

Attached is the agenda packet for the Monday, February 23, 2026 Special 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 6:30 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 – SPECIAL MEETING
Monday, February 23, 2026
6:30 p.m.

1. Call to Order and Roll Call
2. Pledge of Allegiance
3. Public Comment
4. Approval of the Minutes – February 2, 2026 Village Board Meeting
5. Accounts Payable – February 23, 2026
6. Mayor
7. Staff Reports
8. New Business
 - a. Ordinance 2026-02-02: An Ordinance Approving an Economic Incentive Agreement by and Between the Village of Lake Villa and New Health Order (133 Cedar Avenue)
 - b. Ordinance 2026-02-03: An Ordinance Granting Preliminary Approval of a Request for a Zoning Map Amendment and a Conditional Use Permit for a Planned Development for the installation of a Ground-Mounted Solar Array Facility (Lake Villa Community Energy Initiative, LLC., 23688 W. Petite Lake Road and 23472 W. Petite Lake Road)
 - c. Ordinance 2026-02-04: An Ordinance Amending the Village Code Relative to Fees, Charges, Deposits, Fines, Building Permit Impact Fees, and Subdivision Standards
 - d. Resolution 2026-02-02: A Resolution Providing for Advanced Authorization to Participate in the NIMEC Group Bid for Electricity Supply for Village Accounts
9. Executive Session –5 ILCS 120/2(c)(5): *Purchase or Lease of Real Property for Use of the Public Body*
10. Old Business
 - a. Discussion: Update on the School Resource Officer Program
11. Adjournment



DATE: January 27, 2026
TO: Village Board of Trustees
FROM: Michael Strong
Village Administrator
RE: Agenda Transmittal

New Business

a. Ordinance 2026-02-02: An Ordinance Approving an Economic Incentive Agreement by and Between the Village of Lake Villa and New Health Order (133 Cedar Avenue)

Staff Contact: Michael Strong, Village Administrator

The Village Board will consider approval of an Ordinance authorizing an Economic Incentive Agreement with Eleven Eleven Enterprises, LLC d/b/a New Health Order ("Developer"), for the redevelopment and build-out of the commercial space located at 133 Cedar Avenue.

The Developer is proposing the establishment of a retail health and wellness store integrated with an organic coffee bar concept designed to serve as a community gathering space. The business model emphasizes organic and clean-label products, locally rooted entrepreneurship, and community-oriented programming.

The project includes interior electrical and plumbing upgrades, finishes, fixtures, and the purchase of coffee and retail equipment to support operation of a health-focused retail store and coffee shop. Under the attached Agreement, the Developer must:

- Complete the project and obtain a Certificate of Occupancy by October 31, 2026;
- Document a minimum private investment of \$96,000; and
- Continue operating the business at the property.

Upon satisfaction of these obligations, the Village will reimburse the Developer \$25,000 in eligible Business District Project Costs, payable from Downtown Business District (BDD) tax revenues only. The reimbursement will be made in five (5) equal annual installments of \$5,000, following project completion. The Village obligation is limited to BDD revenues generated and deposited into the Fund and does not constitute a pledge of General Fund revenues.

This Agreement supports continued revitalization of the Downtown Business District,

activation of commercial space, and the recruitment and retention of a locally owned business.

Suggested Motion: *Motion to Approve Ordinance 2026-02-02 Approving an Economic Incentive Agreement by and Between the Village of Lake Villa and Eleven Eleven Enterprises, LLC d/b/a New Health Order for the Property Located at 133 Cedar Avenue.*

b. Ordinance 2026-02-03: An Ordinance Granting Preliminary Approval of a Request for a Zoning Map Amendment and a Conditional Use Permit for a Planned Development for the installation of a Ground-Mounted Solar Array Facility (Lake Villa Community Energy Initiative, LLC., 23688 W. Petite Lake Road and 23472 W. Petite Lake Road)

Staff Contact: Michael Strong, Village Administrator

At its January 21, 2026 meeting, the Plan Commission/Zoning Board of Appeals (“PC/ZBA”) conducted a public hearing to consider a request by Lake Villa Community Energy Initiative, LLC (wholly owned by ECA Solar, LLC) for preliminary approval of a zoning map amendment and preliminary Planned Development (“PUD”) to allow construction of a community-scale ground-mounted solar energy facility on approximately 48.52 acres located at 23688 and 23472 W. Petite Lake Road. The property is currently zoned UR-1 (Urban Residential) and owned by the Forrestal Trust. The specific relief being requested includes:

- A rezoning from UR-1 to AG (Agricultural) to establish appropriate zoning for a solar energy use;
- A Conditional Use Permit for a Planned Development to allow a Community-Scale Ground-Mounted Solar Energy System; and
- An exception to the Zoning Code to increase the maximum permitted height of solar arrays from 6 feet to 12 feet

The proposed project would consist of a ground-mounted solar facility with an aggregate capacity of up to 4.95 MWAC, utilizing single-axis tracking solar arrays on approximately 24 acres of the site. Specific site improvements include numerous solar panel arrays with tracking systems, two gated access points from W. Petite Lake Road (subject to LCDOT approval), an 8-foot perimeter security fence, landscape buffering and pollinator habitats within the enclosed site.

The site is currently vacant. Surrounding properties are primarily zoned UR-1, with some AG and R-1 in the general vicinity. The Village’s 2022 Comprehensive Plan designates the property as Mixed Use. While the Plan does not explicitly identify solar as a primary use, the proposed development may support several Comprehensive Plan objectives by:

- Enhancing the local tax base without extension of municipal utilities;
- Preserving open space character;
- Introducing ecological benefits through pollinator plantings; and
- Establishing a temporary (approximately 35-year) renewable energy use that allows for potential long-term redevelopment flexibility

As part of its procedural review, the PC/ZBA weighed the project's value of the zoning relief sought against tangible public benefits it would provide. The PC/ZBA found that the Applicant is proposing a series of public benefits intended to offset the requested rezoning and height exception including:

- Land dedication and long-term control of the property to the Village
- Community Solar subscription benefits (10% savings on electricity supply costs) to approximately 1,100 Village ComEd customers
- Increased tax revenue and local economic impact
- Environmental and site enhancements such as conversion of crop agriculture to native, pollinator-friendly vegetation and installation of higher density landscape buffer along Petite Lake Road
- Minimal demand on Municipal Infrastructure and services

Following staff presentation, public testimony, and deliberation the PC/ZBA, voted unanimously to recommend preliminary approval. Pursuant to the PC/ZBA recommendation, the Village Board is asked to consider approval of an Ordinance that grants preliminary approval of the Lake Villa Community Energy Initiative, allowing the Applicant to proceed with preparation of final engineering plans for future consideration.

Suggested Motion: *Motion to approve Ordinance 2026-02-02 Granting Preliminary Approval of a Request for a Zoning Map Amendment and a Conditional Use Permit for a Planned Development for a Community-Scale Solar Energy System at 23688 & 23472 W. Petite Lake Road*

c. Ordinance 2026-02-04: An Ordinance Amending the Village Code Relative to Fees, Charges, Deposits, Fines, Building Permit Impact Fees, and Subdivision Standards

Staff Contact: Rebecca Alexopoulos, Village Attorney

The Village has been working on a comprehensive update to its Zoning Code and Subdivision regulations, which is a lengthy process. However, given the residential developments either in the process of seeking Village approval and/or anticipated to seek Village approval in the near future, the Village Attorney is recommending that the Village Board consider a more immediate update to the Village's building and subdivision regulations in order to remove and/or amend certain fees imposed therein so that the Village Code remains consistent with current state and federal law.

Suggested Motion: *Motion to Approve Ordinance 2026-02-04 Amending the Village Code*

d. Resolution 2026-02-02: A Resolution Providing for Advanced Authorization to Participate in the NIMEC Group Bid for Electricity Supply for Village Accounts

Staff Contact: Michael Strong, Village Administrator

The Village Board is asked to consider approval of a Resolution authorizing continued participation in the Northern Illinois Municipal Electric Collaborative (NIMEC) and

authorizing the Village Administrator to execute a contract with the lowest cost electricity supplier for the Village's commercial accounts.

The Village has participated in NIMEC since 2008. NIMEC is a cooperative purchasing group made up of northern Illinois governmental entities. This year's bid, scheduled for Wednesday, March 11, includes participation from over 88 governmental entities, representing approximately 790,000,000 kilowatt-hours (kWh) of combined electricity usage.

By pooling this large volume of electricity demand, NIMEC is able to secure competitive pricing that individual municipalities typically cannot achieve on their own.

This resolution applies to the Village's commercial accounts, including water and sewer pumping facilities and other municipal operations.

Electricity market prices change daily and are only valid on the day bids are received. In addition, Commonwealth Edison no longer offers fixed-rate pricing for larger commercial accounts; fixed-rate contracts are only available through third-party suppliers. Because of this volatility, the Village Board must delegate authority to execute the contract with the lowest bidder responsible on the day of the bid opening.

Once executed, the contract will be brought back to the Village Board for ratification.

Suggested Motion: *Motion to Approve Resolution 2026-02-02 Authorizing Participation in the Northern Illinois Municipal Electric Collaborative and Authorizing the Village Administrator to Execute Electricity Supply Agreements for up to Three (3) years with the lowest cost provider.*

**VILLAGE OF LAKE VILLA
VILLAGE BOARD
REGULAR MEETING
FEBRUARY 2ND, 2026**

Call to Order: Mayor McDonald called the meeting to order at 6:30pm.

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

Roll Call: Mayor McDonald initiated the roll call.

ROLL CALL VOTE WAS:

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

MOTION CARRIED

Public Comment: None

Minutes: **Motion to Approve the January 20th, 2026 Village Board Meeting Minutes.** Trustee Nielsen motioned and Trustee Barbato seconded the motion to approve the Committee of the Village Board Meeting January 20th, 2026 Village Board Meeting Minutes.

ROLL CALL VOTE WAS:

AYES: 5 (Nielsen, Barbato, Bartlett, Cramond, McCollum)
NAYS: 0
ABSENT: 0
ABSTAIN: 1 (Savell)

MOTION CARRIED

Motion to Approve the Accounts Payable Report for January 20th, 2026 in the amount of \$301,273.61. Trustee Savell motioned and Trustee McCollum seconded the motion to approve the Accounts Payable Report for January 20th, 2026 in the amount of \$301,273.61.

ROLL CALL VOTE WAS:

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

MOTION CARRIED

Mayor: 125th Frost Bite Gala. Saturday's Frost Bite Gala was well attended with great energy. Feedback was overwhelmingly positive, with no complaints. The Lake Villa Historical Society added a meaningful touch with a historical display, looping film, and slideshow.

133 Cedar Avenue – New Health Order. A soft opening was held at the former dance studio for The Great Awakening, an organic coffee shop. A grand opening and ribbon-cutting is tentatively planned for the week before the St. Patrick's Day parade, pending inventory. Village officials and trustees will be invited once confirmed.

Proposed Development Overview. Village staff and representatives from ECA Solar gave a brief overview of the presentation that they had recently provided at a hearing before the Plan Commission/ Zoning Board of Appeals relative to their request for preliminary approval of a conditional use permit for a planned development for a community-scale ground-mounted solar energy system, rezoning from UR-1 to AG with a reverter and an exception to the six-foot height limit to allow solar panels up to twelve feet at full tilt. This matter was only up for discussion for the purposes of providing a very brief overview of what was presented to the Plan Commission/ Zoning Board of Appeals and to address any related questions.

Staff Reports:

Public Works Supervisor Jim Bowles: Water main break identified.

Administrator Mike Strong: Pleviak submittals are being reviewed.

Last week, the RFP for the erosion investigation feasibility study was issued to six-seven qualified firms with experience in McHenry and Lake Counties. Proposals are due the first week of March and will be brought to the Board for review.

Recruitment is underway, and applicants are currently being screened.

Superintendent of Streets Ryan Horton: Provided Roadway & Safety Updates. The project from Avenue to Route 59 includes crack filling, curb repairs, and related maintenance, largely within township jurisdiction. A request was submitted to reinstall the guardrail at the end of Cedar Lake Road, which has been struck multiple times and is currently missing again. The Police Chief supports replacement, and the County has confirmed the location.

A flashing stop sign was also requested. The County is reviewing both items. The project is in the design phase for this year, so these safety improvements may still be considered.

Chief of Police Tisinai: In March 2026, law enforcement agencies across Lake County, including the Lake Villa Police Department and the Grayslake Police Department, will participate in fundraising initiatives supporting Special Olympics Illinois.

New Business: **Motion to Approve and Authorize the Village Administrator to Execute a Professional Services Agreement with Teska Associates, Inc. for Professional Village Planning and Zoning Services.** Trustee Bartlett motioned and Trustee Savell seconded the Motion to Approve and Authorize the Village Administrator to Execute a Professional Services Agreement with Teska Associates, Inc. for Professional Village Planning and Zoning Services.

ROLL CALL VOTE WAS:

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

MOTION CARRIED

Motion to Approve Resolution 2026-02-01: A Resolution for Construction on State Highways between the Village of Lake Villa and Illinois Department of Transportation. Trustee Cramond motioned and Trustee Nielsen seconded the Motion to Approve Resolution 2026-02-01: A Resolution for Construction on State Highways between the Village of Lake Villa and Illinois Department of Transportation.

ROLL CALL VOTE WAS:

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

MOTION CARRIED

Old Business: **Motion to Approve Ordinance Version D 2026-02-01: An Ordinance Version D Amending the Village Code and Establishing a Tobacco Licensing Program.** Trustee Bartlett motioned and Trustee Cramond seconded the motion to Approve Ordinance Version D 2026-02-01: An Ordinance Amending the Village Code and Establishing a Tobacco Licensing Program.

ROLL CALL VOTE WAS:

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

MOTION CARRIED

Motion to move into Executive Session for Pending Litigation and Litigation which is probable or imminent, Personnel updates and Land Acquisition. Trustee Barbato motioned and Trustee Nielsen seconded the motion to move into Executive Session for Pending Litigation and Litigation which is probable or imminent, Personnel updates and Land Acquisition at 8:22pm.

ROLL CALL VOTE WAS:

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

MOTION CARRIED

Motion to reconvene at 9:22pm. Trustee Savell motioned and Trustee Barbato seconded the motion to reconvene.

ROLL CALL VOTE WAS:

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

MOTION CARRIED

Adjournment: Trustee Nielsen motioned and Trustee Barbato seconded the motion to adjourn at 9:22pm.

ROLL CALL VOTE WAS:

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

MOTION CARRIED

APPROVED BY ME THIS _____ DAY OF FEBRUARY, 2026.

JAMES MCDONALD, MAYOR

CONNIE OLKER, CLERK

TREASURER'S BUDGET COMPARISON REPORT FOR VILLAGE OF LAKE VILLA

EXP CHECK RUN DATES 02/03/2026 - 02/23/2026

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: 133 CEDAR LLC								
DOWNTOWN TIF FU		TIF ELIGIBLE PROJECT	TIF REIMBURSEMENT/ 1	22,077.27	M 98-00-00-4801	471,125.00	152,310.35	
			Vendor Total:	<u>22,077.27</u>				
Vendor Name: A FREEDOM FLAG CO.								
GENERAL FUND	FACILITIES	SUPPLIES-PARKS	FLAGS	614.95	M 01-46-40-4911	0.00	0.00	OVER
			Vendor Total:	<u>614.95</u>				
Vendor Name: ADAMS STEEL SERVICE & SUPPLY, INC								
GENERAL FUND	FLEET	VEHICLE SUPPLIES	VEHICLE SUPPLIES	52.50	M 01-30-60-4930	53,000.00	61,019.84	OVER
			Vendor Total:	<u>52.50</u>				
Vendor Name: ANTIOCH AUTO PARTS								
GENERAL FUND	FLEET	VEHICLE SUPPLIES	UNIT 282	5.82	M 01-30-60-4930	53,000.00	61,019.84	OVER
GENERAL FUND	FLEET	VEHICLE SUPPLIES	UNIT 2	25.50	M 01-30-60-4930	53,000.00	61,019.84	OVER
GENERAL FUND	FLEET	VEHICLE SUPPLIES	UNIT 11	9.82	M 01-30-60-4930	53,000.00	61,019.84	OVER
GENERAL FUND	FLEET	VEHICLE SUPPLIES	UNIT 13	176.54	M 01-30-60-4930	53,000.00	61,019.84	OVER
GENERAL FUND	FLEET	VEHICLE SUPPLIES	VEHICLE SUPPLIES	22.45	M 01-30-60-4930	53,000.00	61,019.84	OVER
GENERAL FUND	FLEET	VEHICLE SUPPLIES	PD KIA	129.14	M 01-30-60-4930	53,000.00	61,019.84	OVER
GENERAL FUND	FLEET	VEHICLE SUPPLIES	PD KIA- CORE DEPOSIT	18.00	M 01-30-60-4930	53,000.00	61,019.84	OVER
GENERAL FUND	FLEET	VEHICLE SUPPLIES	VEHICLE SUPPLIES	43.56	M 01-30-60-4930	53,000.00	61,019.84	OVER
GENERAL FUND	FLEET	VEHICLE SUPPLIES	VEHICLE SUPPLIES	16.35	M 01-30-60-4930	53,000.00	61,019.84	OVER
GENERAL FUND	FLEET	VEHICLE SUPPLIES	TOOLCAT	18.24	M 01-30-60-4930	53,000.00	61,019.84	OVER
GENERAL FUND	FLEET	VEHICLE SUPPLIES	UNIT 5	6.27	M 01-30-60-4930	53,000.00	61,019.84	OVER
WATER & SEWER	WATER	VEHICLE SUPPLIES	UNIT 282	0.00	M 60-42-60-4930	9,000.00	4,340.04	
WATER & SEWER	WATER	VEHICLE SUPPLIES	UNIT 2	4.25	M 60-42-60-4930	9,000.00	4,340.04	
WATER & SEWER	WATER	VEHICLE SUPPLIES	UNIT 13	0.00	M 60-42-60-4930	9,000.00	4,340.04	
WATER & SEWER	WATER	VEHICLE SUPPLIES	VEHICLE SUPPLIES	3.74	M 60-42-60-4930	9,000.00	4,340.04	
WATER & SEWER	WATER	VEHICLE SUPPLIES	PD KIA	0.00	M 60-42-60-4930	9,000.00	4,340.04	
WATER & SEWER	WATER	VEHICLE SUPPLIES	PD KIA- CORE DEPOSIT	0.00	M 60-42-60-4930	9,000.00	4,340.04	
WATER & SEWER	WATER	VEHICLE SUPPLIES	VEHICLE SUPPLIES	7.26	M 60-42-60-4930	9,000.00	4,340.04	
WATER & SEWER	WATER	VEHICLE SUPPLIES	VEHICLE SUPPLIES	2.73	M 60-42-60-4930	9,000.00	4,340.04	
WATER & SEWER	WATER	VEHICLE SUPPLIES	TOOLCAT	0.00	M 60-42-60-4930	9,000.00	4,340.04	
WATER & SEWER	WATER	VEHICLE SUPPLIES	UNIT 5	1.05	M 60-42-60-4930	9,000.00	4,340.04	
WATER & SEWER	SEWER	VEHICLE SUPPLIES	UNIT 282	0.00	M 60-43-60-4930	9,000.00	4,340.02	
WATER & SEWER	SEWER	VEHICLE SUPPLIES	UNIT 2	4.25	M 60-43-60-4930	9,000.00	4,340.02	
WATER & SEWER	SEWER	VEHICLE SUPPLIES	UNIT 13	0.00	M 60-43-60-4930	9,000.00	4,340.02	
WATER & SEWER	SEWER	VEHICLE SUPPLIES	VEHICLE SUPPLIES	3.74	M 60-43-60-4930	9,000.00	4,340.02	
WATER & SEWER	SEWER	VEHICLE SUPPLIES	PD KIA	0.00	M 60-43-60-4930	9,000.00	4,340.02	
WATER & SEWER	SEWER	VEHICLE SUPPLIES	PD KIA- CORE DEPOSIT	0.00	M 60-43-60-4930	9,000.00	4,340.02	
WATER & SEWER	SEWER	VEHICLE SUPPLIES	VEHICLE SUPPLIES	7.26	M 60-43-60-4930	9,000.00	4,340.02	
WATER & SEWER	SEWER	VEHICLE SUPPLIES	VEHICLE SUPPLIES	2.72	M 60-43-60-4930	9,000.00	4,340.02	
WATER & SEWER	SEWER	VEHICLE SUPPLIES	TOOLCAT	0.00	M 60-43-60-4930	9,000.00	4,340.02	
WATER & SEWER	SEWER	VEHICLE SUPPLIES	UNIT 5	1.04	M 60-43-60-4930	9,000.00	4,340.02	
			Vendor Total:	<u>509.73</u>				
Vendor Name: APPLE MECHANICAL INC								
MANSION FUND		MAINTENANCE & REPAIR	MANSION TENT	790.00	M 08-00-00-4210	2,500.00	2,082.87	OVER
			Vendor Total:	<u>790.00</u>				
Vendor Name: APPLIED TECHNOLOGIES								
DEVELOPER ESCRO		JUNAID MUDASSIR ESCR	PROJECT 6663/0 PARK	4,678.00	M 03-00-30-2344	0.00	0.00	OVER
DEVELOPER ESCRO		CEDAR LAKE ESTATES	PROJECT 6663/0 PARK	1,428.00	M 03-00-30-2365	0.00	0.00	OVER

