Purchaser acknowledge and agree that: (i) it would be extremely difficult to accurately determine the amount of damages suffered by Seller as a result of Purchaser's default hereunder; (ii) the Earnest Money is a fair and reasonable amount to be retained by Seller as agreed upon liquidated damages for Purchaser's default under this Agreement; and (iii) retention by Seller of the Earnest Money upon Purchaser's default hereunder shall not constitute a penalty or forfeiture.
- D. Release of Earnest Money: In every instance where this Agreement shall be deemed null and void or if this Agreement may be terminated by either party, the following shall be deemed incorporated: "and Earnest Money promptly refunded upon the joint written direction by both parties to Escrowee or upon an entry of an order by a court of competent jurisdiction." In the event either party has declared this Agreement null and void or the transaction has failed to close as provided for in this Agreement, and if Escrowee has not received joint written direction by the Parties or such court order, the Escrowee may elect to proceed as follows:
- (i) Escrowee shall give written notice to the parties as provided for in this Agreement at least fourteen (14) days prior to the date of intended disbursement of Earnest Money indicating the manner in which Escrowee intends to disburse in the absence of any written objection. If no written objection is received by the date indicated in the notice then Escrowee shall distribute the Earnest Money as indicated in the written notice to the parties. If any party objects in writing to the intended disbursement of Earnest Money, then Earnest Money shall be held until receipt of joint written direction from all parties or until receipt of an order of a court of competent jurisdiction.
  - (ii) Escrowee may file a Suit for Interpleader and deposit any funds held into the Court for distribution after resolution of the dispute between Seller and Purchaser by the Court.
- E. The prevailing party in any action to enforce and/or interpret this Agreement shall be entitled to its attorneys' fees and other costs of litigation.
12. Time of the Essence: Purchaser and Seller agree that time is of the essence in this Agreement.
13. Notices: All notices or communications herein required or which either party desires to give to the other shall be in writing and sent via email or facsimile transmission, with the original of such communication sent by certified mail, postage prepaid, return receipt requested, and shall be mailed or transmitted as follows:

To Purchaser: Village of Lake Villa  
Attn: Michael Strong, Village Administrator  
65 Cedar Avenue  
Lake Villa, IL



Email: [mstrong@lake-villa.org](mailto:mstrong@lake-villa.org)

with a copy to: Attorney James P. Bateman  
Attorney Rebecca Bateman Alexopoulos  
Bateman Law Offices, Ltd.  
800 Hart Road, Suite 311  
Barrington, IL 60010  
Telephone: (847) 381-7840  
FAX: (847) 381-7842  
Email: jbateman@batemanlawltd.com  
Email: rbateman@batemanlawltd.com

To Seller: c/o Attorney \_\_\_\_\_  
Daniel Venturi  
146 Cedar Avenue, PO Box 1107  
Lake Villa, IL 60046  
(847) 265-8822  
Email: dan@venturilaw.com, barb@venturilaw.com

14. Incorporation: Purchaser and Seller agree that this Agreement incorporates, integrates and makes as a part of it, all exhibits attached hereto.
15. Amendment: Purchaser and Seller agree that this Agreement may be modified, amended or supplemented only by a writing of equal dignity. Each of the parties hereby authorize their attorneys to agree in writing to any changes in dates and times provided for in this Agreement.
16. Binding Upon Successors: Purchaser and Seller agree that this Agreement shall be binding upon and shall inure to the benefit of both the Seller and Purchaser and their respective heirs, successors and assigns.
17. Integration: Purchaser and Seller agree that all understandings and agreements heretofore had and made between each of them are merged and integrated in this Agreement as the final expression of their agreement which alone fully and completely expresses their agreement, with neither Purchaser nor Seller relying upon any statement or representation not embodied in this Agreement and made by the other, other than confirmation of the legal description of the Subject Property by a new survey obtained by the Purchaser, at the expense of the Purchaser, and by a new ALTA title commitment with extended coverage obtained by the Seller, at the expense of the Seller.
18. Headings: Purchaser and Seller agree that the various headings used in this Agreement are for convenience only and shall not be used in interpreting the text before which they appear.
19. Counterparts; Electronic Signature(s): Purchaser and Seller agree that this Agreement may be executed in multiple counterparts, each of which, when affixed together, shall be deemed to be and shall constitute one and the same instrument. Each of the parties hereto shall receive a fully executed counterpart. This Agreement may be executed by facsimile or PDF on a copy or counterpart which shall be just as effective as an original signature on an original Agreement.

20. Binding Nature: This Agreement, subject to the terms and conditions herein stated, shall not be binding upon any party hereto until executed by all the parties hereto.

21. The above-named Seller acknowledges that Seller is the sole owner of the Subject Property.

IN WITNESS WHEREOF, the parties executing this Agreement each represent and warrant to the other that each is either a duly-authorized representative of the Seller or a duly-authorized representative of the Purchaser and that the Purchaser and the Seller have executed this Agreement on behalf of said Purchaser and Seller.

PURCHASER:

SELLER:

VILLAGE OF LAKE VILLA

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

Robert L. Cajka  
Robert L. Cajka

Date of Offer: \_\_\_\_\_, 20\_\_

Date of Acceptance: 01/26/2023, 20\_\_

ATTEST:

\_\_\_\_\_  
Mary Konrad, Village Clerk,  
Village of Lake Villa

EXHIBIT A-1

SURVEY OF THE SUBJECT PROPERTY  
PREPARED BY CHAMBERLIN-MASSE AND DATED JULY 14, 2020

EXHIBIT A-2

LEGAL DESCRIPTION OF THE SUBJECT PROPERTY  
(654 Pine View Pass, Lake Villa, IL)

LOT 25 IN PINEVIEW ESTATES UNIT II, BEING A SUBDIVISION OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 4, TOWNSHIP 45 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JANUARY 20, 1994, AS DOCUMENT 3476765, IN LAKE COUNTY, ILLINOIS.

P.I.N. 06-04-302-017

## EXHIBIT B

### PERMITTED EXCEPTIONS:

- A. Real estate taxes for the tax year 2022 payable in 2023 and for subsequent years which are not delinquent;
- B. Easements shown by the Public Records;
- D. Acts and Deeds of the Purchaser;
- E. As otherwise provided in Paragraph 4A;
- F. Other recorded covenants, conditions, and restrictions of record, but only if approved in writing by the Village Administrator and the Village Attorney

DigiSigner Document ID: 368471d9-f340-4337-b116-e7bc6f356bac

## Signer

Email: robertcajka7861@comcast.net  
IP Address: 2601:245:4101:e100:1d90:bd08:534b:8a40

## Signature



Event	User	Time	IP Address
Upload document	barb@venturilaw.com	1/25/23 1:12:18 PM EST	108.75.141.178
Open document	barb@venturilaw.com	1/25/23 1:12:41 PM EST	108.75.141.178
Sign document	barb@venturilaw.com	1/25/23 1:15:08 PM EST	108.75.141.178
Close document	barb@venturilaw.com	1/25/23 1:15:08 PM EST	108.75.141.178
Send for signing	barb@venturilaw.com	1/25/23 1:15:20 PM EST	108.75.141.178
Open document	robertcajka7861@comcast.net	1/26/23 4:22:05 PM EST	2601:245:4101:e100:1d90:bd08:534b:8a40
Sign document	robertcajka7861@comcast.net	1/26/23 4:32:27 PM EST	2601:245:4101:e100:1d90:bd08:534b:8a40
Close document	robertcajka7861@comcast.net	1/26/23 4:32:27 PM EST	2601:245:4101:e100:1d90:bd08:534b:8a40