TREASURER'S BUDGET COMPARISON REPORT FOR VILLAGE OF LAKE VILLA

EXP CHECK RUN DATES 02/03/2026 - 02/23/2026

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: APPLIED TECHNOLOGIES								
DEVELOPER ESCRO		I3 BROADBAND	PROJECT 6679/ I3 BRO	210.00	M 03-00-30-2366	0.00	0.00	OVER
DEVELOPER ESCRO		0 PARK AVENUE - NIEL	PROJECT 6663/0 PARK	1,608.00	M 03-00-30-2369	0.00	0.00	OVER
DEVELOPER ESCRO		AT&T FIBER	PROJECT 6663/0 PARK	5,460.00	M 03-00-30-2371	0.00	0.00	OVER
WATER & SEWER	WATER	ENGINEERING-WATER	PROJECT 6663/0 PARK	70.00	M 60-42-20-4320	35,000.00	31,154.49	
WATER & SEWER	SEWER	ENGINEERING-SEWER	PROJECT 6663/0 PARK	70.00	M 60-43-20-4320	35,000.00	31,154.48	
GENERAL CAPITAL MANAGEMENT SERV		CAPITAL IMPROVEMENTS	PROJECT 6686/ LAKE V	2,633.00	M 90-10-60-5100	151,706.00	64,327.20	
W&S CAPTIAL FUN WATER		CAPITAL IMPROVEMENTS	PROJECT 6665/ IEPA P	3,167.00	M 91-42-60-5100	795,786.50	591,622.24	
			Vendor Total:	19,324.00				
Vendor Name: ARENA AMERICAS								
MANSION FUND		NEW EQUIPMENT - MANS	CEILING LINER CLEANI	2,463.20	M 08-00-00-5200	30,000.00	21,439.23	
			Vendor Total:	2,463.20				
Vendor Name: AXON ENTERPRISE, INC.								
GENERAL FUND	POLICE	SOFTWARE LICENSES	PRO LICENSE BUNDLE	468.00	M 01-20-60-5213	29,706.00	11,275.46	
			Vendor Total:	468.00				
Vendor Name: BANNER PLUMBING SUPPLY COMPANY, LLC								
GENERAL FUND	PARKS MAINTENAN	SUPPLIES-PARKS	PARK SUPPLIES	97.79	M 01-48-40-4911	20,000.00	14,255.64	
			Vendor Total:	97.79				
Vendor Name: BETTER CITY, LLC								
BUSINESS DISTRI		BUSINESS DISTRICT PR	JANUARY 2026	2,518.80	M 99-00-00-4801	160,750.00	52,507.87	
			Vendor Total:	2,518.80				
Vendor Name: BOTTS WELDING & TRK SERVICE INC.								
GENERAL FUND	FLEET	CONTRACT VEHICLE MAI	FRAME ON FLAT BED TR	1,657.17	M 01-30-20-4230	30,000.00	15,424.51	
WATER & SEWER	WATER	CONTRACT VEHICLE MAI	FRAME ON FLAT BED TR	276.20	M 60-42-20-4230	5,000.00	851.91	
WATER & SEWER	SEWER	CONTRACT VEHICLE MAI	FRAME ON FLAT BED TR	276.20	M 60-43-20-4230	5,000.00	851.92	
			Vendor Total:	2,209.57				
Vendor Name: BROOKS-ALLAN								
GENERAL FUND	POLICE	UNIFORM ALLOWANCE	CHARLI- UNIFORM ITEM	102.00	M 01-20-60-4170	40,250.00	17,240.47	
GENERAL FUND	POLICE	PUBLIC RELATIONS	CHARLI -125 STICKERS	350.00	M 01-20-60-4441	8,000.00	6,887.77	
GENERAL FUND	POLICE	PUBLIC RELATIONS	CHARLI- ST. PATRICK'	350.00	M 01-20-60-4441	8,000.00	6,887.77	
WATER & SEWER	WATER	UNIFORM ALLOWANCE	UNIFORM ALLOWANCE- R	85.50	M 60-42-60-4170	1,000.00	716.34	
WATER & SEWER	SEWER	UNIFORM ALLOWANCE	UNIFORM ALLOWANCE- R	85.50	M 60-43-60-4170	1,000.00	716.34	
			Vendor Total:	973.00				
Vendor Name: CARDMEMBER SERVICE								
GENERAL FUND	MANAGEMENT SERV	TRAINING/TRAVEL	ILCMA MEMBERSHIP- JO	30.00	M 01-10-60-4530	10,700.00	4,253.60	
GENERAL FUND	MANAGEMENT SERV	TRAINING/TRAVEL	NIU OUTREACH	375.00	M 01-10-60-4530	10,700.00	4,253.60	
GENERAL FUND	MANAGEMENT SERV	TRAINING/TRAVEL	GFOA- TRAINING	55.00	M 01-10-60-4530	10,700.00	4,253.60	
GENERAL FUND	MANAGEMENT SERV	MEMBERSHIPS	ICMA INVOICE 735344/	1,074.00	M 01-10-60-4531	3,660.00	2,667.41	OVER
GENERAL FUND	MANAGEMENT SERV	OFFICE SUPPLIES	USPS-	12.40	M 01-10-60-4810	7,000.00	4,606.57	
GENERAL FUND	MANAGEMENT SERV	MISCELLANEOUS EXPENS	JERSEY MIKES -STAFF	47.89	M 01-10-60-5190	6,000.00	5,880.98	
GENERAL FUND	MANAGEMENT SERV	MISCELLANEOUS EXPENS	OPEN AI CHAT GPT SUB	20.00	M 01-10-60-5190	6,000.00	5,880.98	
GENERAL FUND	MANAGEMENT SERV	MISCELLANEOUS EXPENS	RON & PATS- ROSY LUN	108.48	M 01-10-60-5190	6,000.00	5,880.98	
GENERAL FUND	MANAGEMENT SERV	MISCELLANEOUS EXPENS	WALMART- LUNCH FOR R	17.27	M 01-10-60-5190	6,000.00	5,880.98	
GENERAL FUND	MANAGEMENT SERV	SOFTWARE LICENSES	DROBOX	19.99	M 01-10-60-5213	38,727.15	26,549.91	
GENERAL FUND	LEGISLATIVE	MISCELLANEOUS EXPENS	RON & PATS- BOARD MT	73.87	M 01-11-60-5190	3,000.00	2,844.68	
GENERAL FUND	POLICE	TRAINING/TRAVEL	ILACP CONFERENCE	329.00	M 01-20-60-4530	19,550.00	11,150.94	
GENERAL FUND	POLICE	MEMBERSHIPS	IL TRUCK ENFORCEMENT	100.00	M 01-20-60-4531	25,285.00	26,608.80	OVER

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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	POLICE	OFFICE SUPPLIES	FIREPROOF DOC BOX	30.14	M 01-20-60-4810	7,000.00	5,391.04	
GENERAL FUND	POLICE	OFFICE SUPPLIES	HANGING FILE FOLDERS	12.68	M 01-20-60-4810	7,000.00	5,391.04	
GENERAL FUND	POLICE	SUPPLIES	AUTEL ROBOTIC EVO BA	407.68	M 01-20-60-4940	6,000.00	4,519.24	
GENERAL FUND	FLEET	AUTOMOTIVE FUEL/OIL	FUEL/ OIL	90.00	M 01-30-60-4820	83,500.00	53,718.91	
GENERAL FUND	FLEET	VEHICLE SUPPLIES	SP ULTRA BRIGHT/ UNI	85.29	M 01-30-60-4930	53,000.00	61,019.84	OVER
GENERAL FUND	FLEET	VEHICLE SUPPLIES	ZORO TOOLS	86.86	M 01-30-60-4930	53,000.00	61,019.84	OVER
GENERAL FUND	STREETS	TRAINING/TRAVEL	UNIV OF WISC MADISON	1,095.00	M 01-41-60-4530	8,350.00	6,622.08	
GENERAL FUND	STREETS	TRAINING/TRAVEL	HILTON/ TRAINING TRA	126.91	M 01-41-60-4530	8,350.00	6,622.08	
GENERAL FUND	STREETS	MEMBERSHIPS	APWA- MEMBERSHIPS	409.34	M 01-41-60-4531	700.00	189.00	
GENERAL FUND	FACILITIES	TELEPHONE	CCSI EFAX/ FAX LINE	24.99	M 01-46-60-4420	34,700.00	40,842.15	OVER
GENERAL FUND	FACILITIES	TELEPHONE	CCSI EFAX- FAX LINE-	24.99	M 01-46-60-4420	34,700.00	40,842.15	OVER
WATER & SEWER	WATER	TRAINING/TRAVEL	ILLINOIS AWWA- JAMES	84.00	M 60-42-60-4530	5,000.00	842.10	
WATER & SEWER	WATER	MEMBERSHIPS	APWA- MEMBERSHIPS	102.33	M 60-42-60-4531	800.00	647.62	
WATER & SEWER	WATER	AUTOMOTIVE FUEL/OIL	FUEL/ OIL	15.00	M 60-42-60-4820	14,500.00	8,950.40	
WATER & SEWER	WATER	VEHICLE SUPPLIES	ARLINGTON HEIGHTS FO	20.67	M 60-42-60-4930	9,000.00	4,340.04	
WATER & SEWER	WATER	VEHICLE SUPPLIES	SP ULTRA BRIGHT/ UNI	14.21	M 60-42-60-4930	9,000.00	4,340.04	
WATER & SEWER	SEWER	TRAINING/TRAVEL	ILLINOIS AWWA- JAMES	84.00	M 60-43-60-4530	5,000.00	498.10	
WATER & SEWER	SEWER	MEMBERSHIPS	APWA- MEMBERSHIPS	102.33	M 60-43-60-4531	800.00	647.62	
WATER & SEWER	SEWER	AUTOMOTIVE FUEL/OIL	FUEL/ OIL	15.00	M 60-43-60-4820	14,500.00	8,950.38	
WATER & SEWER	SEWER	VEHICLE SUPPLIES	ARLINGTON HEIGHTS FO	20.67	M 60-43-60-4930	9,000.00	4,340.02	
WATER & SEWER	SEWER	VEHICLE SUPPLIES	SP ULTRA BRIGHT/ UNI	14.22	M 60-43-60-4930	9,000.00	4,340.02	
SPECIAL EVENTS		EVENT EXPENSES - 125	LOVIN OVEN- COOKIES	131.70	M 81-00-00-4366-0010	0.00	14,300.87	OVER
SPECIAL EVENTS		EVENT EXPENSES - 125	HOBBY LOBBY/ DECOR F	44.23	M 81-00-00-4366-0010	0.00	14,300.87	OVER
SPECIAL EVENTS		EVENT EXPENSES - 125	DOLLAR TREE/ BALLOON	34.78	M 81-00-00-4366-0010	0.00	14,300.87	OVER
SPECIAL EVENTS		EVENT EXPENSES - 125	WALMART CAKE/ 125 GA	60.41	M 81-00-00-4366-0010	0.00	14,300.87	OVER
SPECIAL EVENTS		EVENT EXPENSES - 125	WALMART/ CAKE 125 GA	60.41	M 81-00-00-4366-0010	0.00	14,300.87	OVER
W&S CAPTIAL FUN WATER		CAPITAL IMPROVEMENTS	PROJECT 6569/ GRAND	1,704.00	M 91-42-60-5100	795,786.50	591,622.24	
			Vendor Total:	7,164.74				
Vendor Name: CENTRAL LAKE COUNTY JAWA								
WATER & SEWER	WATER	CLC-JAWA/ LAKE VILLA	JANUARY 2026	19,574.99	M 60-42-20-4351	397,762.00	329,519.24	
WATER & SEWER	WATER	CLC JAWA CONNECTION	JANUARY 2026	35,402.11	M 60-42-20-4352	234,900.00	176,175.00	
WATER & SEWER	WATER	MAINTENANCE-WATER SY	COLILERT TESTING	1,116.00	M 60-42-40-4250	60,000.00	44,806.34	
			Vendor Total:	56,093.10				
Vendor Name: CES								
GENERAL FUND	STREETS	MAINTENANCE - SIGNS	STREET LIGHTS	119.99	M 01-41-40-4270	7,500.00	4,646.17	
			Vendor Total:	119.99				
Vendor Name: CHEMTEK, INC DEPT 348								
GENERAL FUND	STREETS	MAINTENANCE - STREET	PAVEMENT STREETS	2,390.96	M 01-41-40-4240	95,000.00	77,183.17	
			Vendor Total:	2,390.96				
Vendor Name: CHRISTOPHER B. BURKE ENGINEERING								
DOWNTOWN TIF FU		TIF ELIGIBLE PROJECT	PROJECT 01.R250239.0	1,422.50	M 98-00-00-4801	471,125.00	152,310.35	
			Vendor Total:	1,422.50				
Vendor Name: CINTAS CORP								
GENERAL FUND	FACILITIES	SUPPLIES-BUILDING	BUILDING SUPPLIES	32.99	M 01-46-40-4910	15,000.00	11,287.39	
GENERAL FUND	FACILITIES	SUPPLIES-BUILDING	BUILDING SUPPLIES	118.96	M 01-46-40-4910	15,000.00	11,287.39	
GENERAL FUND	FACILITIES	SUPPLIES-BUILDING	BUILDING SUPPLIES	106.17	M 01-46-40-4910	15,000.00	11,287.39	
GENERAL FUND	FACILITIES	SUPPLIES-BUILDING	BUILDING SUPPLIES	27.71	M 01-46-40-4910	15,000.00	11,287.39	

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Vendor Name: CINTAS CORP								
GENERAL FUND	FACILITIES	SUPPLIES-BUILDING	BUILDING SUPPLIES	106.54	M 01-46-40-4910	15,000.00	11,287.39	
			Vendor Total:	<u>392.37</u>				
Vendor Name: COMCAST BUSINESS								
GENERAL FUND	FACILITIES	TELEPHONE	FEBRUARY 2026	1,102.24	M 01-46-60-4420	34,700.00	40,842.15	OVER
WATER & SEWER	WATER	TELEPHONE	FEBRUARY 2026	183.71	M 60-42-60-4420	5,000.00	6,771.20	OVER
WATER & SEWER	SEWER	TELEPHONE	FEBRUARY 2026	183.70	M 60-43-60-4420	5,000.00	6,771.23	OVER
			Vendor Total:	<u>1,469.65</u>				
Vendor Name: COMCAST CABLE								
GENERAL FUND	FACILITIES	TELEPHONE	65 CEDAR AVE OFC	187.81	M 01-46-60-4420	34,700.00	40,842.15	OVER
WATER & SEWER	WATER	TELEPHONE	65 CEDAR AVE OFC	31.30	M 60-42-60-4420	5,000.00	6,771.20	OVER
WATER & SEWER	SEWER	TELEPHONE	65 CEDAR AVE OFC	31.30	M 60-43-60-4420	5,000.00	6,771.23	OVER
			Vendor Total:	<u>250.41</u>				
Vendor Name: COMED								
GENERAL FUND	STREETS	ELECTRICITY	129 CENTRAL AVE	81.98	M 01-41-40-4660	135,000.00	110,463.98	
GENERAL FUND	STREETS	ELECTRICITY	129 CENTRAL AVE LITE	15.68	M 01-41-40-4660	135,000.00	110,463.98	
GENERAL FUND	STREETS	ELECTRICITY	0RT83 TFLT METERED	42.38	M 01-41-40-4660	135,000.00	110,463.98	
GENERAL FUND	STREETS	ELECTRICITY	422-1/2 W GRAND AVE	97.66	M 01-41-40-4660	135,000.00	110,463.98	
GENERAL FUND	STREETS	ELECTRICITY	0 S CEDAR 1W WISCONS	27.40	M 01-41-40-4660	135,000.00	110,463.98	
GENERAL FUND	STREETS	ELECTRICITY	0 S CEDAR 1W WISCONC	102.43	M 01-41-40-4660	135,000.00	110,463.98	
GENERAL FUND	STREETS	ELECTRICITY	0 S S-RAILROAD AVE W	299.55	M 01-41-40-4660	135,000.00	110,463.98	
WATER & SEWER	WATER	ELECTRICITY	222 OAK KNOLL DR- UN	612.23	M 60-42-40-4660	60,000.00	57,561.76	
WATER & SEWER	WATER	ELECTRICITY	108 S MILWAUKEE AVE	341.10	M 60-42-40-4660	60,000.00	57,561.76	
WATER & SEWER	WATER	ELECTRICITY	533 AMHERST DR	443.76	M 60-42-40-4660	60,000.00	57,561.76	
WATER & SEWER	SEWER	ELECTRICITY	0 N S OLD MONAVILLE	4,194.44	M 60-43-40-4660	45,000.00	31,877.47	
WATER & SEWER	SEWER	ELECTRICITY	550 E GRAND AVE	53.57	M 60-43-40-4660	45,000.00	31,877.47	
WATER & SEWER	SEWER	ELECTRICITY	607 N MILWAUKEE AVE	356.28	M 60-43-40-4660	45,000.00	31,877.47	
WATER & SEWER	SEWER	ELECTRICITY	0 N PETITE LAKE RD W	312.92	M 60-43-40-4660	45,000.00	31,877.47	
WATER & SEWER	SEWER	ELECTRICITY	735 N MILWAUKEE AVE	255.75	M 60-43-40-4660	45,000.00	31,877.47	
WATER & SEWER	SEWER	ELECTRICITY	910 PARK AVE LIFT ST	231.65	M 60-43-40-4660	45,000.00	31,877.47	
WATER & SEWER	SEWER	ELECTRICITY	801 E GRAND AVE PUMP	58.36	M 60-43-40-4660	45,000.00	31,877.47	
			Vendor Total:	<u>7,527.14</u>				
Vendor Name: CONSERV FS, INC.								
GENERAL FUND	FLEET	AUTOMOTIVE FUEL/OIL	400.100 GAL DIESEL	1,000.43	M 01-30-60-4820	83,500.00	53,718.91	
GENERAL FUND	FLEET	AUTOMOTIVE FUEL/OIL	738.800 GAL UNL GAS	1,440.89	M 01-30-60-4820	83,500.00	53,718.91	
GENERAL FUND	FLEET	AUTOMOTIVE FUEL/OIL	STREET SUPPLIES	0.00	M 01-30-60-4820	83,500.00	53,718.91	
GENERAL FUND	FLEET	AUTOMOTIVE FUEL/OIL	665.200 GAL UNL GAS	1,367.29	M 01-30-60-4820	83,500.00	53,718.91	
GENERAL FUND	STREETS	SUPPLIES	STREET SUPPLIES	334.90	M 01-41-40-4940	17,000.00	3,959.51	
WATER & SEWER	WATER	AUTOMOTIVE FUEL/OIL	400.100 GAL DIESEL	166.74	M 60-42-60-4820	14,500.00	8,950.40	
WATER & SEWER	WATER	AUTOMOTIVE FUEL/OIL	738.800 GAL UNL GAS	240.15	M 60-42-60-4820	14,500.00	8,950.40	
WATER & SEWER	WATER	AUTOMOTIVE FUEL/OIL	STREET SUPPLIES	0.00	M 60-42-60-4820	14,500.00	8,950.40	
WATER & SEWER	WATER	AUTOMOTIVE FUEL/OIL	665.200 GAL UNL GAS	227.88	M 60-42-60-4820	14,500.00	8,950.40	
WATER & SEWER	SEWER	AUTOMOTIVE FUEL/OIL	400.100 GAL DIESEL	166.73	M 60-43-60-4820	14,500.00	8,950.38	
WATER & SEWER	SEWER	AUTOMOTIVE FUEL/OIL	738.800 GAL UNL GAS	240.14	M 60-43-60-4820	14,500.00	8,950.38	
WATER & SEWER	SEWER	AUTOMOTIVE FUEL/OIL	STREET SUPPLIES	0.00	M 60-43-60-4820	14,500.00	8,950.38	
WATER & SEWER	SEWER	AUTOMOTIVE FUEL/OIL	665.200 GAL UNL GAS	227.88	M 60-43-60-4820	14,500.00	8,950.38	
			Vendor Total:	<u>5,413.03</u>				
Vendor Name: CONSTELLATION NEW ENERGY, INC.								

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Fund Description	Department Description	Invoice Line Description	Invoice Description	Amount	GL Number	Budget	Total YTD	Over Budget
Vendor Name: CONSTELLATION NEW ENERGY, INC.								
GENERAL FUND	STREETS	ELECTRICITY	DECEMBER 2025	11,169.68	M 01-41-40-4660	135,000.00	110,463.98	
			Vendor Total:	<u>11,169.68</u>				
Vendor Name: CORE & MAIN LP								
WATER & SEWER	WATER	SUPPLIES - WATER	WATER SUPPLIES	164.66	M 60-42-40-4950	35,000.00	15,600.60	
WATER & SEWER	WATER	SUPPLIES - WATER	WATER SUPPLIES	650.04	M 60-42-40-4950	35,000.00	15,600.60	
WATER & SEWER	WATER	SUPPLIES - WATER	WATER SUPPLIES	516.90	M 60-42-40-4950	35,000.00	15,600.60	
W&S CAPTIAL FUN	WATER	CAPITAL IMPROVEMENTS	WATER METER CHANGE O	156,066.00	M 91-42-60-5100	795,786.50	591,622.24	
W&S CAPTIAL FUN	WATER	CAPITAL IMPROVEMENTS	CREDIT MEMO/ REF IN	(18,929.50)	M 91-42-60-5100	795,786.50	591,622.24	
			Vendor Total:	<u>138,468.10</u>				
Vendor Name: CREATIVE FINANCIAL STAFFING LLC								
GENERAL FUND	MANAGEMENT SERV	MISCELLANEOUS EXPENS	WK OF 02/01/2026- FR	1,098.45	M 01-10-60-5190	6,000.00	5,880.98	OVER
GENERAL FUND	MANAGEMENT SERV	MISCELLANEOUS EXPENS	TEMP FOR FRONT OFFIC	1,080.00	M 01-10-60-5190	6,000.00	5,880.98	OVER
GENERAL FUND	MANAGEMENT SERV	MISCELLANEOUS EXPENS	TEMP FOR FRONT OFFIC	873.90	M 01-10-60-5190	6,000.00	5,880.98	OVER
			Vendor Total:	<u>3,052.35</u>				
Vendor Name: CUTLER WORKWEAR								
GENERAL FUND	STREETS	UNIFORM ALLOWANCE	UNIFORM ALLOWANCE- K	220.44	M 01-41-60-4170	3,200.00	2,179.62	
			Vendor Total:	<u>220.44</u>				
Vendor Name: DEKIND COMPUTER CONSULTANTS								
GENERAL FUND	MANAGEMENT SERV	IT SUPPORT -75% (MON	MARCH 2025	600.00	M 01-10-20-5215	12,000.00	10,688.07	
GENERAL FUND	MANAGEMENT SERV	IT SUPPORT -75% (MON	21 OT HRS FOR JANUAR	1,338.75	M 01-10-20-5215	12,000.00	10,688.07	OVER
GENERAL FUND	MANAGEMENT SERV	IT SUPPORT -75% (MON	15.25 OT HRS FOR JAN	972.19	M 01-10-20-5215	12,000.00	10,688.07	
GENERAL FUND	MANAGEMENT SERV	SOFTWARE LICENSES -7	MARCH 2025	889.74	M 01-10-60-5213	38,727.15	26,549.91	
GENERAL FUND	MANAGEMENT SERV	SOFTWARE LICENSES -7	21 OT HRS FOR JANUAR	0.00	M 01-10-60-5213	38,727.15	26,549.91	
WATER & SEWER	WATER	IT SUPPORT -12.5%	MARCH 2025	100.00	M 60-42-20-5215	2,500.00	1,781.44	
WATER & SEWER	WATER	IT SUPPORT -12.5%	21 OT HRS FOR JANUAR	223.12	M 60-42-20-5215	2,500.00	1,781.44	
WATER & SEWER	WATER	IT SUPPORT -12.5%	15.25 OT HRS FOR JAN	162.03	M 60-42-20-5215	2,500.00	1,781.44	
WATER & SEWER	WATER	SOFTWARE LICENSES -1	MARCH 2025	281.63	M 60-42-60-5213	9,903.18	9,112.48	
WATER & SEWER	WATER	SOFTWARE LICENSES -1	21 OT HRS FOR JANUAR	0.00	M 60-42-60-5213	9,903.18	9,112.48	
WATER & SEWER	SEWER	IT SUPPORT -12.5%	MARCH 2025	100.00	M 60-43-20-5215	2,500.00	1,781.48	
WATER & SEWER	SEWER	IT SUPPORT -12.5%	21 OT HRS FOR JANUAR	223.13	M 60-43-20-5215	2,500.00	1,781.48	
WATER & SEWER	SEWER	IT SUPPORT -12.5%	15.25 OT HRS FOR JAN	162.03	M 60-43-20-5215	2,500.00	1,781.48	
WATER & SEWER	SEWER	SOFTWARE LICENSES- 1	MARCH 2025	281.63	M 60-43-60-5213	9,741.13	9,112.49	
WATER & SEWER	SEWER	SOFTWARE LICENSES- 1	21 OT HRS FOR JANUAR	0.00	M 60-43-60-5213	9,741.13	9,112.49	
GENERAL CAPITAL	MANAGEMENT SERV	CAPITAL IMPROVEMENTS	MARCH 2025	1,120.00	M 90-10-60-5101	78,920.00	67,524.30	
			Vendor Total:	<u>6,454.25</u>				
Vendor Name: EAGLE POINT GUN/ T J MORRIS & SONS								
GENERAL FUND	POLICE	RANGE & SUPPLIES	RANGE & SUPPLIES	2,938.00	M 01-20-60-4560	10,700.00	4,620.67	
			Vendor Total:	<u>2,938.00</u>				
Vendor Name: ELYTE PRODUCTIONS								
SPECIAL EVENTS		EVENT EXPENSES - 125	125 GALA	1,500.00	M 81-00-00-4366-0010	0.00	14,300.87	OVER
			Vendor Total:	<u>1,500.00</u>				
Vendor Name: ENTERPRISE FM TRUST								
GENERAL CAPITAL	POLICE	VEHICLE LEASES - POL	VEHICLE LEASES-POLIC	3,745.39	M 90-20-60-4932	48,378.00	39,059.87	
W&S CAPTIAL FUN	WATER	VEHICLE LEASES - WAT	VEHICLE LEASES-PUBLI	1,258.44	M 91-42-60-4932	15,101.00	10,808.03	
W&S CAPTIAL FUN	SEWER	VEHICLE LEASES - SEW	VEHICLE LEASES-PUBLI	1,258.45	M 91-43-60-4932	15,101.00	10,808.10	

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Vendor Name: ENTERPRISE FM TRUST								
Vendor Total:				6,262.28				
Vendor Name: FLOW-TECHNICS, INC.								
W&S CAPTIAL FUN SEWER		CAPITAL IMPROVEMENTS	PUMP REPAIR REPLACEM	17,069.67	M 91-43-60-5100	350,786.50	271,648.13	
Vendor Total:				17,069.67				
Vendor Name: FOX RECOVERY & TOWING								
GENERAL FUND	FLEET	CONTRACT VEHICLE MAI	TOW	410.00	M 01-30-20-4230	30,000.00	15,424.51	
WATER & SEWER	WATER	CONTRACT VEHICLE MAI	TOW	0.00	M 60-42-20-4230	5,000.00	851.91	
WATER & SEWER	SEWER	CONTRACT VEHICLE MAI	TOW	0.00	M 60-43-20-4230	5,000.00	851.92	
Vendor Total:				410.00				
Vendor Name: GALL'S, LLC								
GENERAL FUND	POLICE	UNIFORM ALLOWANCE	UNIFORM ALLOWANCE- R	85.15	M 01-20-60-4170	40,250.00	17,240.47	
GENERAL FUND	POLICE	UNIFORM ALLOWANCE	UNIFORM ALLOWANCE- A	86.19	M 01-20-60-4170	40,250.00	17,240.47	
GENERAL FUND	POLICE	UNIFORM ALLOWANCE	UNIFORM ALLOWANCE- R	88.87	M 01-20-60-4170	40,250.00	17,240.47	
GENERAL FUND	POLICE	UNIFORM ALLOWANCE	UNIFORM ALLOWANCE- Z	19.87	M 01-20-60-4170	40,250.00	17,240.47	
GENERAL FUND	POLICE	UNIFORM ALLOWANCE	UNIFORM ALLOWANCE- R	26.98	M 01-20-60-4170	40,250.00	17,240.47	
GENERAL FUND	POLICE	UNIFORM ALLOWANCE	UNIFORM ALLOWANCE- M	184.11	M 01-20-60-4170	40,250.00	17,240.47	
Vendor Total:				491.17				
Vendor Name: GILLESPIE FORD								
GENERAL FUND	FLEET	VEHICLE SUPPLIES	UNIT 11	246.34	M 01-30-60-4930	53,000.00	61,019.84	OVER
GENERAL FUND	FLEET	VEHICLE SUPPLIES	UNIT 13	835.48	M 01-30-60-4930	53,000.00	61,019.84	OVER
GENERAL FUND	FLEET	VEHICLE SUPPLIES	UNIT 13	154.33	M 01-30-60-4930	53,000.00	61,019.84	OVER
WATER & SEWER	WATER	VEHICLE SUPPLIES	UNIT 16	48.99	M 60-42-60-4930	9,000.00	4,340.04	
WATER & SEWER	WATER	VEHICLE SUPPLIES	UNIT 16	111.95	M 60-42-60-4930	9,000.00	4,340.04	
WATER & SEWER	SEWER	VEHICLE SUPPLIES	UNIT 16	48.99	M 60-43-60-4930	9,000.00	4,340.02	
WATER & SEWER	SEWER	VEHICLE SUPPLIES	UNIT 16	111.96	M 60-43-60-4930	9,000.00	4,340.02	
Vendor Total:				1,558.04				
Vendor Name: GRAINGER								
GENERAL FUND	FACILITIES	SUPPLIES-BUILDING	SHOP SUPPLIES	211.22	M 01-46-40-4910	15,000.00	11,287.39	
GENERAL FUND	FACILITIES	SUPPLIES-BUILDING	BUILDING SUPPLIES	118.11	M 01-46-40-4910	15,000.00	11,287.39	
GENERAL CAPITAL	STREETS	CAPITAL IMPROVEMENTS	BRINE	16.83	M 90-41-60-5100	380,000.00	320,111.03	
Vendor Total:				346.16				
Vendor Name: GRAYSLAKE ANIMAL HOSPITAL								
DEVELOPER ESCRO		K-9 UNIT GRANT	APPT FOR CHARLIE	432.60	M 03-00-30-2325	0.00	0.00	OVER
Vendor Total:				432.60				
Vendor Name: HAWKINS, INC.								
WATER & SEWER	WATER	SUPPLIES - WATER	CHLORINE CYLINDER	30.00	M 60-42-40-4950	35,000.00	15,600.60	
Vendor Total:				30.00				
Vendor Name: HOME DEPOT CREDIT SERVICES								
GENERAL FUND	POLICE	MISCELLANEOUS	BRAIDED VINYL	35.76	M 01-20-60-5190	8,000.00	3,535.84	
GENERAL FUND	FLEET	MECHANIC TOOLS	MECHANIC TOOLS	56.14	M 01-30-60-4931	14,800.00	13,077.10	
GENERAL FUND	FACILITIES	SUPPLIES-BUILDING	SHELVES	199.00	M 01-46-40-4910	15,000.00	11,287.39	
GENERAL FUND	FACILITIES	SUPPLIES-BUILDING	PRIMER/ 5 GAL BUCKET	113.90	M 01-46-40-4910	15,000.00	11,287.39	
GENERAL FUND	FACILITIES	SUPPLIES-BUILDING	DRY FAST	12.84	M 01-46-40-4910	15,000.00	11,287.39	
WATER & SEWER	WATER	MECHANIC TOOLS	MECHANIC TOOLS	9.35	M 60-42-60-4931	6,000.00	2,227.23	
WATER & SEWER	SEWER	MECHANIC TOOLS	MECHANIC TOOLS	9.36	M 60-43-60-4931	6,000.00	2,227.23	

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: HOME DEPOT CREDIT SERVICES								
GENERAL CAPITAL STREETS		CAPITAL IMPROVEMENTS	PVC BUSHING	15.60	M 90-41-60-5100	380,000.00	320,111.03	
GENERAL CAPITAL STREETS		CAPITAL IMPROVEMENTS	HP AIR MOVER	79.98	M 90-41-60-5100	380,000.00	320,111.03	
			Vendor Total:	531.93				
Vendor Name: IDLEWOOD ELECTRIC SUPPLY, INC.								
MANSION FUND		NEW EQUIPMENT - MANS	56" LIGHT COMMERCIAL	283.24	M 08-00-00-5200	30,000.00	21,439.23	
			Vendor Total:	283.24				
Vendor Name: ILLINOIS CITY/COUNTY MANAGEMENT ASN								
GENERAL FUND	MANAGEMENT SERV	MISCELLANEOUS EXPENS	JOB POSTING/ ACCOUNT	50.00	M 01-10-60-5190	6,000.00	5,880.98	
			Vendor Total:	50.00				
Vendor Name: ILLINOIS ENVIRONMENTAL PROTECTION								
WATER & SEWER	WATER	DEBT SERVICE	WATER REVOLVING FUND	18,181.59	M 60-42-60-5019	560,295.18	542,113.59	
WATER & SEWER	SEWER	PRINCIPAL PAYMENT	WATER REVOLVING FUND	10,470.53	M 60-43-60-5010	20,941.06	10,470.53	
			Vendor Total:	28,652.12				
Vendor Name: ILLINOIS SECTION AWWA								
WATER & SEWER	WATER	TRAINING/TRAVEL	WATER CON 2026	237.50	M 60-42-60-4530	5,000.00	842.10	
WATER & SEWER	SEWER	TRAINING/TRAVEL	WATER CON 2026	237.50	M 60-43-60-4530	5,000.00	498.10	
			Vendor Total:	475.00				
Vendor Name: IMPERIAL SUPPLIES LLC								
GENERAL FUND	FLEET	VEHICLE SUPPLIES	VEHICLE SUPPLIES	90.71	M 01-30-60-4930	53,000.00	61,019.84	OVER
WATER & SEWER	WATER	VEHICLE SUPPLIES	VEHICLE SUPPLIES	15.12	M 60-42-60-4930	9,000.00	4,340.04	
WATER & SEWER	SEWER	VEHICLE SUPPLIES	VEHICLE SUPPLIES	15.12	M 60-43-60-4930	9,000.00	4,340.02	
			Vendor Total:	120.95				
Vendor Name: IMPRESSIONS COUNT								
GENERAL FUND	STREETS	MAINTENANCE - SIGNS	PUBLIC HEARING SIGN	105.00	M 01-41-40-4270	7,500.00	4,646.17	
DEVELOPER ESCRO		CEDAR LAKE ESTATES	PUBLIC HEARING SIGN	105.00	M 03-00-30-2365	0.00	0.00	OVER
			Vendor Total:	210.00				
Vendor Name: JAMES P. BATEMAN, LTD.								
GENERAL FUND	LEGISLATIVE	LEGAL FEES	GENERAL MATTERS	8,754.25	M 01-11-20-4330	140,000.00	82,403.65	
GENERAL FUND	LEGISLATIVE	LEGAL FEES	ADMINISTRATIVE ADJUD	1,415.00	M 01-11-20-4330	140,000.00	82,403.65	
GENERAL FUND	LEGISLATIVE	LEGAL FEES	HERRING CLAIM	403.75	M 01-11-20-4330	140,000.00	82,403.65	
GENERAL FUND	LEGISLATIVE	LEGAL FEES	447 RED CEDAR	629.08	M 01-11-20-4330	140,000.00	82,403.65	
GENERAL FUND	LEGISLATIVE	LEGAL FEES	SADA, LLC	142.50	M 01-11-20-4330	140,000.00	82,403.65	
DEVELOPER ESCRO		JUNAID MUDASSIR ESCR	EAGLE CREEK	971.00	M 03-00-30-2344	0.00	0.00	OVER
DEVELOPER ESCRO		SOLAR FARM - ECA SOL	ECA SOLAR LLC	4,017.50	M 03-00-30-2368	0.00	0.00	OVER
GENERAL CAPITAL MANAGEMENT SERV		CAPITAL IMPROVEMENTS	BUILDING & ZONING CO	192.50	M 90-10-60-5100	151,706.00	64,327.20	
DOWNTOWN TIF FU		TIF ELIGIBLE PROJECT	PLEVIAK RFQ	47.50	M 98-00-00-4801	471,125.00	152,310.35	
			Vendor Total:	16,573.08				
Vendor Name: JOHNNY D TEES								
GENERAL FUND	LEGISLATIVE	MISCELLANEOUS EXPENS	125 SHIRTS	1,150.00	M 01-11-60-5190	3,000.00	2,844.68	OVER
			Vendor Total:	1,150.00				
Vendor Name: JON M. TACK, P.E.								
GENERAL FUND	COMMUNITY DEVEL	BUILDING INSPECTORS	JANUARY 2026	292.50	M 01-12-20-4392	65,000.00	54,742.47	
DEVELOPER ESCRO		JUNAID MUDASSIR ESCR	JANUARY 2026	1,062.50	M 03-00-30-2344	0.00	0.00	OVER
DEVELOPER ESCRO		CEDAR LAKE ESTATES	JANUARY 2026	1,250.00	M 03-00-30-2365	0.00	0.00	OVER

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Fund Description	Department Description	Invoice Line Description	Invoice Description	Amount	GL Number	Budget	Total YTD	Over Budget
Vendor Name: JON M. TACK, P.E.								
Vendor Total:				2,605.00				
Vendor Name: KUNES' COUNTRY								
GENERAL FUND	FLEET	VEHICLE SUPPLIES	UNIT # 16	0.00	M 01-30-60-4930	53,000.00	61,019.84	OVER
WATER & SEWER	WATER	VEHICLE SUPPLIES	UNIT # 16	108.13	M 60-42-60-4930	9,000.00	4,340.04	
WATER & SEWER	SEWER	VEHICLE SUPPLIES	UNIT # 16	108.12	M 60-43-60-4930	9,000.00	4,340.02	
Vendor Total:				216.25				
Vendor Name: LAKE COMM								
GENERAL FUND	POLICE	DISPATCHING	DISPATCH SERVICES/ F	27,243.50	M 01-20-20-4460	108,000.00	68,898.90	
Vendor Total:				27,243.50				
Vendor Name: LAKE COUNTY RECORDER OF DEEDS								
GENERAL FUND	LEGISLATIVE	MISCELLANEOUS EXPENS	DOCUMENT # 8142200	50.00	M 01-11-60-5190	3,000.00	2,844.68	
Vendor Total:				50.00				
Vendor Name: LAKE COUNTY TREASURER								
GENERAL FUND	STREETS	MAINTENANCE - SIGNS	SIGN SHOP JAN 2026	280.80	M 01-41-40-4270	7,500.00	4,646.17	
Vendor Total:				280.80				
Vendor Name: LAKE COUNTY TREASURER								
GENERAL FUND	COMMUNITY DEVEL	BUILDING INSPECTORS	JANUARY 2026 BUILDIN	4,867.22	M 01-12-20-4392	65,000.00	54,742.47	
Vendor Total:				4,867.22				
Vendor Name: LAKELAND AUTOBODY INC								
GENERAL FUND	FLEET	CONTRACT VEHICLE MAI	TRUCK 16	150.00	M 01-30-20-4230	30,000.00	15,424.51	
GENERAL FUND	FLEET	CONTRACT VEHICLE MAI	UNIT 13	110.00	M 01-30-20-4230	30,000.00	15,424.51	
Vendor Total:				260.00				
Vendor Name: LAKELAND SEPTIC SERVICE								
GENERAL FUND	PARKS MAINTENAN	MAINTENANCE-PARKS	PUMP 2 HOLDING TANKS	200.00	M 01-48-40-4211	17,000.00	15,327.90	
GENERAL FUND	PARKS MAINTENAN	MAINTENANCE-PARKS	PUMP OUT LEHMANN MAN	600.00	M 01-48-40-4211	17,000.00	15,327.90	
Vendor Total:				800.00				
Vendor Name: LAKELAND/LARSEN								
MANSION FUND		PREVENTATIVE MAINTEN	MONTHLY ELEVATOR MAI	223.00	M 08-00-00-4212	16,000.00	10,353.96	
Vendor Total:				223.00				
Vendor Name: LAKESIDE INTERNATIONAL TRUCKS								
GENERAL FUND	FLEET	VEHICLE SUPPLIES	UNIT 7	302.08	M 01-30-60-4930	53,000.00	61,019.84	OVER
WATER & SEWER	WATER	VEHICLE SUPPLIES	UNIT 7	50.35	M 60-42-60-4930	9,000.00	4,340.04	
WATER & SEWER	SEWER	VEHICLE SUPPLIES	UNIT 7	50.34	M 60-43-60-4930	9,000.00	4,340.02	
Vendor Total:				402.77				
Vendor Name: LAUTERBACH & AMEN, LLP								
GENERAL FUND	MANAGEMENT SERV	FINANCIAL MANAGEMENT	JANUARY 2026	2,722.00	M 01-10-20-4311	32,664.00	26,986.00	
WATER & SEWER	WATER	FINANCIAL MANAGEMENT	JANUARY 2026	1,361.00	M 60-42-20-4311	16,332.00	13,493.00	
WATER & SEWER	SEWER	FINANCIAL MANAGEMENT	JANUARY 2026	1,361.00	M 60-43-20-4311	16,332.00	13,493.00	
Vendor Total:				5,444.00				
Vendor Name: LEE JENSEN SALES CO. INC.								
WATER & SEWER	WATER	SUPPLIES - WATER	WATER/ SEWER SUPPLIE	1,481.50	M 60-42-40-4950	35,000.00	15,600.60	
WATER & SEWER	SEWER	SUPPLIES - SEWER	WATER/ SEWER SUPPLIE	1,481.50	M 60-43-40-4950	25,000.00	5,850.12	
Vendor Total:				2,963.00				

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Vendor Name: LINDCO								
GENERAL FUND	FLEET	VEHICLE SUPPLIES	VEHICLE SUPPLIES	759.51	M 01-30-60-4930	53,000.00	61,019.84	OVER
WATER & SEWER	WATER	VEHICLE SUPPLIES	VEHICLE SUPPLIES	126.59	M 60-42-60-4930	9,000.00	4,340.04	
WATER & SEWER	SEWER	VEHICLE SUPPLIES	VEHICLE SUPPLIES	126.58	M 60-43-60-4930	9,000.00	4,340.02	
			Vendor Total:	<u>1,012.68</u>				
Vendor Name: LINDE GAS & EQUIPMENT INC.								
GENERAL FUND	FACILITIES	SUPPLIES-BUILDING	ACETYLENE/ OXYGEN	45.07	M 01-46-40-4910	15,000.00	11,287.39	
			Vendor Total:	<u>45.07</u>				
Vendor Name: LRS, LLC								
GARBAGE FUND		REFUSE PICKUP	JANUARY 2026	75,203.94	M 68-00-20-4470	823,512.00	616,570.94	
			Vendor Total:	<u>75,203.94</u>				
Vendor Name: MAGEE HARTMAN, P.C.								
GENERAL FUND	POLICE	LEGAL FEES/COURT	JANUARY 2026	3,770.00	M 01-20-20-4330	40,000.00	34,490.00	
			Vendor Total:	<u>3,770.00</u>				
Vendor Name: MASTER TRUCK & TRAILER, LLC.								
GENERAL FUND	FLEET	VEHICLE SUPPLIES	TRUCK 20	883.97	M 01-30-60-4930	53,000.00	61,019.84	OVER
			Vendor Total:	<u>883.97</u>				
Vendor Name: MENARDS - ANTIOCH								
GENERAL FUND	FACILITIES	MAINTENANCE-BUILDING	BUILDING MAINT	13.38	M 01-46-40-4210	13,000.00	7,202.45	
GENERAL FUND	FACILITIES	SUPPLIES-BUILDING	SHOP SUPPLIES	47.12	M 01-46-40-4910	15,000.00	11,287.39	
GENERAL FUND	FACILITIES	SUPPLIES-BUILDING	BUILDING SUPPLIES	91.54	M 01-46-40-4910	15,000.00	11,287.39	
GENERAL FUND	FACILITIES	SUPPLIES-BUILDING	CLOROX	80.44	M 01-46-40-4910	15,000.00	11,287.39	
GENERAL FUND	FACILITIES	SUPPLIES-PARKS	PARKS -RETURN CHARGE	145.78	M 01-46-40-4911	0.00	0.00	OVER
GENERAL FUND	PARKS MAINTENAN	MAINTENANCE-PARKS	LEHMANN BATH	30.11	M 01-48-40-4211	17,000.00	15,327.90	
GENERAL FUND	PARKS MAINTENAN	SUPPLIES-PARKS	PARK SUPPLIES	40.99	M 01-48-40-4911	20,000.00	14,255.64	
GENERAL FUND	PARKS MAINTENAN	SUPPLIES-PARKS	HOLIDAY PARK SUPPLIE	29.96	M 01-48-40-4911	20,000.00	14,255.64	
MANSION FUND		SUPPLIES - MANSION	MANSION	23.95	M 08-00-00-4910	1,000.00	257.35	
MANSION FUND		NEW EQUIPMENT - MANS	MANSION BATHROOM- NE	17.97	M 08-00-00-5200	30,000.00	21,439.23	
MANSION FUND		NEW EQUIPMENT - MANS	MANSION BATHROOM- NE	37.83	M 08-00-00-5200	30,000.00	21,439.23	
WATER & SEWER	WATER	SUPPLIES - WATER	COUPLER	10.76	M 60-42-40-4950	35,000.00	15,600.60	
WATER & SEWER	WATER	SUPPLIES - WATER	COPPER WIRE/ VINL EL	79.41	M 60-42-40-4950	35,000.00	15,600.60	
WATER & SEWER	WATER	UNIFORM ALLOWANCE	UNIFORM ALLOWANCE- C	43.99	M 60-42-60-4170	1,000.00	716.34	
WATER & SEWER	SEWER	SUPPLIES - SEWER	COUPLER	10.76	M 60-43-40-4950	25,000.00	5,850.12	
WATER & SEWER	SEWER	SUPPLIES - SEWER	COPPER WIRE/ VINL EL	79.41	M 60-43-40-4950	25,000.00	5,850.12	
WATER & SEWER	SEWER	UNIFORM ALLOWANCE	UNIFORM ALLOWANCE- C	43.99	M 60-43-60-4170	1,000.00	716.34	
GENERAL CAPITAL	STREETS	CAPITAL IMPROVEMENTS	BRINE TANK	115.46	M 90-41-60-5100	380,000.00	320,111.03	
GENERAL CAPITAL	STREETS	CAPITAL IMPROVEMENTS	BRINE	26.36	M 90-41-60-5100	380,000.00	320,111.03	
GENERAL CAPITAL	STREETS	CAPITAL IMPROVEMENTS	BRINE TANK	273.94	M 90-41-60-5100	380,000.00	320,111.03	
GENERAL CAPITAL	STREETS	CAPITAL IMPROVEMENTS	BRINE	30.64	M 90-41-60-5100	380,000.00	320,111.03	
			Vendor Total:	<u>1,273.79</u>				
Vendor Name: MENARDS-FOX LAKE								
GENERAL FUND	FACILITIES	SUPPLIES-BUILDING	SHOP 3	15.39	M 01-46-40-4910	15,000.00	11,287.39	
			Vendor Total:	<u>15.39</u>				
Vendor Name: MICHAEL STRONG								
GENERAL FUND	MANAGEMENT SERV	MEMBERSHIPS	PER DIEM	150.00	M 01-10-60-4531	3,660.00	2,667.41	
			Vendor Total:	<u>150.00</u>				

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Vendor Name: MIDWEST TRUCKERS ASSOC., INC.								
GENERAL FUND	STREETS	PHYSICALS/TESTING	PHYSICALS/ TESTING	14.00	M 01-41-60-4570	2,800.00	2,759.00	
			Vendor Total:	14.00				
Vendor Name: MOTOROLA SOLUTIONS, INC.								
GENERAL FUND	POLICE	SOFTWARE LICENSES	REDACTIVE SOFTWARE	900.00	M 01-20-60-5213	29,706.00	11,275.46	
GENERAL CAPITAL	POLICE	CAPITAL IMPROVEMENTS	QUOTE 3080324/ IN CA	250.00	M 90-20-60-5100	42,853.00	34,128.94	
			Vendor Total:	1,150.00				
Vendor Name: MUNICIPAL FLEET MANAGERS ASSOCIATIO								
GENERAL FUND	FLEET	MEMBERSHIPS	MFMA MEMBERSHIP- FLT	50.00	M 01-30-60-4531	250.00	0.00	
			Vendor Total:	50.00				
Vendor Name: NETWORK TECHNOLOGY INNOVATIONS, INC								
GENERAL FUND	FACILITIES	SUPPLIES-BUILDING	SCHLAGE ACCESS CONTR	948.50	M 01-46-40-4910	15,000.00	11,287.39	
GENERAL FUND	PARKS MAINTENAN	MAINTENANCE-PARKS	SERVICE-SKATE PARK C	1,119.94	M 01-48-40-4211	17,000.00	15,327.90	
			Vendor Total:	2,068.44				
Vendor Name: NICOR GAS								
WATER & SEWER	WATER	SUPPLIES - WATER	222 OAK KNOLL DR- WA	273.65	M 60-42-40-4950	35,000.00	15,600.60	
WATER & SEWER	SEWER	NATURAL GAS	725 E GRAND AVE #4	180.44	M 60-43-40-4610	15,000.00	7,371.82	
WATER & SEWER	SEWER	NATURAL GAS	1509 OAKLAND DR- LIF	6.94	M 60-43-40-4610	15,000.00	7,371.82	
			Vendor Total:	461.03				
Vendor Name: NORTHSHORE TRUCK & EQUIPMENT								
GENERAL FUND	FLEET	VEHICLE SUPPLIES	VEHICLE SUPPLIES	572.00	M 01-30-60-4930	53,000.00	61,019.84	OVER
			Vendor Total:	572.00				
Vendor Name: O'REILLY AUTO ENTERPRISES, LLC								
GENERAL FUND	FLEET	VEHICLE SUPPLIES	VEHICLE SUPPLIES/ DE	71.96	M 01-30-60-4930	53,000.00	61,019.84	OVER
GENERAL FUND	FLEET	VEHICLE SUPPLIES	VEHICLE SUPPLIES	14.99	M 01-30-60-4930	53,000.00	61,019.84	OVER
GENERAL FUND	FLEET	VEHICLE SUPPLIES	VEHICLE SUPPLIES	44.55	M 01-30-60-4930	53,000.00	61,019.84	OVER
GENERAL FUND	FLEET	VEHICLE SUPPLIES	UNIT 271	14.36	M 01-30-60-4930	53,000.00	61,019.84	OVER
GENERAL FUND	FLEET	MECHANIC TOOLS	MECHANIC TOOLS	8.61	M 01-30-60-4931	14,800.00	13,077.10	
WATER & SEWER	WATER	VEHICLE SUPPLIES	VEHICLE SUPPLIES/ DE	11.99	M 60-42-60-4930	9,000.00	4,340.04	
WATER & SEWER	WATER	VEHICLE SUPPLIES	VEHICLE SUPPLIES	2.50	M 60-42-60-4930	9,000.00	4,340.04	
WATER & SEWER	WATER	VEHICLE SUPPLIES	VEHICLE SUPPLIES	7.43	M 60-42-60-4930	9,000.00	4,340.04	
WATER & SEWER	WATER	MECHANIC TOOLS	MECHANIC TOOLS	1.44	M 60-42-60-4931	6,000.00	2,227.23	
WATER & SEWER	SEWER	VEHICLE SUPPLIES	VEHICLE SUPPLIES/ DE	11.99	M 60-43-60-4930	9,000.00	4,340.02	
WATER & SEWER	SEWER	VEHICLE SUPPLIES	VEHICLE SUPPLIES	2.49	M 60-43-60-4930	9,000.00	4,340.02	
WATER & SEWER	SEWER	VEHICLE SUPPLIES	VEHICLE SUPPLIES	7.42	M 60-43-60-4930	9,000.00	4,340.02	
WATER & SEWER	SEWER	MECHANIC TOOLS	MECHANIC TOOLS	1.44	M 60-43-60-4931	6,000.00	2,227.23	
			Vendor Total:	201.17				
Vendor Name: OTTOSEN DINOLFO HASENBALG & CASTALDO, LTD								
DOWNTOWN TIF FU		LEGAL FEES	KFO-23-1131/ LAKE VI	48.40	M 98-00-20-4330	20,000.00	10,787.50	
BUSINESS DISTRI		LEGAL FEES	KFO-23-L815/ LAKE VI	193.60	M 99-00-20-4330	1,500.00	1,694.00	OVER
			Vendor Total:	242.00				
Vendor Name: PACE ANALYTICAL SERVICES, LLC								
WATER & SEWER	WATER	MAINTENANCE-WATER SY	WATER TESTING	595.00	M 60-42-40-4250	60,000.00	44,806.34	
			Vendor Total:	595.00				
Vendor Name: PETTY CASH- POLICE								

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Vendor Name: PETTY CASH- POLICE								
GENERAL FUND	POLICE	MISCELLANEOUS	PET SUPPLIES PLUS	17.00	M 01-20-60-5190	8,000.00	3,535.84	
GENERAL FUND	POLICE	MISCELLANEOUS	GAS	18.43	M 01-20-60-5190	8,000.00	3,535.84	
Vendor Total:				35.43				
Vendor Name: PETTY CASH- VILLAGE HALL								
GENERAL FUND	MANAGEMENT SERV	MISCELLANEOUS EXPENS	AWC WINDOW CLEANING-	21.00	M 01-10-60-5190	6,000.00	5,880.98	
WATER & SEWER	WATER	TRAINING/TRAVEL	NSWWA LUNCH	25.00	M 60-42-60-4530	5,000.00	842.10	
Vendor Total:				46.00				
Vendor Name: PITNEY BOWES BANK IN PURCHASE POWER								
GENERAL FUND	MANAGEMENT SERV	OFFICE SUPPLIES	POSTAGE/ SUPPLIES	277.32	M 01-10-60-4810	7,000.00	4,606.57	
GENERAL FUND	POLICE	OFFICE SUPPLIES	POSTAGE/ SUPPLIES	277.32	M 01-20-60-4810	7,000.00	5,391.04	
WATER & SEWER	WATER	OFFICE SUPPLIES	POSTAGE/ SUPPLIES	118.85	M 60-42-60-4810	5,800.00	3,878.18	
WATER & SEWER	SEWER	OFFICE SUPPLIES	POSTAGE/ SUPPLIES	118.85	M 60-43-60-4810	5,800.00	3,620.37	
Vendor Total:				792.34				
Vendor Name: POMP'S TIRE SERVICE								
GENERAL FUND	FLEET	VEHICLE SUPPLIES	UNIT 13	828.60	M 01-30-60-4930	53,000.00	61,019.84	OVER
WATER & SEWER	WATER	VEHICLE SUPPLIES	UNIT 13	0.00	M 60-42-60-4930	9,000.00	4,340.04	
WATER & SEWER	SEWER	VEHICLE SUPPLIES	UNIT 13	0.00	M 60-43-60-4930	9,000.00	4,340.02	
Vendor Total:				828.60				
Vendor Name: RADARSIGN, LLC								
GENERAL FUND	POLICE	MISCELLANEOUS	BATTERY	645.00	M 01-20-60-5190	8,000.00	3,535.84	
Vendor Total:				645.00				
Vendor Name: RUSSO POWER EQUIPMENT								
GENERAL FUND	FLEET	VEHICLE SUPPLIES	VEHICLE SUPPLIES	52.73	M 01-30-60-4930	53,000.00	61,019.84	OVER
GENERAL FUND	PARKS MAINTENAN	SUPPLIES-PARKS	PARK SUPPLIES	16.99	M 01-48-40-4911	20,000.00	14,255.64	
GENERAL CAPITAL	STREETS	CAPITAL IMPROVEMENTS	SALT BRINE	63.99	M 90-41-60-5100	380,000.00	320,111.03	
Vendor Total:				133.71				
Vendor Name: SHERWIN-WILLIAMS CO								
GENERAL CAPITAL	MANAGEMENT SERV	CAPITAL IMPROVEMENTS	SHOP 3	358.40	M 90-10-60-5100	151,706.00	64,327.20	
Vendor Total:				358.40				
Vendor Name: STRATUS BUILDING SOLUTIONS								
GENERAL FUND	FACILITIES	CLEANING SERVICE	FEBRUARY 2026	575.00	M 01-46-60-4360	8,000.00	7,365.80	
Vendor Total:				575.00				
Vendor Name: STREICHER'S								
GENERAL FUND	POLICE	UNIFORM ALLOWANCE	ARMOR	1,411.98	M 01-20-60-4170	40,250.00	17,240.47	
GENERAL FUND	POLICE	UNIFORM ALLOWANCE	ARMOR	2,803.96	M 01-20-60-4170	40,250.00	17,240.47	
GENERAL FUND	POLICE	UNIFORM ALLOWANCE	UNIFORM ALLOWANCE	350.00	M 01-20-60-4170	40,250.00	17,240.47	
Vendor Total:				4,565.94				
Vendor Name: TESKA ASSOCIATES, INC.								
GENERAL FUND	COMMUNITY DEVEL	PLANNER	LAK15-63- LAKE VILLA	2,941.40	M 01-12-20-4380	20,000.00	6,208.55	
DEVELOPER ESCRO		JUNAID MUDASSIR ESCR	LAK15-63- LAKE VILLA	680.00	M 03-00-30-2344	0.00	0.00	OVER
DEVELOPER ESCRO		SOLAR FARM - ECA SOL	LAK15-63- LAKE VILLA	255.00	M 03-00-30-2368	0.00	0.00	OVER
DEVELOPER ESCRO		SOLAR FARM - ECA SOL	LAK15-63- LAKE VILLA	340.00	M 03-00-30-2368	0.00	0.00	OVER
DEVELOPER ESCRO		SOLAR FARM - ECA SOL	LAK15-63- LAKE VILLA	850.00	M 03-00-30-2368	0.00	0.00	OVER
DEVELOPER ESCRO		0 PARK AVENUE - NIEL	LAK15-63- LAKE VILLA	1,020.00	M 03-00-30-2369	0.00	0.00	OVER

TREASURER'S BUDGET COMPARISON REPORT FOR VILLAGE OF LAKE VILLA

EXP CHECK RUN DATES 02/03/2026 - 02/23/2026

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: TESKA ASSOCIATES, INC.								
Vendor Total:				6,086.40				
Vendor Name: TRANSUNION								
GENERAL FUND	POLICE	MEMBERSHIPS	JANUARY 2026	103.55	M 01-20-60-4531	25,285.00	26,608.80	OVER
Vendor Total:				103.55				
Vendor Name: ULINE, INC.								
GENERAL FUND	FACILITIES	SUPPLIES-BUILDING	BUILDING SUPPLIES	218.76	M 01-46-40-4910	15,000.00	11,287.39	
GENERAL FUND	PARKS MAINTENAN	SUPPLIES-PARKS	PARK SUPPLIES	604.00	M 01-48-40-4911	20,000.00	14,255.64	
GENERAL FUND	PARKS MAINTENAN	SUPPLIES-PARKS	PARK SUPPLIES	600.00	M 01-48-40-4911	20,000.00	14,255.64	
Vendor Total:				1,422.76				
Vendor Name: WCMA C/O NIU CENTER FOR GOVERNMENTAL STUDIES								
GENERAL FUND	MANAGEMENT SERV	MISCELLANEOUS EXPENS	JOB POSTING- ACCOUNT	100.00	M 01-10-60-5190	6,000.00	5,880.98	
Vendor Total:				100.00				
Report Total:				521,548.91				

CUSTOM PAYABLE INVOICE REPORT FOR VILLAGE OF LAKE VILLA

EXP CHECK RUN DATES 02/03/2026 - 02/23/2026

POSTED AND UNPOSTED
OPEN AND PAID

Invoice Number	Description	Inv Amt
133		
133 CEDAR LLC		
02092026	TIF REIMBURSEMENT/ 133 CEDAR	22,077.27
Total 133 CEDAR LLC:		22,077.27
Total 133:		22,077.27
ADA		
ADAMS STEEL SERVICE & SUPPLY, INC		
399278	VEHICLE SUPPLIES	52.50
Total ADAMS STEEL SERVICE & SUPPLY, INC:		52.50
Total ADA:		52.50
AFRFLA		
A FREEDOM FLAG CO.		
26281	FLAGS	614.95
Total A FREEDOM FLAG CO.:		614.95
Total AFRFLA:		614.95
ANTAUT		
ANTIOCH AUTO PARTS		
652570	UNIT 282	5.82
654162	UNIT 2	34.00
652879	UNIT 11	9.82
653719	UNIT 13	176.54
651465	VEHICLE SUPPLIES	29.93
655186	PD KIA	129.14
655187	PD KIA- CORE DEPOSIT	18.00
655597	VEHICLE SUPPLIES	58.08
656418	VEHICLE SUPPLIES	21.80
655679	TOOLCAT	18.24
656035	UNIT 5	8.36
Total ANTIOCH AUTO PARTS:		509.73
Total ANTAUT:		509.73
APPEEC		
APPLE MECHANICAL INC		
36666	MANSION TENT	790.00
Total APPLE MECHANICAL INC:		790.00
Total APPEEC:		790.00
APPTEC		
APPLIED TECHNOLOGIES		
38058	PROJECT 6686/ LAKE VILLA CRO	2,633.00
38057	PROJECT 6679/ I3 BROADBAND R	210.00
38054	PROJECT 6663/0 PARK AVE/ EAG	13,314.00
38056	PROJECT 6665/ IEPA PROJECT P	3,167.00
Total APPLIED TECHNOLOGIES:		19,324.00
Total APPTEC:		19,324.00
AREAME		
ARENA AMERICAS		
294394	CEILING LINER CLEANING	2,463.20
Total ARENA AMERICAS:		2,463.20
Total AREAME:		2,463.20
AXOENT		
AXON ENTERPRISE, INC.		
INUS411696	PRO LICENSE BUNDLE	468.00
Total AXON ENTERPRISE, INC.:		468.00
Total AXOENT:		468.00
BANPLU		
BANNER PLUMBING SUPPLY COMPANY, LLC		
3221291	PARK SUPPLIES	97.79
Total BANNER PLUMBING SUPPLY COMPANY, LLC:		97.79
Total BANPLU:		97.79

CUSTOM PAYABLE INVOICE REPORT FOR VILLAGE OF LAKE VILLA

EXP CHECK RUN DATES 02/03/2026 - 02/23/2026

POSTED AND UNPOSTED
OPEN AND PAID

Invoice Number	Description	Inv Amt
BETCIT		
BETTER CITY, LLC		
LAKE VILLA 2026/01	JANUARY 2026	2,518.80
Total BETTER CITY, LLC:		<u>2,518.80</u>
Total BETCIT:		<u>2,518.80</u>
BOTWEL		
BOTTS WELDING & TRK SERVICE INC.		
713095	FRAME ON FLAT BED TRAILER	2,209.57
Total BOTTS WELDING & TRK SERVICE INC.:		<u>2,209.57</u>
Total BOTWEL:		<u>2,209.57</u>
BROALA		
BROOKS-ALLAN		
48841	CHARLI- UNIFORM ITEMS	102.00
48840	CHARLI -125 STICKERS	350.00
48855	CHARLI- ST. PATRICK'S DAY ST	350.00
48850	UNIFORM ALLOWANCE- RICH BEAK	171.00
Total BROOKS-ALLAN:		<u>973.00</u>
Total BROALA:		<u>973.00</u>
CARSER		
8516	ILACP CONFERENCE	329.00
1289	IL TRUCK ENFORCEMENT ASSOC -	100.00
2059	DROPBOX	19.99
0011	ILCMA MEMBERSHIP- JONATHAN	30.00
5375	USPS-	12.40
6834	JERSEY MIKES -STAFF LUNCH ML	47.89
9174	OPEN AI CHAT GPT SUBSCRIPTIO	20.00
3988	ICMA INVOICE 735344/ FULL ME	1,074.00
2774	RON & PATS- BOARD MTG DINNER	73.87
6868	LOVIN OVEN- COOKIES FOR 125	131.70
0526	NIU OUTREACH	375.00
8348	AUTEL ROBOTIC EVO BATTERY	407.68
6637	FIREPROOF DOC BOX	30.14
4900	HANGING FILE FOLDERS	12.68
5045	HOBBY LOBBY/ DECOR FOR 125 G	44.23
0964	DOLLAR TREE/ BALLOONS FOR 12	34.78
1111	WALMART CAKE/ 125 GALA	60.41
6843	WALMART/ CAKE 125 GALA	60.41
0725	GFOA- TRAINING	55.00
9502	RON & PATS- ROSY LUNCH	108.48
9782	WALMART- LUNCH FOR ROSY	17.27
7566	CCSI EFAX/ FAX LINE VH	24.99
7640	CCSI EFAX- FAX LINE- PUBLIC	24.99
5749	ILLINOIS AWWA- JAMES BROSSAR	168.00
5814	ARLINGTON HEIGHTS FORD- UNIT	41.34
8422	APWA- MEMBERSHIPS	614.00
5446	UNIV OF WISC MADISON/ CONT E	1,095.00
0374	FUEL/ OIL	120.00
38052	PROJECT 6569/ GRAND AVE WATE	1,704.00
2995	SP ULTRA BRIGHT/ UNIT 2	113.72
1475	HILTON/ TRAINING TRAVEL	126.91
4637	ZORO TOOLS	86.86
Total :		<u>7,164.74</u>
Total CARSER:		<u>7,164.74</u>
CENLCJAWA		
0101-0131	JANUARY 2026	54,977.10
1101-0131	COLILERT TESTING	1,116.00
Total :		<u>56,093.10</u>
Total CENLCJAWA:		<u>56,093.10</u>
CES		
CES		
LKV/11708	STREET LIGHTS	119.99

CUSTOM PAYABLE INVOICE REPORT FOR VILLAGE OF LAKE VILLA

EXP CHECK RUN DATES 02/03/2026 - 02/23/2026

POSTED AND UNPOSTED
OPEN AND PAID

Invoice Number	Description	Inv Amt
CES CES Total CES:		 119.99
Total CES:		119.99
CHETEK CHEMTEK INC. 437101	 PAVEMENT STREETS	 2,390.96
Total CHEMTEK INC.:		2,390.96
Total CHETEK:		2,390.96
CHRENG CHRISTOPHER B. BURKE ENGINEERING 208510	 PROJECT 01.R250239.0000 S BR	 1,422.50
Total CHRISTOPHER B. BURKE ENGINEERING:		1,422.50
Total CHRENG:		1,422.50
CIN CINTAS 5315637104 4257308409 4258050471 5317487505 4258801537	 BUILDING SUPPLIES BUILDING SUPPLIES BUILDING SUPPLIES BUILDING SUPPLIES BUILDING SUPPLIES	 32.99 118.96 106.17 27.71 106.54
Total CINTAS:		392.37
Total CIN:		392.37
COMBUS COMCAST 263065148	 FEBRUARY 2026	 1,469.65
Total COMCAST:		1,469.65
Total COMBUS:		1,469.65
COMCAB COMCAST CABLE 02112026-2880	 65 CEDAR AVE OFC	 250.41
Total COMCAST CABLE:		250.41
Total COMCAB:		250.41
COMED COMED 01282026-2111 01282026-8000 01282026-2111 01282026-2222 01282026-2222 01282026-9000 01282026-7000 01282026-3000 01282026-2222 01282026-2000 02022026-2222 02032026-8000 02032026-1222 02032026-1222 02032026-1222 02032026-8000 02052026-8000	 222 OAK KNOLL DR- UNIT A 0 N S OLD MONAVILLE RD 129 CENTRAL AVE 129 CENTRAL AVE LITE 0RT83 TFLT METERED 108 S MILWAUKEE AVE 550 E GRAND AVE 607 N MILWAUKEE AVE 0 N PETITE LAKE RD W/S RT 83 533 AMHERST DR 422-1/2 W GRAND AVE 735 N MILWAUKEE AVE -PUMPING 0 S CEDAR 1W WISCONSINCENTRA 910 PARK AVE LIFT STATION 0 S CEDAR 1W WISCONCNTRA 801 E GRAND AVE PUMP 0 S S-RAILROAD AVE W/S CEDAR	 612.23 4,194.44 81.98 15.68 42.38 341.10 53.57 356.28 312.92 443.76 97.66 255.75 27.40 231.65 102.43 58.36 299.55
Total COMED:		7,527.14
Total COMED:		7,527.14
CONFS CONSERV FS 102035041 102035042 65210022 102035096	 400.100 GAL DIESEL 738.800 GAL UNL GAS STREET SUPPLIES 665.200 GAL UNL GAS	 1,333.90 1,921.18 334.90 1,823.05

CUSTOM PAYABLE INVOICE REPORT FOR VILLAGE OF LAKE VILLA

EXP CHECK RUN DATES 02/03/2026 - 02/23/2026

POSTED AND UNPOSTED
OPEN AND PAID

Invoice Number	Description	Inv Amt
CONFS		
CONSERV FS		
Total CONSERV FS:		5,413.03
Total CONFS:		5,413.03
CONNEW		
CONSTELLATION NEW ENERGY, INC.		
72181058501	DECEMBER 2025	11,169.68
Total CONSTELLATION NEW ENERGY, INC.:		11,169.68
Total CONNEW:		11,169.68
CORMAI		
CORE & MAIN		
Y467402	WATER SUPPLIES	164.66
Y415649	WATER METER CHANGE OUT PROGR	156,066.00
Y476112	WATER SUPPLIES	650.04
Y492002	WATER SUPPLIES	516.90
Y509693	CREDIT MEMO/ REF IN Y415649	(18,929.50)
Total CORE & MAIN:		138,468.10
Total CORMAI:		138,468.10
CREFIN		
CREATIVE FINANCIAL STAFFING LLC		
126050790	WK OF 02/01/2026- FRONT OFFI	1,098.45
126060789	TEMP FOR FRONT OFFICE 02/08/	1,080.00
126070796	TEMP FOR FRONT OFFICE- 02/15	873.90
Total CREATIVE FINANCIAL STAFFING LLC:		3,052.35
Total CREFIN:		3,052.35
CUTWOR		
CUTLER WORKWEAR		
PS-INV057742	UNIFORM ALLOWANCE- KURT SKIN	220.44
Total CUTLER WORKWEAR:		220.44
Total CUTWOR:		220.44
DEKCOM		
DEKIND COMPUTER CONS		
44314	MARCH 2025	3,373.00
44414	21 OT HRS FOR JANUARY 2025	1,785.00
44138	15.25 OT HRS FOR JANUARY 202	1,296.25
Total DEKIND COMPUTER CONS:		6,454.25
Total DEKCOM:		6,454.25
EAGPOIGUN		
EAGLE POINT GUN		
222367	RANGE & SUPPLIES	2,938.00
Total EAGLE POINT GUN:		2,938.00
Total EAGPOIGUN:		2,938.00
ELYPRO		
ELYTE PRODUCTIONS		
SAT, JANUARY 31, 202	125 GALA	1,500.00
Total ELYTE PRODUCTIONS:		1,500.00
Total ELYPRO:		1,500.00
ENT		
ENTERPRISE FM TRUST		
FBN5564072	VEHICLE LEASES-POLICE- FEBRU	3,745.39
FBN5564032	VEHICLE LEASES-PUBLIC WORKS-	2,516.89
Total ENTERPRISE FM TRUST:		6,262.28
Total ENT:		6,262.28
FLOTEC		
FLOW-TECHNICS, INC.		
INV26-000067	PUMP REPAIR REPLACEMENT	17,069.67
Total FLOW-TECHNICS, INC.:		17,069.67

CUSTOM PAYABLE INVOICE REPORT FOR VILLAGE OF LAKE VILLA

EXP CHECK RUN DATES 02/03/2026 - 02/23/2026

POSTED AND UNPOSTED
OPEN AND PAID

Invoice Number	Description	Inv Amt
FLOTEC		
Total FLOTEC:		17,069.67
FOXREC		
FOX RECOVERY & TOWIN		
16196	TOW	410.00
Total FOX RECOVERY & TOWIN:		410.00
Total FOXREC:		410.00
GALL'S		
GALL'S LLC		
033704793	UNIFORM ALLOWANCE- ROBIN GES	85.15
033685071	UNIFORM ALLOWANCE- ANTHONY C	86.19
033857668	UNIFORM ALLOWANCE- RENISON D	88.87
033845773	UNIFORM ALLOWANCE- ZACHARY B	19.87
033834484	UNIFORM ALLOWANCE- RYAN DION	26.98
033819981	UNIFORM ALLOWANCE- MICHAEL M	184.11
Total GALL'S LLC:		491.17
Total GALL'S:		491.17
GILFOR		
GILLESPIE FORD		
54618	UNIT 11	246.34
54568	UNIT 16	97.98
54624	UNIT 16	223.91
54617	UNIT 13	835.48
54664	UNIT 13	154.33
Total GILLESPIE FORD:		1,558.04
Total GILFOR:		1,558.04
GRAANI		
GRAYSLAKE ANIMAL HOSPITAL		
832577	APPT FOR CHARLIE	432.60
Total GRAYSLAKE ANIMAL HOSPITAL:		432.60
Total GRAANI:		432.60
GRAINGER		
GRAINGER		
9791265797	BRINE	16.83
9791326128	SHOP SUPPLIES	211.22
9803767921	BUILDING SUPPLIES	118.11
Total GRAINGER:		346.16
Total GRAINGER:		346.16
HAWINC		
HAWKINS, INC.		
7335366	CHLORINE CYLINDER	30.00
Total HAWKINS, INC.:		30.00
Total HAWINC:		30.00
HOMDEP		
HOME DEPOT CREDIT SE		
8113802	MECHANIC TOOLS	74.85
4612458	SHELVES	199.00
7113868	PRIMER/ 5 GAL BUCKET	113.90
114124	DRY FAST	12.84
5524419	PVC BUSHING	15.60
3524550	HP AIR MOVER	79.98
9110037	BRAIDED VINYL	35.76
Total HOME DEPOT CREDIT SE:		531.93
Total HOMDEP:		531.93
IDLELE		
IDLEWOOD ELECTRIC SU		
INV276364	56" LIGHT COMMERCIAL FAN	283.24
Total IDLEWOOD ELECTRIC SU:		283.24
Total IDLELE:		283.24

CUSTOM PAYABLE INVOICE REPORT FOR VILLAGE OF LAKE VILLA

EXP CHECK RUN DATES 02/03/2026 - 02/23/2026

POSTED AND UNPOSTED
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Invoice Number	Description	Inv Amt
IEPA		
ILLINOIS ENVIRONMENT PROTECTION		
L17-5888	WATER REVOLVING FUND- WASTE	10,470.53
L17-5887	WATER REVOLVING FUND- DRINKI	18,181.59
Total ILLINOIS ENVIRONMENT PROTECTION:		28,652.12
Total IEPA:		28,652.12
ILAWWA		
ILLINOIS SECTION AWWA		
200103914	WATER CON 2026	475.00
Total ILLINOIS SECTION AWWA:		475.00
Total ILAWWA:		475.00
ILCMA		
ILLINOIS CITY/COUNTY MANAGEMENT ASN		
6759	JOB POSTING/ ACCOUNTING SPEC	50.00
Total ILLINOIS CITY/COUNTY MANAGEMENT ASN:		50.00
Total ILCMA:		50.00
IMPCOU		
IMPRESSIONS COUNT		
237589	PUBLIC HEARING SIGN	210.00
Total IMPRESSIONS COUNT:		210.00
Total IMPCOU:		210.00
IMPSUP		
IMPERIAL SUPPLIES LLC		
I001G05849	VEHICLE SUPPLIES	120.95
Total IMPERIAL SUPPLIES LLC:		120.95
Total IMPSUP:		120.95
JAMBAT		
JAMES P. BATEMAN, LTD.		
02092026-GENERAL	GENERAL MATTERS	8,754.25
02092026-ADMINISTRAT	ADMINISTRATIVE ADJUDICATION	1,415.00
02092026-BUILDING	BUILDING & ZONING CODE MATTE	192.50
02092026-HERRING	HERRING CLAIM	403.75
02092026-447 RED	447 RED CEDAR	629.08
02092026-PLEVIAK	PLEVIAK RFQ	47.50
02092026-SADA	SADA, LLC	142.50
02092026-EAGLE	EAGLE CREEK	971.00
02092026-ECA	ECA SOLAR LLC	4,017.50
Total JAMES P. BATEMAN, LTD.:		16,573.08
Total JAMBAT:		16,573.08
JOHTEE		
JOHNNY D TEES		
13804	125 SHIRTS	1,150.00
Total JOHNNY D TEES:		1,150.00
Total JOHTEE:		1,150.00
JONTAC		
JON M. TACK, P.E.		
FEBRUARY 1, 2026	JANUARY 2026	2,605.00
Total JON M. TACK, P.E.:		2,605.00
Total JONTAC:		2,605.00
KUNCOU		
KUNES' COUNTRY		
49311	UNIT # 16	216.25
Total KUNES' COUNTRY:		216.25
Total KUNCOU:		216.25
LAKAUT		
LAKELAND AUTOBODY IN		
38480	TRUCK 16	150.00

CUSTOM PAYABLE INVOICE REPORT FOR VILLAGE OF LAKE VILLA

EXP CHECK RUN DATES 02/03/2026 - 02/23/2026

POSTED AND UNPOSTED
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Invoice Number	Description	Inv Amt
LAKAUT		
LAKE LAND AUTOBODY IN		
91698	UNIT 13	110.00
Total LAKE LAND AUTOBODY IN:		260.00
Total LAKAUT:		260.00
LAKCOMM		
LAKE COMM		
650053	DISPATCH SERVICES/ FEBRUARY	27,243.50
Total LAKE COMM:		27,243.50
Total LAKCOMM:		27,243.50
LAKCOUTRE		
LAKE COUNTY TREASURER		
430038086	SIGN SHOP JAN 2026	280.80
Total LAKE COUNTY TREASURER:		280.80
Total LAKCOUTRE:		280.80
LAKINT		
LAKESIDE INTERNATIONAL TRUCKS		
2379817P	UNIT 7	402.77
Total LAKESIDE INTERNATIONAL TRUCKS:		402.77
Total LAKINT:		402.77
LAKLAR		
LAKE LAND/LARSEN		
206664	MONTHLY ELEVATOR MAINT	223.00
Total LAKE LAND/LARSEN:		223.00
Total LAKLAR:		223.00
LAKSEP		
LAKE LAND SEPTIC SERVICE		
94851	PUMP 2 HOLDING TANKS	200.00
94948	PUMP OUT LEHMANN MANSIO GREA	600.00
Total LAKE LAND SEPTIC SERVICE:		800.00
Total LAKSEP:		800.00
LAUAME		
LAUTERBACH & AMEN, LLP		
114168	JANUARY 2026	5,444.00
Total LAUTERBACH & AMEN, LLP:		5,444.00
Total LAUAME:		5,444.00
LCREC		
LAKE COUNTY RECORDER		
8142200	DOCUMENT # 8142200	50.00
Total LAKE COUNTY RECORDER:		50.00
Total LCREC:		50.00
LCTREAS		
LAKE COUNTY TREASURE		
280209714	JANUARY 2026 BUILDING SERVIC	4,867.22
Total LAKE COUNTY TREASURE:		4,867.22
Total LCTREAS:		4,867.22
LEEJEN		
LEE JENSEN SALES CO.		
0037671-00	WATER/ SEWER SUPPLIES	2,963.00
Total LEE JENSEN SALES CO.:		2,963.00
Total LEEJEN:		2,963.00
LINDCO		
LINDCO		
260045P	VEHICLE SUPPLIES	1,012.68
Total LINDCO:		1,012.68

CUSTOM PAYABLE INVOICE REPORT FOR VILLAGE OF LAKE VILLA

EXP CHECK RUN DATES 02/03/2026 - 02/23/2026

POSTED AND UNPOSTED
OPEN AND PAID

Invoice Number	Description	Inv Amt
LINDCO		
Total LINDCO:		1,012.68
LINGAS		
LINDE GAS & EQUIPMENT INC.		
54475687	ACETYLENE/ OXYGEN	45.07
Total LINDE GAS & EQUIPMENT INC.:		45.07
Total LINGAS:		45.07
LRS		
LRS, LLC		
NI11262472	JANUARY 2026	75,203.94
Total LRS, LLC:		75,203.94
Total LRS:		75,203.94
MAGHAR		
MAGEE HARTMAN, P.C.		
02022026	JANUARY 2026	3,770.00
Total MAGEE HARTMAN, P.C.:		3,770.00
Total MAGHAR:		3,770.00
MASTRU		
MASTER TRUCK & TRAILER, LLC.		
S131914	TRUCK 20	883.97
Total MASTER TRUCK & TRAILER, LLC.:		883.97
Total MASTRU:		883.97
MENANT		
MENARDS - ANTIOCH		
75860	BRINE TANK	115.46
76031	MANSION	23.95
76002	BRINE	26.36
75966	BRINE TANK	273.94
75956	SHOP SUPPLIES	47.12
75897	LEHMANN BATH	30.11
75930	BRINE	30.64
75901	PARK SUPPLIES	40.99
75963	BUILDING MAINT	13.38
74356	MANSION BATHROOM- NEW EQUIPT	17.97
71443	MANSION BATHROOM- NEW EQUIPT	37.83
46472	PARKS -RETURN CHARGE	145.78
72319	UNIFORM ALLOWANCE- CHRIS WIL	87.98
76267	HOLIDAY PARK SUPPLIES	29.96
76231	BUILDING SUPPLIES	91.54
70483	COUPLER	21.52
71082	CLOROX	80.44
70473	COPPER WIRE/ VINL ELTAPE/GRN	158.82
Total MENARDS - ANTIOCH:		1,273.79
Total MENANT:		1,273.79
MENFOX		
MENARDS-FOX LAKE		
11901	SHOP 3	15.39
Total MENARDS-FOX LAKE:		15.39
Total MENFOX:		15.39
MICSTR		
MICHAEL STRONG		
02172026	PER DIEM	150.00
Total MICHAEL STRONG:		150.00
Total MICSTR:		150.00
MID-WEST		
MIDWEST TRUCKERS ASS		
186533	PHYSICALS/ TESTING	14.00
Total MIDWEST TRUCKERS ASS:		14.00
Total MID-WEST:		14.00

CUSTOM PAYABLE INVOICE REPORT FOR VILLAGE OF LAKE VILLA

EXP CHECK RUN DATES 02/03/2026 - 02/23/2026

POSTED AND UNPOSTED
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Invoice Number	Description	Inv Amt
MOTSOL		
MOTOROLA SOLUTIONS, INC.		
8282136813	QUOTE 3080324/ IN CAR VIDEO	250.00
8230527118	REDACTIVE SOFTWARE	900.00
Total MOTOROLA SOLUTIONS, INC.:		1,150.00
Total MOTSOL:		1,150.00
MUNFLEMANA		
MUNICIPAL FLEET MANAGERS ASSOCIATIO		
26-054	MFMA MEMBERSHIP- FLT	50.00
Total MUNICIPAL FLEET MANAGERS ASSOCIATIO:		50.00
Total MUNFLEMANA:		50.00
NETTEC		
NETWORK TECHNOLOGY INNOVATIONS, INC		
4271	SCHLAGE ACCESS CONTROL - ALA	948.50
4250	SERVICE-SKATE PARK CAMERAS D	1,119.94
Total NETWORK TECHNOLOGY INNOVATIONS, INC:		2,068.44
Total NETTEC:		2,068.44
NICOR		
NICOR GAS		
02042026-1087	725 E GRAND AVE #4	180.44
02172026-3343	1509 OAKLAND DR- LIFT STATIO	6.94
02182026-2455	222 OAK KNOLL DR- WATER FACI	273.65
Total NICOR GAS:		461.03
Total NICOR:		461.03
NORTTRU		
NORTHSHORE TRUCK & EQUIPMENT		
35564	VEHICLE SUPPLIES	572.00
Total NORTHSHORE TRUCK & EQUIPMENT:		572.00
Total NORTTRU:		572.00
OREAUT		
O'REILLY AUTO ENTERPRISES, LLC		
4599-306271	MECHANIC TOOLS	11.49
4599-307021	VEHICLE SUPPLIES/ DEF FLUID	95.94
4599-309180	VEHICLE SUPPLIES	19.98
4599-307333	VEHICLE SUPPLIES	59.40
4599-309784	UNIT 271	14.36
Total O'REILLY AUTO ENTERPRISES, LLC:		201.17
Total OREAUT:		201.17
OTTDIN		
OTTOSEN DINOLFO HASENBALG & CASTALD		
19796	KFO-23-1131/ LAKE VILLA/ DOW	48.40
19797	KFO-23-L815/ LAKE VILLA BDD	193.60
Total OTTOSEN DINOLFO HASENBALG & CASTALD:		242.00
Total OTTDIN:		242.00
PACANASER		
PACE ANALYTICAL SERVICES, LLC		
267202800	WATER TESTING	595.00
Total PACE ANALYTICAL SERVICES, LLC:		595.00
Total PACANASER:		595.00
PETCASPOL		
PETTY CASH- POLICE		
12052025	PET SUPPLIES PLUS	17.00
12302025	GAS	18.43
Total PETTY CASH- POLICE:		35.43
Total PETCASPOL:		35.43
PETCASVH		
PETTY CASH- VILLAGE HALL		

CUSTOM PAYABLE INVOICE REPORT FOR VILLAGE OF LAKE VILLA

EXP CHECK RUN DATES 02/03/2026 - 02/23/2026

POSTED AND UNPOSTED
OPEN AND PAID

Invoice Number	Description	Inv Amt
PETCASVH		
PETTY CASH- VILLAGE HALL		
02022026	AWC WINDOW CLEANING- JANUARY	21.00
02172026	NSWWA LUNCH	25.00
Total PETTY CASH- VILLAGE HALL:		46.00
Total PETCASVH:		46.00
PITBOWES		
PITNEY BOWES BANK IN PURCHASE POWER		
35156702	POSTAGE/ SUPPLIES	792.34
Total PITNEY BOWES BANK IN PURCHASE POWER:		792.34
Total PITBOWES:		792.34
POMPS		
POMP'S TIRE SERVICE		
2100022139	UNIT 13	828.60
Total POMP'S TIRE SERVICE:		828.60
Total POMPS:		828.60
RADAR		
RADARSIGN, LLC		
INV4647	BATTERY	645.00
Total RADARSIGN, LLC:		645.00
Total RADAR:		645.00
RUSPOW		
RUSSO POWER EQUIPMEN		
SPI21409854	SALT BRINE	63.99
SPI21419222	PARK SUPPLIES	16.99
SPI21424600	VEHICLE SUPPLIES	52.73
Total RUSSO POWER EQUIPMEN:		133.71
Total RUSPOW:		133.71
SHEWIL		
SHERWIN-WILLIAMS CO		
96340195070126	SHOP 3	358.40
Total SHERWIN-WILLIAMS CO:		358.40
Total SHEWIL:		358.40
STR		
STRATUS BUILDING SOLUTIONS		
8333881	FEBRUARY 2026	575.00
Total STRATUS BUILDING SOLUTIONS:		575.00
Total STR:		575.00
STREICH		
STREICHER'S		
I1795571	ARMOR	1,411.98
I1803556	ARMOR	2,803.96
I1794043	UNIFORM ALLOWANCE	350.00
Total STREICHER'S:		4,565.94
Total STREICH:		4,565.94
TESASS		
TESKA ASSOCIATES, IN		
15960	LAK15-63- LAKE VILLA CONTINU	6,086.40
Total TESKA ASSOCIATES, IN:		6,086.40
Total TESASS:		6,086.40
TRANSUNION		
TRANSUNION		
484442-202601-1	JANUARY 2026	103.55
Total TRANSUNION:		103.55
Total TRANSUNION:		103.55
ULINE		

CUSTOM PAYABLE INVOICE REPORT FOR VILLAGE OF LAKE VILLA

EXP CHECK RUN DATES 02/03/2026 - 02/23/2026

POSTED AND UNPOSTED

OPEN AND PAID

Invoice Number	Description	Inv Amt
ULINE		
ULINE, INC.		
203531882	BUILDING SUPPLIES	218.76
203547420	PARK SUPPLIES	604.00
203899589	PARK SUPPLIES	600.00
Total ULINE, INC.:		<u>1,422.76</u>
Total ULINE:		<u>1,422.76</u>
WCMA		
WCMA C/O NIU CENTER FOR GOVERNMENTAL STUDIES		
102406	JOB POSTING- ACCOUNTING SPEC	100.00
Total WCMA C/O NIU CENTER FOR GOVERNMENTAL STUDIES:		<u>100.00</u>
Total WCMA:		<u>100.00</u>
Report Total:		<u>521,548.91</u>

VILLAGE OF LAKE VILLA

ORDINANCE NO. 2026-02-02

AN ORDINANCE APPROVING ECONOMIC INCENTIVE AGREEMENT BY AND
BETWEEN THE VILLAGE OF LAKE VILLA AND CHRISTIAN CALLE AND ELEVEN
ELEVEN ENTERPRISES LLC, D/B/A NEW HEALTH ORDER

ADOPTED BY THE
CORPORATE AUTHORITIES
OF THE
VILLAGE OF LAKE VILLA, ILLINOIS
THIS 23RD DAY OF FEBRUARY, 2026

Published in pamphlet form by authority of the Corporate Authorities of the Village of Lake
Villa, Lake County, Illinois, this 23rd day of February, 2026.

AN ORDINANCE APPROVING ECONOMIC INCENTIVE AGREEMENT BY AND BETWEEN THE VILLAGE OF LAKE VILLA AND CHRISTIAN CALLE AND ELEVEN ELEVEN ENTERPRISES LLC, D/B/A NEW HEALTH ORDER

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

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

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

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

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

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

WHEREAS, Eleven Eleven Enterprises LLC, an Illinois limited liability company, d/b/a "New Health Order" (the "*Developer*") lease property commonly known as 133 Cedar Avenue, Lake Villa, IL, identified by Parcel No. 02-33-307-042 (the "*Subject Property*"), and have submitted a proposal to the Village to undertake improvements at the Subject Property, including electrical and plumbing rehabilitation, along with painting and installing floor coverings and various fixtures, in addition to purchasing equipment such as an espresso machine, coffee grinders, and refrigerators (the "*Project*"), for approximately \$96,000; and

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

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

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

Section 1. That the Economic Incentive Agreement between the Village of Lake Villa, Lake County, Illinois and Eleven Eleven Enterprises LLC, an Illinois limited liability company, d/b/a "New Health Order", attached hereto and made a part hereof, is hereby approved and the

Mayor and Village Clerk are hereby authorized to execute and deliver said Agreement on behalf of the Village.

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

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

ADOPTED this 23rd day of February, 2026 pursuant to a roll call vote as follows:

AYES: Trustees

NAYS:

ABSENT:

ABSTAIN:

Approved by the Mayor on February 23, 2026.

James McDonald, Mayor
Village of Lake Villa

ATTEST:

Connie Olker, Village Clerk

PUBLISHED IN PAMPHLET FORM THIS 23rd DAY OF FEBRUARY, 2026.

EXHIBIT A

ECONOMIC INCENTIVE AGREEMENT

**ECONOMIC INCENTIVE AGREEMENT BY AND BETWEEN THE
VILLAGE OF LAKE VILLA, AND ELEVEN ELEVEN ENTERPRISES LLC, D/B/A
NEW HEALTH ORDER**

THIS ECONOMIC INCENTIVE AGREEMENT (“*Agreement*”) is entered into as of the _____ day of _____, 2026 (“*Effective Date*”) by and between the Village of Lake Villa, Lake County, Illinois, an Illinois municipal corporation (“*Village*”), and Eleven Eleven Enterprises LLC, an Illinois limited liability company, d/b/a “New Health Order” (“*Developer*”).

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

ARTICLE 1: RECITALS

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

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

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

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

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

1.6 The Developer has submitted a proposal to the Village to undertake improvements at the Subject Property, including electrical and plumbing rehabilitation, along with painting and installing floor coverings and various fixtures, in addition to purchasing equipment such as an espresso machine, coffee grinders, and refrigerators (the “*Project*”) for use at the Subject Property, where developer plans to operate a retail store and coffee shop (the “*Business*”).

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

1.8 The Developer leases the Subject Property from 133 Cedar LLC, P.O. Box 814, Lake Villa, Illinois 60046 (“Landlord”), said lease agreement being attached hereto as *Exhibit A* and Landlord has been fully apprised of and approves of the proposed Project.

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

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

ARTICLE 2: OBLIGATIONS OF THE DEVELOPER

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

2.2 The Developer shall commence construction of the Project and obtain all required approvals, consents and building permits from the Village on or before April 1, 2026, as required by all County building regulations and any other applicable County or Village ordinances to construct the Project and shall have paid all building permits and fees and the fees of any other unit or agency of government.

2.3 On or before October 31, 2026, the Developer shall have completed construction of the Project in accordance with this Agreement, and have obtained a certificate of occupancy for the Subject Property. By November 10, 2026, Developer shall provide copies of all paid bills, invoices, receipts, and other documentation requested by the Village evidencing a total investment of no less than \$96,000 incurred by the Developer to construct the Project.

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

2.5 Developer anticipates the Project will create up to five (5) new jobs at the Subject Property.

ARTICLE 3: VILLAGE OBLIGATIONS

In consideration for the Developer undertaking and completing the Project on the Subject Property and upon 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, and provided Developer has submitted evidence of a total investment of no less than \$96,000 in the Project, the Village shall reimburse the Developer twenty-five thousand dollars (\$25,000) for Business District Project Costs incurred in connection with the Project from the sources and in accordance with procedures set forth in Article 4.

ARTICLE 4. PROCEDURES TO REIMBURSE THE DEVELOPER

4.1 The Village has established a business district allocation fund solely for the BD District (the “*BD Fund*”) into which the Village shall deposit BDD Taxes generated from the BD District. So long as no notice of default has been issued and remains outstanding as provided in Article 6 hereof, beginning on December 1 following the completion of the Project, the Village shall reimburse the Developer twenty-five thousand dollars (\$25,000), in five (5) equal annual installments of five thousand dollars (\$5,000) each year.

4.2 As used in this Agreement, “Business District Project Costs” shall mean and include all costs and expenses defined as “business district project costs” in Section 11-74.3-5 of the Business District Development and Redevelopment Law.

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

ARTICLE 5. REPRESENTATIONS, WARRANTIES, AND COVENANTS

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

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

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

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

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

ARTICLE 6: ENFORCEMENT AND REMEDIES

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

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

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

- (a) If any material representation made by the Developer in this Agreement, or in any certificate, notice, demand to the Village, or request made by the Village in connection with any of the documents, shall prove to be untrue or incorrect in any material respect as of the date made.
- (b) Default by the Developer in the performance or breach of any material covenant contained in this Agreement concerning the existence, structure, or financial condition of the Developer.
- (c) Default by the Developer in the performance or breach of any material covenant, warranty, or obligation contained in this Agreement, including, but not limited to

Developer's failure to maintain the Subject Property or pay any tax or fee when due as required by Section 5.1(c), respectively.

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

6.4 Remedies for Default by Developer.

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

6.5 Indemnification by the Developer's Agreement to Pay Attorneys' Fees and Expenses. The Developer agrees to indemnify the Village, and all of its elected and appointed officials, officers, employees, agents, representatives, engineers, consultants, and attorneys,

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

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

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

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

ARTICLE 7: GENERAL PROVISIONS

7.1 Liability and Indemnity of Village.

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

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

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

period of the delay, which period shall commence to run from the time of the commencement of the Force Majeure; provided that the failure of performance was reasonably caused by such Force Majeure.

ARTICLE 8. TERM

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

ARTICLE 9. NOTICES

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

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

with a copy to:

Eleven Eleven Enterprises
133 Cedar Avenue
Lake Villa, IL 60046
justin@eleven-elevenent.com

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: _____
Mayor

By: _____
Village Clerk

Date: _____, 2026

Eleven Eleven Enterprises LLC:

By: _____

By: _____

EXHIBIT A

Lease Agreement

ILLINOIS COMMERCIAL LEASE AGREEMENT

I. **THE PARTIES.** This Commercial Lease Agreement ("Agreement") made on October 6th, 2025 by and between:

Landlord: 133 Cedar LLC, with a mailing address of P.O. Box 814 Lake Villa IL 60046 ("Landlord") who agrees to lease the Premises to:

Tenant: Justin & Rebecca Porter, with a mailing address of 2740 Delaware Lindenhurst IL 60046 ("Tenant"), who agrees to rent the Premises under the following terms:

Collectively the Landlord and Tenant shall be known as the "Parties."

II. **DESCRIPTION OF LEASED PREMISES.** The Landlord agrees to lease to the Tenant the following described space:

Street Address: 133 Cedar Ave
Square Feet: 1050 SF
Type of Space: Retail (retail, office, industrial, etc.)
Other Description: _____
Hereinafter known as the "Premises."

III. **USE OF LEASED PREMISES.** The Tenant agrees to use the Premises for: (check one)

- All purposes legal under law.
- Only the following purposes: _____
Any change in the above-mentioned purposes of the Premises shall only be permitted upon the Landlord's prior written consent.

IV. **TERM OF LEASE.** The term of this Agreement shall be for a period of 5 Years commencing on November 1, 2025 and expiring at midnight on October 31st, 2030 ("Initial Term").

V. **SECURITY DEPOSIT.** The Tenant is: (check one)

- **Not Required to Pay a Deposit.** There shall be no deposit required for the successful performance of this Agreement by the Tenant ("Security Deposit").
- **Required to Pay a Deposit.** The Tenant is required to pay \$ 1500
And shall be due and payable in advance of the Term or at the signing of this Agreement ("Security Deposit"). The Security Deposit shall be held in escrow by the Landlord in a separate bank account as security for the successful performance of the terms and conditions of this Agreement. The Security Deposit may not be used to pay the last month's Rent unless written permission is granted by the Landlord.

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VI. RENT. The Tenant shall be obligated to pay \$1500 each month with the first payment due upon the commencement of this Agreement and each monthly installment payable thereafter on the 1st day of each month ("Due Date") after the Initial Term ("Base Rent"). The Base Rent shall also be applied to any pro-rata period when the Tenant occupies the Premises for less than a one (1) month period.

a.) Percentage Rent. In addition to the Base Rent, Tenant shall be: (check one)

- **Not required** to make payments related to Tenant's sales or revenue ("Percentage Rent").

- **Required to pay** _____% of _____ (gross sales, net sales, etc.). Such payment shall be made with a receipt and proof of calculation and paid each: (check one)

- Monthly
- Quarterly
- Annually

The Base Rent and the Percentage Rent shall be referred collectively to as the "Rent."

VII. LATE FEES. The timing of such payment is of the essence of this agreement. All rent shall be due on the first of each month, regardless of weekends or holidays and shall incur a late payment penalty of \$10 per day as additional rent after the first of the month. In addition to any other remedies afforded to the Landlord/Tenant under this Lease, an NSF fee of \$35 will be charged as additional rent for any returned check or online payment reversed. In the event of a returned check or reversed payment, a payment rendered by cashier's check or certified funds may be requested.

VIII. EXPENSES.

- MODIFIED-GROSS LEASE.

Tenant shall be responsible for the following expenses:

Any repairs under \$500

Landlord shall be responsible for the following expenses:

Taxes, building insurance, major repairs

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The **Landlord** and **Tenant** agree to the following shared expenses:

IX. OPTION TO RENEW. The Tenant may: (check one)

- **Not Renew this Agreement.**

- **Renew this Agreement.** The Tenant may have the option to renew this Agreement with a total of ____ renewal period(s) with each term being ____ year(s) ____ month(s), which may be exercised by giving written notice to the Landlord no less than 60 days prior to the expiration of this Agreement or renewal period thereafter (“Renewal Periods”).

Rent for each Renewal Period shall: (check one)

- Not increase.

- Increase as calculated by multiplying the Rent by the annual change in the Consumer Price Index (CPI) published by the Bureau of Labor Statistics by the most recent publication to the option period start date.

- Increase by ~~5~~N/A%

- Increase by \$_____.

The Initial Term and any renewal periods mentioned shall be collectively referred to as the “Term.”

X. LEASEHOLD IMPROVEMENTS. The Tenant agrees that no leasehold improvements, alterations, or changes of any nature (except for those listed on any attached addenda) shall be made to the leasehold premises or the exterior of the building without first obtaining the consent of the Landlord in writing, which consent shall not be unreasonably withheld, and thereafter, any and all leasehold improvements made to the Premises which become affixed or attached to the leasehold Premises shall remain the property of the Landlord at the expiration or termination of this Agreement. Furthermore, any leasehold improvements shall be made only in accordance with applicable federal, state, or local codes, ordinances, or regulations, having due regard for the type of construction of the building housing the subject leasehold Premises.

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If the Tenant makes any improvements to the Premises, the Tenant shall be responsible for any costs associated, except the following:

Electrical Panel, Window in back, repair broken glass in front New furnace & A/C
Infrastructure for new bathroom

Nothing in this Agreement shall be construed to authorize the Tenant or any other person acting for the Tenant to encumber the rents of the Premises or the interest of the Tenant in the Premises or any person under and through whom the Tenant has acquired its interest in the Premises with a mechanic's lien or any other type of encumbrance. Under no circumstance shall the Tenant be construed to be the agent, employee, or representative of Landlord. In the event a lien is placed against the Premises, through actions of the Tenant, Tenant will promptly pay the same or bond against the same and take steps immediately to have such lien removed. If the Tenant fails to have the lien removed, the Landlord shall take steps to remove the lien, and the Tenant shall pay Landlord for all expenses related to the lien and removal thereof and shall be in default of this Agreement.

XI. DEFAULT AND POSSESSION. In the event that the Tenant shall fail to pay said Rent, and expenses as set forth herein, or any part thereof, when the same is due and payable, or shall otherwise be in default of any other terms of said Agreement for a period of more than 5 days, after receiving notice of said default, then the parties hereto expressly agree and covenant that the Landlord may declare this Agreement terminated and may immediately re-enter said Premises and take possession of the same together with any of Tenant's personal property, equipment or fixtures left on the Premises which items may be held by the Landlord as security for the Tenant's eventual payment and/or satisfaction of rental defaults or other defaults of Tenant under this Agreement. It is further agreed that if the Tenant is in default, that the Landlord shall be entitled to take any and all action to protect its interest in the personal property and equipment, to prevent the unauthorized removal of said property or equipment which threatened action would be deemed to constitute irreparable harm and injury to the Landlord in violation of its security interest in said items of personal property. Furthermore, in the event of default, the Landlord may expressly undertake all reasonable preparations and efforts to release the Premises including, but not limited to, the removal of all inventory, equipment or leasehold improvements of the Tenant's, at the Tenant's expense, without the need to first procure an order of any court to do so, although obligated in the interim to undertake reasonable steps and procedures to safeguard the value of Tenant's

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property, including the storage of the same, under reasonable terms and conditions at Tenant's expense, and, in addition, it is understood that the Landlord may sue the Tenant for any damages or past Rents due and owing and may undertake all and additional legal remedies then available.

In the event any legal action must be instituted to enforce any terms or provisions under this Agreement, then the prevailing party in said action shall be entitled to recover a reasonable attorney's fee in addition to all costs of said action.

XII. LICENSES AND PERMITS. A copy of all local, state, or federal permits acquired by the Tenant which are required for the use of the Premises shall always be kept on-site and shall be readily accessible and produced to the Landlord and/or their agents or any local, state, or federal officials upon demand.

XIII. OBLIGATIONS OF TENANT. The Tenant shall be primarily responsible whenever needed for the maintenance and general pickup of the entranceway leading into the Premises so that this is kept in a neat, safe, and presentable condition. The Tenant shall also be responsible for all minor repairs and maintenance of the leasehold Premises, particularly those items which need immediate attention and which the Tenants, or their employees, can do and perform on their own, including but not limited to, the replacement of light bulbs, as well as the normal repair and cleaning of windows, cleaning, and clearing of toilets, etc., and the Tenant shall properly maintain the Premises in a good, safe, and clean condition. The Tenant shall properly and promptly remove all rubbish and hazardous wastes and see that the same are properly disposed of according to all local, state, or federal laws, rules, regulations, or ordinances.

In the event the structure of the Premises is damaged as a result of any neglect or negligence of Tenant, their employees, agents, business invitees, or any independent contractors serving the Tenant or in any way as a result of Tenant's use and occupancy of the Premises, then the Tenant shall be primarily responsible for seeing that the proper claims are placed with the Tenant's insurance company, or the damaging party's insurance company, and shall furthermore be responsible for seeing that the building is safeguarded with respect to said damage and that all proper notices with respect to said damage, are made in a timely fashion, including notice to the Landlord, and the party or parties causing said damage. Any damage that is not covered by an insurance company will be the liability of the Tenant.

The Tenant shall, during the Term of this Agreement, and in the renewal thereof, at its sole expense, keep the interior of the Premises in as good a condition and repair as it is at the date of this Agreement, reasonable wear and use excepted. This obligation would include the obligation to replace any plate glass damaged as a result of the neglect or acts of the Tenant or her guests or invitees. Furthermore, the Tenant shall not knowingly commit nor permit to be committed any act or thing contrary to the rules and regulations prescribed from time to time

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by any federal, state, or local authorities and shall expressly not be allowed to keep or maintain any hazardous waste materials or contaminants on the Premises. Tenant shall also be responsible for the cost, if any, which would be incurred to bring her contemplated operation and business activity into compliance with any law or regulation of a federal, state, or local authority.

XIV. INSURANCE. A liability insurance policy that names Landlord as a co-insured or additional insured and covers losses related to the Property in an amount of not less than \$1,000,000 per occurrence.

In the event the Tenant shall fail to obtain the insurance required hereunder and fails to maintain the same in force continuously during the Term, Landlord may, but shall not be required to, obtain the same and charge the Tenant for same as additional Rent. Furthermore, Tenant agrees not to keep upon the Premises any articles or goods which may be prohibited by the standard form of fire insurance policy, and in the event, the insurance rates applicable to fire and extended coverage covering the Premises shall be increased by reason of any use of the Premises made by Tenant, then Tenant shall pay to Landlord, upon demand, such increase in insurance premium as shall be caused by said use or Tenant's proportionate share of any such increase.

XV. SUBLET/ASSIGNMENT. The Tenant may not transfer or assign this Agreement or any right or interest hereunder or sublet said leased Premises or any part thereof without first obtaining the prior written consent and approval of the Landlord.

XVI. DAMAGE TO LEASED PREMISES. In the event the building housing the Premises shall be destroyed or damaged as a result of any fire or other casualty which is not the result of the intentional acts or neglect of Tenant and which precludes or adversely affects the Tenant's occupancy of the Premises, then in every such cause, the Rent herein set forth shall be abated or adjusted according to the extent to which the leased Premises have been rendered unfit for use and occupation by the Tenant and until the demised Premises have been put in a condition at the expense of the Landlord, at least to the extent of the value and as nearly as possible to the condition of the Premises existing immediately prior to such damage. It is understood, however, in the event of total or substantial destruction to the Premises that in no event shall the Landlord's obligation to restore, replace or rebuild exceed an amount equal to the sum of the insurance proceeds available for reconstruction with respect to said damage.

XVII. INDEMNIFICATION. The Tenant hereby covenants and agrees to indemnify, defend, and hold the Landlord harmless from any and all claims or liabilities which may arise from any cause whatsoever as a result of Tenant's use and occupancy of the Premises, and further shall indemnify the Landlord for any losses which the Landlord may suffer in connection with the Tenant's use and occupancy or care, custody, and control of the Premises. The Tenant also hereby covenants and agrees to indemnify and hold harmless the Landlord from any and all claims or liabilities which may arise from any latent defects in the

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subject Premises that the Landlord is not aware of at the signing of the lease or at any time during the Term.

XVIII. BANKRUPTCY - INSOLVENCY. The Tenant agrees that in the event all or a substantial portion of the Tenant's assets are placed in the hands of a receiver or a Trustee, and such status continues for a period of 30 days, or should the Tenant make an assignment for the benefit of creditors or be adjudicated bankrupt; or should the Tenant institute any proceedings under the bankruptcy act or any amendment thereto, then such Agreement or interest in and to the leased Premises shall not become an asset in any such proceedings and, in such event, and in addition to any and all other remedies of the Landlord hereunder or by law provided, it shall be lawful for the Landlord to declare the Term hereof ended and to re-enter the leased land and take possession thereof and all improvements thereon and to remove all persons therefrom, and the Tenant shall have no further claim thereon.

XIX. SUBORDINATION AND ATTORNMENT. Upon request of the Landlord, Tenant will subordinate its rights hereunder to the lien of any mortgage now or hereafter in force against the property or any portion thereof, and to all advances made or hereafter to be made upon the security thereof, and to any ground or underlying lease of the property provided, however, that in such case the holder of such mortgage or the Landlord under such Agreement shall agree that this Agreement shall not be divested or in any way affected by foreclosure, or other default proceedings under the said mortgage, obligation secured thereby, or agreement, so long as the Tenant shall not be in default under the terms of this Agreement. Tenant agrees that this Agreement shall remain in full force and effect notwithstanding any such default proceedings under said mortgage or obligation secured thereby.

Tenant shall, in the event of the sale or assignment of Landlord's interest in the building of which the Premises form a part, or in the event of any proceedings brought for the foreclosure of, or in the event of exercise of the power of sale under any mortgage made by Landlord covering the Premises, attorn to the purchaser and recognize such purchaser as Landlord under this Agreement.

XX. MISCELLANEOUS TERMS.

a.) **Usage by Tenant.** Tenant shall comply with all rules, regulations, and laws of any governmental authority with respect to use and occupancy. Tenant shall not conduct or permit to be conducted upon the Premises any business or permit any act which is contrary to or in violation of any law, rules or regulations and requirements that may be imposed by any authority or any insurance company with which the Premises is insured, nor will the Tenant allow the Premises to be used in any way which will invalidate or be in conflict with any insurance policies applicable to the building. In no event shall explosives or extra hazardous materials be

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taken onto or retained on the Premises. Furthermore, Tenant shall not install or use any equipment that will cause undue interference with the peaceable and quiet enjoyment of the Premises by other tenants of the building.

- b.) **Signs.** Tenant shall not place on any exterior door, wall, or window of the Premises any sign or advertising matter without Landlord's prior written consent and the approval of the local municipality. Thereafter, Tenant agrees to maintain such sign or advertising matter as first approved by Landlord in good condition and repair. Furthermore, Tenant shall conform to any uniform, reasonable sign plan or policy that the Landlord may introduce with respect to the building. Upon vacating the Premises, Tenant agrees to remove all signs and to repair all damages caused or resulting from such removal.
- c.) **Pets.** Unless otherwise stated in this Agreement, the only pets that shall be allowed on the Premises are those needed legally due to a disability or handicap.
- d.) **Condition of Premises/Inspection by Tenant.** The Tenant has had the opportunity to inspect the Premises and acknowledges with its signature on this Agreement that the Premises are in good condition and comply in all respects with the requirements of this Agreement. Furthermore, the Landlord makes no representation or warranty with respect to the condition of the Premises or its fitness or availability for any particular use, and the Landlord shall not be liable for any latent or patent defect therein. Furthermore, the Tenant represents that Tenant has inspected the Premises and is leasing and will take possession of the Premises with all current fixtures present in their "as is" condition as of the date hereof.
- e.) **Right of Entry.** It is agreed and understood that the Landlord and its agents shall have the complete and unencumbered right of entry to the Premises at any time or times for purposes of inspecting or showing the Premises and for the purpose of making any necessary repairs to the building or equipment as may be required of the Landlord under the terms of this Agreement or as may be deemed necessary with respect to the inspection, maintenance or repair of the building.

XXI. ESTOPPEL CERTIFICATE. Tenant at any time and from time to time, upon at least ten (10) days prior notice by Landlord, shall execute, acknowledge and deliver to Landlord, and/or to any other person, firm, or corporation specified by Landlord, a statement certifying that this Agreement is unmodified and in full force and effect, or if this Agreement has been modified, then that the same is in full force and effect except as modified and stating the modifications, stating the dates to which the Rent have been paid, and stating whether or not there exists

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any default by Landlord under this Agreement and, if so, specifying each such default.

XXII. HOLDOVER. Tenant will deliver possession of the Property to Owner/Agent upon expiration or termination of this Lease. If Tenant fails to do so, Tenant will pay an amount equal to three (3) times the monthly rent specified in this agreement for each month or portion thereof that Tenant remains in possession of the Property. Tenant will have no rights in the Property and will be a Tenant in sufferance. Tenant will pay to Owner/Agent any damages and costs incurred by Owner/Agent as a result of any holding over. Acceptance of rent after expiration or termination of this Lease will create a month-to-month tenancy.

XXIII. WAIVER. Waiver by Landlord of a default under this Agreement shall not constitute a waiver of a subsequent default of any nature.

XXIV. GOVERNING LAW. This Agreement shall be governed by the laws in the state of Illinois.

XXV. NOTICES. Any legal notice or demand may be served by tendering it to any person in possession of the Property, or by certified mail addressed to the Tenant, the mailing of which shall constitute delivery, or by posting it on the Property door if no one is in actual possession of the Property. In addition, Owner/Agent and Tenant agree that notices may be served by posting a copy on the Property door, after knocking, if no one answers the door. Except when the law requires notice to be sent or served by particular means, Tenant further agrees that all notices may be delivered by electronic communication to the e-mail address on file for Tenant. Tenant agrees to immediately notify Owner/Agent, in writing, of any change to Tenant's e-mail address.

Payments and notices shall be addressed to the following:

Landlord:

Name: 133 Cedar LLC
Address: 137 Cedar Ave Lake Villa IL P.O. Box 814
Phone: 847-469-3100
E-Mail: jim@grandrealtygroup.com

Tenant:

Name: Justin Porter
Address: 2740 Delaware Lane
Phone: 847-331-1225
E-Mail: justin@eleven-elevenent.com

XXVI. AMENDMENT. No amendment of this Agreement shall be effective unless reduced to writing and subscribed by the parties with all the formality of the original.

XXVIII. BINDING EFFECT. This Agreement and any amendments thereto shall be binding upon the Landlord and the Tenants and/or their respective successors, heirs, assigns, executors, and administrators.

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XXVIII. ADDITIONAL TERMS & CONDITIONS.

Rent price 11/1/26 - 10/31/27 \$1575, Rent Price 11/1/27-10/31/28 \$ 1654

Rent price 11/1/28 - 10/31/29 \$1737, Rent Price 11/1/29-10/31/30 \$ 1824

^{DS} NC ^{Initial} JP ^{Initial} RP

IN WITNESS WHEREOF, the Parties have indicated their acceptance of the terms and conditions of this Agreement by their signatures below on the dates indicated.

^{DocuSigned by:}
Landlord's Signature: Jim Cacioppo Date: 2/12/2026
Print Name: Managing Member 133 Cedar LLC

^{Signed by:} ^{Signed by:}
Tenant's Signature: Justin Porter Rebecca Porter Date: 2/12/2026
Print Name: Justin Porter Rebecca Porter

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Eleven Eleven Enterprises

133 Cedar Ave.

Lake Villa, IL

847-331-122

justin@eleven-elevenent.com

1/09/2026

Village of Lake Villa

Economic Development Committee

Lake Villa, Illinois

Re: Economic Incentive Program Application – Eleven Eleven Enterprises

Dear Members of the Economic Development Committee,

I am writing on behalf of **Eleven Eleven Enterprises** in support of our application to the Village of Lake Villa Economic Incentive Program. We respectfully request **\$40,000** toward the total cost of our store buildout, which has reached **\$96,513.40**.

Eleven Eleven Enterprises was founded in **June 2023** with a clear long-term vision: to build a values-driven retail company rooted in community, health, and sustainability. We began as a **consulting and procurement firm**, supporting emerging brands and natural retailers within the vitamins and supplements industry. This work allowed us to build strong supplier relationships, understand operational best practices, and identify unmet needs within the industry.

From the beginning, our goal has always been to establish a **retail store chain that integrates an organic coffee shop**, designed as a welcoming community hub. Every element of the concept is intentional — from organic dairy and sweeteners to organic coffee, syrups, and clean-label ingredients — ensuring that customers can trust the quality and sourcing of everything we offer. To further support this mission, we have also developed our **own branded products**, reinforcing transparency, affordability, and integrity in the health and wellness space.

In **2024**, to accelerate these plans and fully commit to the business, we made the significant personal decision to **sell our home** in order to fund the company. Eleven Eleven Enterprises has been built **entirely through owner investment**, without outside investors, loans, or venture funding. This underscores both our belief in the concept and our long-term commitment to its success.

While we initially projected the store buildout to fall between **\$50,000 and \$75,000**, actual construction, equipment, and infrastructure costs have exceeded expectations, totaling

\$96,513.40. Despite these challenges, we have moved forward responsibly and strategically to ensure the space meets high standards for safety, functionality, and customer experience.

In **2025**, we surpassed **\$500,000 in sales**, validating the demand for our offerings and the strength of our business model. Looking ahead, our focus is not only on commercial success, but on **creating a positive, inclusive, and vibrant local destination**. We are committed to hosting community events, collaborating with nearby businesses, and actively contributing to Lake Villa's growing commercial ecosystem. Our vision is to help foster a bustling, interconnected community where local businesses support one another, and residents have a welcoming place to gather.

The requested incentive funding would help offset a portion of our qualified buildout and equipment expenses and allow us to allocate additional resources toward programming, staffing, and community-oriented initiatives. We believe Eleven Eleven Enterprises aligns strongly with the Village's economic development goals and represents a long-term investment in Lake Villa's commercial vitality.

Thank you for your time, consideration, and continued support of local businesses. We appreciate the opportunity to be part of Lake Villa's future and look forward to contributing meaningfully to the community for years to come.

Sincerely,

Justin Porter

Founder

Eleven Eleven Enterprises

**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: Eleven Eleven Enterprises DBA New Health Order Years in Business: 2.5

Business Form: Corporation: Partnership: Sole Proprietorship:

State of Incorporation: WI and IL

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: Justin Porter - President

Address: 2740 Delaware Lane

City: Lindenhurst State: IL Zip Code: 60046

Office Phone: 847-331-1225 Alternate Phone: _____ Fax: _____

Email Address: justin@eleven-elevenent.com

Building and Property Information

Building Name: _____

Building Address: 133 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: Grand Realty Group - Jim Cacioppo

Owner's Phone Number: 8473224407

Property Index Number(s): 0233307042

**Village of Lake Villa
Economic Incentive Program**

	Total	Addressed By Project
Site Square Footage	1306	1306
Building Square Footage	1100	1100
Total Floors	1	1

Project Information

Current Use(s):

The building was a dance studio previously but was unoccupied when we discovered it in late 2025.

General Project Description:

We are building out a health food store and an organic coffee shop with a goal of building greater traffic and community in the downtown Lake Villa area.

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

Total Project Cost: \$ 96,513.40 Amount of Assistance Requested: \$ 40,000

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

Sources of Funding:

Amount Financed	\$0
Equity Contribution	\$96513.40
Other Sources: (identify)	\$
1.	\$
2.	\$
3.	\$
Total	\$96513.40

Project Financing:

Bank

Private

Other: Leaf Financing for refrigerators and freezer

**Village of Lake Villa
Economic Incentive Program**

Bank Name: Coastal Community Bank

Bank Address: 5415 Evergreen Way Everett, WA 98203

Bank Contact: Bluevine Customer Support / Relationship Team Phone: 1-888-216-9619

Contact Phone Number: Coastal Community Bank Client Services Phone: 425-257-9000

Escrow Agent (If Applicable): n/a

Escrow Institution: _____

Institution Address: _____

gent Phone Number: _____

Proposed Project Timeline

Date of Construction: 11/01/2025

Date of Completion: 01/28/2026

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:

We will start with 2 local employees and expect to hire 2 more imminently. We are offering organic coffee with organic dairy, sweeteners and syrups. We are also partnering with local businesses to maximize our support of the local community. Our health food store will offer a curated assortment of supplements, personal care and grocery from privately held, family businesses not multinational corporations.

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: 1/09/2026

Signature: 

Business Name: Eleven Eleven Enterprises DBA New Health Order

Project Address: 133 Cedar Ave, Lake Villa, IL 60046

Total Project Cost: \$96,531.36

Incentive Amount Requested: \$40,000

Owner Investment: \$56,531.36

BUILD-OUT & CONSTRUCTION

Line Item	Description	Vendor / Contractor	Estimated Cost
Interior Paint	Walls, ceilings, finishes	Grand Realty	\$_____
Carpentry	Framing, custom woodwork	Grand Realty	\$_____
Plumbing	Coffee bar, sinks, hookups	Grand Realty	\$_____
Electrical	Outlets, espresso power, lighting	Grand Realty	\$_____
Permits & Inspections	Village & county permits	Grand Realty	\$_____
Subtotal – Build Out			\$54,500.00

COFFEE & FOOD SERVICE EQUIPMENT

Line Item	Description	Vendor	Estimated Cost
Espresso Machine	Commercial espresso machine	Fairwinds	\$7,225.00
Grinder(s)	Espresso & brew grinders	Fairwinds	\$1,766.00
Refrigerator – Undercounter	Commercial grade	Webstaurant	\$1,089.00
Reach In Refrigerator Merchandiser	Commercial grade	Webstaurant	\$3,699.00
Subtotal – Coffee Equipment			\$13,799.00

Line Item	Description	Vendor	Estimated Cost
Speakers (2)	Sonos Era 300	Best Buy	\$958.00
Subtotal – Tech / AV			\$1287.98

SIGNAGE & BRANDING

Line Item	Description	Vendor	Estimated Cost
Exterior Signage	Building / storefront sign	Quick Signage	\$1410.00
Interior Signage	Menu boards, branding	Quick Signage	\$744.00
Subtotal – Signage			\$2154.00

PROJECT TOTALS

Category	Amount
Build-Out & Construction	\$54,500.00
Coffee & Food Equipment	\$13,799.00
Fixtures & Merchandising	\$17,645.80
Furniture & Seating	\$3,635.37
Technology & AV	\$1,287.98
Signage & Branding	\$2,154.00
Tax & Misc	\$3,509.21
TOTAL PROJECT COST	\$93,022.15
TOTAL PROJECT COST PLUS TAX	\$96,531.36







VILLAGE OF LAKE VILLA

ORDINANCE NO. 2026-02-03

AN ORDINANCE GRANTING PRELIMINARY APPROVAL FOR THE REZONING OF THE
SUBJECT PROPERTY, A RELATED ZONING MAP AMENDMENT,
AND A CONDITIONAL USE PERMIT FOR A PLANNED DEVELOPMENT FOR A
COMMUNITY-SCALE GROUND-MOUNTED SOLAR ENERGY SYSTEM
ON THE PROPERTY AT 23688 W. PETITE LAKE ROAD (P.I.N. 02-29-300-005)
AND 23472 W. PETITE LAKE ROAD (P.I.N. 02-29-400-032)

ADOPTED BY THE
CORPORATE AUTHORITIES
OF THE
VILLAGE OF LAKE VILLA, ILLINOIS
THIS 23rd DAY OF FEBRUARY, 2026.

Published in pamphlet form by authority of the Corporate Authorities of the Village of Lake Villa, Lake
County, Illinois, this 23rd day of February, 2026.

AN ORDINANCE GRANTING PRELIMINARY APPROVAL FOR THE REZONING OF THE SUBJECT PROPERTY, A RELATED ZONING MAP AMENDMENT, AND A CONDITIONAL USE PERMIT FOR A PLANNED DEVELOPMENT FOR A COMMUNITY-SCALE GROUND-MOUNTED SOLAR ENERGY SYSTEM ON THE PROPERTY AT 23688 W. PETITE LAKE ROAD (P.I.N. 02-29-300-005) AND 23472 W. PETITE LAKE ROAD (P.I.N. 02-29-400-032)

WHEREAS, Kevin Vincent Forrestal, as Successor Trustee of the Catherine Forrestal Declaration of Trust Dated 1/17/91 (the “Owner”) is the Owner of the property at 23688 W. Petite Lake Road (P.I.N. 02-29-300-005) and 23472 W. Petite Lake Road (P.I.N. 02-29-400-032) (collectively, the “Subject Property”), and Lake Villa Community Energy Initiative, LLC, a wholly-owned entity of ECA Solar, LLC (the “Petitioner”), is the contract purchaser and thereafter the proposed lessee of the Subject Property; and

WHEREAS, the Subject Property is an approximately 48.52 acre vacant parcel located in the Village’s of Lake Villa’s UR1 (Urban Residential) Zoning District within the corporate limits of the Village of Lake Villa (“Village”) on the West side of Milwaukee Avenue, at the Northwest corner of the intersection of Milwaukee Avenue and West Petite Lake Road and is legally described on Exhibit A attached hereto and thereby made a part hereof; and

WHEREAS, the Village has received an Application from the Petitioner requesting the Village’s preliminary approval of rezoning of the Subject Property from the Village’s UR1 (Urban Residential) Zoning District to the Village’s AG (Agricultural) Zoning District, a related Zoning Map amendment, and preliminary approval of a Conditional Use Permit for a Planned Development (sometimes referred to herein as the “Conditional Use”), as well as approval of an exception from the Village’s Zoning Regulations relative to maximum permitted height in the Village’s AG Zoning District, to permit the Petitioner to construct and establish a Community-Scale Ground-Mounted Solar Energy System and other related improvements on approximately 24 acres of the Subject Property (the “Project”), which

Project is of a use and size that may be authorized as a Conditional Use within the Village's AG (Agricultural) Zoning District pursuant to the Village's Zoning Regulations, and the written consent of the Owner has been submitted with the aforesaid Application, a copy of which consent is attached hereto as part of Group Exhibit B and thereby made a part hereof; and

WHEREAS, the Village of Lake Villa, Illinois, pursuant to the applicable Illinois statutes and other applicable authority, has adopted Zoning Regulations as set forth in Chapter 10 of the Lake Villa Village Code, as amended from time to time (the "Zoning Regulations") and certain Planned Development Regulations as set forth in Chapter 9 of the Lake Villa Village Code, as amended from time to time (the "Planned Development Regulations") to regulate, among other things, land use and development within the Village; and

WHEREAS, the Subject Property is currently under single ownership and/or unified control by the aforesaid Owner, the Petitioner is the proposed contract purchaser of the Subject Property and following the Petitioner's proposed future purchase of the Subject Property, the Petitioner proposes to donate and transfer ownership of the Subject Property in fee simple to the Village as a voluntarily-provided community benefit to the Village upon substantial completion of the Project, after which the Village will enter into a ground lease with the Petitioner to lease back the Subject Property from the Village for the Project use for an initial lease period of twenty (20) years, with up to three (3) optional lease renewals, each for five (5) year renewal terms, during which leaseback period, all Project structures and related equipment installed and maintained on the Subject Property will continue to be owned and maintained by the Petitioner and remain under single ownership and/or unified control by the Petitioner; and

WHEREAS, the Petitioner's Application was referred to the Village's Plan Commission/Zoning Board of Appeals, which held a public hearing on the Petitioner's Application on January 21, 2026 pursuant to notice duly published in the Daily Herald, a newspaper of general circulation within the

Village of Lake Villa, said publication occurring not more than thirty (30) days, and not less than fifteen (15) days prior to the public hearing, and mailed and posted notices were also provided as required by law; and

WHEREAS, based upon its review of the Petitioner's preliminary plans for the Project, the Village of Lake Villa Plan Commission/Zoning Board of Appeals provided to the Village's Mayor and Board of Trustees its recommendation for preliminary approval of the Petitioner's request for a Conditional Use for a Planned Development, rezoning of the Subject Property, a related zoning map amendment, and approval of a variation from the provisions of the Village's Zoning Regulations relative to the maximum permitted height of a structure located in the Village's AG (Agricultural) Zoning District, subject to the Petitioner's timely and continued compliance with certain conditions and restrictions as set forth herein, and based upon said review, the Village of Lake Villa Plan Commission/Zoning Board of Appeals made the following findings of fact in support of its recommendation of preliminary approval of the proposed Project, finding that the proposed Project:

1. Is consistent with the particular physical surroundings of the Subject Property and that the granting of certain relief from the Village's Zoning Regulations of the Village will not be detrimental to the public welfare or injurious to other property owners in the vicinity of the Subject Property;
2. Is consistent with the general purpose and intent of the Lake Villa Zoning Regulations.
3. Is consistent with the objectives of the Village's Comprehensive Plan.
4. Is designed, constructed, operated, and maintained so as to be harmonious and appropriate in appearance with the existing or intended character of the general vicinity.
5. Will not significantly diminish the safety, use and enjoyment of surrounding property.
6. Will be adequately served by essential public facilities and services such as streets, police and fire service, drainage, or such services will be provided by the Petitioner at the Petitioner's sole expense.
7. Will not create excessive additional requirements at public expense for public facilities and service and will not be detrimental to the economic welfare of the community.

8. Will not involve uses, activities, processes, materials, equipment and conditions of operation that will be detrimental to any persons, property, or the general welfare by reason of excessive production of traffic, noise, smoke, fumes, glare or odors.
9. Will provide vehicular access to the Subject Property designed so that such use does not create any interference with traffic on surrounding public thoroughfares.
10. Will not result in the destruction, loss, or damage of a natural, scenic, or historic feature of major importance.
11. Will comply with all additional regulations specific to the Conditional Use Permit requested.
12. Will be generally consistent with the existing zoning of and with the existing uses of nearby properties.
13. Will not diminish property values by granting the proposed Conditional Use.
14. Will not diminish the value of the Subject property or any adjacent property values by approving the requested Conditional Use and will promote the general health, safety, and welfare.
15. Will provide a gain to the public as a result of the establishment of the proposed Conditional Use and will satisfy a community need.
16. Will be generally compatible with the character of the AG Zoning District;
17. Will be compatible with the neighborhood in which it will be located;
18. Will preserve the value of the surrounding residential areas and will be compatible with surrounding land uses;
19. The Subject Property is suitable for the establishment of the proposed Conditional Use.
20. The Village has undertaken its planning and land use regulations with great care.
21. The Subject Property contains no historical features which require preservation and will preserve environmentally sensitive floodway, floodplain, and/or wetlands;
22. That the proposed preliminary plan for the Project and the requested Conditional Use:
 - (a) is consistent with the stated purpose of the Village's planned development regulations as set forth in the Village's Zoning Regulations;
 - (b) meets the requirements and standards for planned developments located within the Village's AG (Agricultural) Zoning District, subject to the Village's approval of the requested variation/exception relative to height;
 - (c) will produce a public benefit meeting the planning objectives and standards of the Village;
 - (d) is designed so as to have adequate provision for public services, provides adequate control over vehicular traffic, and provides for and protects areas for common open space and other amenities;

23. That the proposed Project and the requested Conditional Use:
- (a) will be compatible with and beneficial to the adjacent properties and to the neighborhood in which it is proposed to be located;
 - (b) is a development which is a desirable addition to the Village's tax base and economic well-being;
 - (c) will be located on a site which is compatible with the existing or planned future development in the area;
 - (d) will be in compliance with the Zoning Regulations applicable to the AG (Agricultural) Zoning District in which it will be located, with the exception of the variation to be granted relative to the maximum permitted height of a structure in the AG Zoning District;
 - (e) will be located on a lot or lots which conform(s) to the applicable Village Zoning Regulations unless the lot area requirement is otherwise specified in the Village's Zoning Regulations;
24. That the Petitioner is entitled to seek rezoning of the Subject Property, that the proposed rezoning of the Subject Property will be appropriate to accommodate the proposed Conditional Use and related Project, and:
- (a) Does not correct an error.
 - (b) Will be consistent with the intent of the zoning ordinance and with its various provisions.
 - (c) Will not be detrimental to the development of the Village.
 - (d) Will meet the challenges of changing conditions in the area and the zoning districts affected.
 - (e) Will be consistent with the intent of the zoning ordinance and with its various provisions.
 - (f) Will not be detrimental to the development of the Village.
 - (g) Will be generally consistent with the Village's Official Comprehensive Plan and the Official Land Use map which is part thereof.
 - (h) The uses permitted under the new zoning classification will be suitable for the further development of the area in the vicinity of the rezoning and will be compatible with uses already developed in the vicinity.
 - (i) Adequate public facilities and other needed services or facilities are capable of being provided prior to the development of the uses which would be permitted on the property if it were reclassified.
25. That a height variation of six feet (6') as requested for the proposed Project is reasonable based upon the proposed AG (Agricultural) zoning of the Subject Property and the Subject Property's location within the Lake Villa community,

which findings of fact are hereby adopted by the Corporate Authorities of the Village as its findings of fact; and

WHEREAS, in making their determination relative to the proposed Conditional Use Permit for the Project, the Plan Commission/Zoning Board of Appeals and the Mayor and Board of Trustees have

also considered each of the standards for planned development approval as set forth in Section 10-9-1.5 of the Lake Villa Village Code, and specifically, that the proposed planned development:

1. Shall be consistent with the intent and purpose of the Village's Zoning Regulations;
2. Shall be generally compatible with the character of the underlying zoning district and neighborhood in which it is located;
3. Should be generally consistent with the Village's Official Comprehensive Plan;
4. Should preserve the value of the surrounding residential area and be compatible with surrounding land uses; and
5. That significant physical, topographical, environmentally sensitive or historical features of the site which are of importance to the community should be preserved,

and the Plan Commission/Zoning Board of Appeals and Mayor and Board of Trustees hereby find that each of the aforesaid applicable standards will be met by the proposed Conditional Use; and

WHEREAS, the Plan Commission/Zoning Board of Appeals and the Mayor and Board of Trustees have also considered the standards for approval of variations or exceptions from the Village of Lake Villa Village Code as set forth in Section 10-9-1.6 of the Lake Villa Village Code, and specifically, that the requested variations or exceptions:

1. May be granted for the purposes of promoting better development that will be beneficial to the Village and its residents;
2. That exceptions from the underlying zoning district's "use regulations" may be authorized only to restrict the types of uses allows by prohibiting uses that are otherwise allowed as permitted, conditional or accessory uses in the base zoning district;
3. The degree to which the proposed development exhibits extra care and attention to details in excess of Village requirements which enhance the character of the development;
4. The degree to which any requested increase in density reflects an investment in better design, landscaping, or facilities; and
5. The degree to which the developer has gone to better preserve critical natural environments, restore or mitigate degraded or distressed environments, alleviated off-site problems, and/or provided other improvements; and

WHEREAS, the Plan Commission/Zoning Board of Appeals and the Mayor and Board of Trustees have also considered the standards for approval of "renewable energy systems" as set forth in Article E, "Renewable Energy Systems", of Chapter 6 of Title 10 of the Village of Lake Villa Village Code, and specifically, Section 10-6E-7 thereof, which provides, in relevant part, that:

1. The proposed renewable energy system shall provide demonstrable benefits in furthering the intent of this section including but not limited to accommodating sustainable energy production

- from renewable energy system and preserving the character and aesthetics of the Village's zoning districts in the interest of maintaining property values and promoting public health, safety and welfare of Village residents and businesses;
2. The proposed renewable energy system shall provide demonstrable benefits in providing renewable energy to the property on which it is proposed;
 3. The proposed renewable energy system is located in such a manner as to minimize intrusions adjacent to residential uses through siting on the lot, selection of appropriate equipment and such other appropriate means; and
 4. The establishment of the proposed renewable energy system will not prevent the normal and orderly use, development, or improvement of the adjacent property for uses permitted in the respective zoning district,

and, based upon the foregoing, the Plan Commission/Zoning Board of Appeals have recommended and the Mayor and Board of Trustees hereby find that the Community-Scale Ground-Mounted Solar Energy System proposed by the Petitioner does meet the above standards in that the proposed solar energy system will preserve the character and aesthetics of the Village's zoning districts in the interest of maintaining property values and promote public health, safety and welfare of Village residents and businesses, will be located so as to minimize intrusions adjacent to residential uses, and the proposed solar energy system will not prevent the normal and orderly use, development, or improvement of the adjacent property for uses permitted in the respective zoning district; and

WHEREAS, the Plan Commission/Zoning Board of Appeals made its recommendation to the Mayor and Board of Trustees for the preliminary approval of the Application of Petitioner for the rezoning of the Subject Property to the AG Zoning District and for preliminary approval of a Conditional Use for a Planned Development based upon the foregoing findings of fact and subject to the following express conditions:

1. Compliance with all comments and conditions received from the Village's consultants in advance of seeking final approval.
2. Prior to commencement of construction or as otherwise specified herein:
 - (a) The Petitioner shall construct or pay for the construction of all landscaping, stormwater management, utility and traffic improvements required for the development, all in accordance with the final approved engineering approved by the Village Administrator and/or his designee.

- (b) The Petitioner shall pay to the Village a community benefit donation of \$500,000 as voluntarily proposed by Petitioner, which cash donation is intended to assist the Village in offsetting future water and/or sewer capital improvements to connect the Subject Property to Village water and sewer to encourage future redevelopment of the property following decommissioning of the Project, fifty percent (50%) of which cash donation shall be paid within sixty (60) days following issuance of any building permit(s) by the Village and the remaining fifty percent (50%) of which cash donation shall be paid by the Petitioner to the Village upon substantial completion of the Project.
 - (c) The Petitioner shall secure in writing all permits and approvals as needed from the Village, from CLCJAWA, from Fox Lake and Lake County Public Works, Lake County Stormwater Management and U.S. Army Corps of Engineers for the Development.
 - (d) The Petitioner shall secure in writing all permits and approvals from the Lake County Division of Transportation for all access, road improvements, or other transportation infrastructure required for the Development.
 - (e) The Petitioner shall file with the Village Treasurer an irrevocable letter of credit or escrow in a form acceptable to the Village Attorney and in an amount approved by the Village Administrator for construction.
3. Prior to the issuance of any temporary or final Certificate of Occupancy for the Development, the Petitioner shall provide to the Village “as built” final plans showing the precise location of all improvements to the Subject Property, including all buildings, equipment, utilities, streets, trails, detention or retention ponds and drainage swales.
4. Petitioner shall prepare and submit a Final Plat of PUD prepared by an Illinois licensed surveyor in a form that can be later recorded.
5. A final maintenance and decommissioning plan and related bond, letter of credit or escrow for same in a form acceptable to the Village Attorney shall be provided to the Village and shall continue to be maintained while the solar energy system remains installed on the Subject Property.
6. The Petitioner shall be required to keep the system in good repair and proper operating condition and shall be required to decommission the system in accordance with its decommissioning plan, the Village Code and State and federal laws and regulations.
7. The Final Plat for the Development shall include the dedication of a blanket easement over, under, across, and through the entire Subject Property for the purpose of maintenance by the Village of the public water and sewer mains, in existence now or in the future and any and all utilities at such times and in such circumstances as the Village deems expedient, but the Village shall have the right but not the obligations to do so.
8. Approval of the requested variations does not imply and shall not be construed as approving or granting any other variation, waiver, or exception from any other provisions of the Village of Lake Villa Zoning Regulations, the Village of Lake Villa Village Code, or from the provisions of any other ordinances of the Village of Lake Villa or any State or federal laws or regulations.
9. Petitioner shall provide Level/Type ‘D’ landscape buffering/screening in compliance with the regulations for Level/Type “D” landscaping as set forth in the Village’s Zoning Code

along the entire length of the Subject Property bordering W. Petite Lake Road, as well as that distance of the westerly boundary of the Subject Property from W. Petite Lake Road initially proposed for landscape buffering in Petitioner's Application Landscape Plan as set forth in Exhibit F to Petitioner's Application.

10. Petitioner shall construct, install, maintain, repair and reconstruct a gravel, crushed stone and/or similar type material pedestrian trail north of and along W. Petite Lake Road from the easterly boundary of the Subject Property to the westerly boundary of the Subject Property in a width approved by the Village Administrator or his designee and using gravel, crushed stone and/or similar type material approved by the Village Administrator or his designee.
12. Upon substantial completion of the Project, in addition to the proposed cash donation as specified above, Petitioner shall, as proposed by Petitioner, pursuant to terms to be negotiated and agreed upon by both Petitioner and the Village, donate and transfer ownership of the underlying Subject Property in fee simple to the Village, which such terms are proposed to include a ground leaseback from the Village to the Petitioner of the Subject Property for the Project and proposed use, with an initial lease term period of twenty (20) years with up to three (3) subsequent five (5)-year term lease renewals at Petitioner's option, annual lease payments from Petitioner to the Village of \$10,000, and during which lease term(s), property taxes shall continue to be paid by Petitioner and all Project equipment and infrastructure shall continue to be owned and maintained by Petitioner.
13. Petitioner shall offer up to approximately one thousand one hundred (1,100) Lake Villa residents (i.e. individuals living in the 60046 zip code) priority enrollment in Petitioner's electricity bill credit program providing for the option to purchase a 10% electricity bill credit.
14. Petitioner shall bury and underground all ComEd transmission lines in lieu of installing overhead lines on the condition that ComEd approves such change, which such change shall be requested by Petitioner of ComEd.

WHEREAS, the term "Conditional Use", as used herein: (i) shall mean and refer to the process of transforming the Subject Property, which is currently vacant, from the state in which it exists at the effective date of this Ordinance, into a Conditional Use for a Planned Development to authorize the Project; and (ii) shall be broadly construed and shall include but not be limited to the following portions of the process: the preliminary and final planned development approvals for a Conditional Use for a Planned Development for the purpose of authorizing the Petitioner and/or its successors and assigns to construct, maintain, and operate in good condition the Project which is proposed to be constructed and installed on the Subject Property; and

WHEREAS, the Corporate Authorities of the Village have determined that, in their present form, the plans submitted by the Petitioner to the Village and reviewed by the Plan Commission/Zoning Board of Appeals and Mayor and Board of Trustees for the requested Conditional Use Permit for a Planned Development for the Project are generally consistent with the aforesaid provisions of the Lake Villa Village Code and the particular physical surroundings of the Subject Property, would not be detrimental to the public welfare or injurious to other property owners in the vicinity of the Subject Property, that the variation requested for the Project by the Petitioner relative to the maximum permitted height of certain equipment to be installed on the Subject Property relative to the Project in the AG (Agricultural) Zoning District is reasonable and would be consistent with the general purpose and intent of the Village's Zoning Regulations, but that certain modifications to the Petitioner's plans for the proposed Project and the Plan Commission/ Zoning Board of Appeals conditions of recommendations shall be required as set forth herein, and that the Petitioner shall be required to comply with the express conditions of this Ordinance prior to final Village approval of the requested rezoning of the Subject Property, zoning map amendment, Conditional Use Permit for a Planned Development for the Project, and the requested height variation:

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 find that the recitals, facts and terms and conditions stated in the preamble of this Ordinance are true and correct and same are incorporated into this Ordinance as findings of fact and terms and conditions of the Ordinance to the same extent as if each had been set forth herein in its entirety.

SECTION 2: The Corporate Authorities of the Village hereby acknowledge their receipt of and hereby approve the recommendation of preliminary approval of the Project received from the Plan Commission/Zoning Board of Appeals of the Village relative to this matter, subject to the express terms

and conditions of this Ordinance which provide for certain minor modifications to the Plan Commission/ Zoning Board of Appeal’s recommendations as set forth herein.

SECTION 3: Preliminary Approval of Petitioner’s Application Granted Subject to Conditions:

Subject to the terms and conditions of this Ordinance, as well as the conditions and limitations contained in the Zoning Regulations and/or Planned Development Regulations of the Village, the Mayor and Board of Trustees hereby grant to the Petitioner preliminary approval of the Petitioner’s Application for rezoning of the Subject Property from the Village’s UR1 (Urban Residential) Zoning District to the Village’s AG (Agricultural) Zoning District with an automatic reversion back to UR1 Zoning upon express conditions as stated herein, a related zoning map amendment, a height variation of six (6) feet to allow a maximum height of twelve (12) feet for the Project and System equipment and a Conditional Use Permit for a Planned Development for establishment of a Community-Scale, Ground-Mounted Solar Energy System (the “Project”) on the Subject Property commonly known as 23688 W. Petite Lake Road (P.I.N. 02-29-300-005) and 23472 W. Petite Lake Road (P.I.N. 02-29-400-032) (collectively, the “Subject Property”) to authorize the Petitioner’s construction, operation, maintenance in good condition, repair and reconstruction of the aforesaid Project which is more specifically described below, subject to the Petitioner’s timely and continued compliance with the following conditions and restrictions as set forth in this Ordinance and the requirements for modifications to the preliminary plans submitted to the Village for the Project, copies of which plans are attached hereto as Group Exhibit A and thereby made a part hereof, and are identified as follows:

(A) Project Plans:

- (1) EXHIBIT A: Application for Zoning Request(s) dated November 21, 2025, which includes, among other things, a Project Overview;
- (2) EXHIBIT D: Plat of Survey prepared by Manhard Consulting and dated July 19, 2024;
- (3) EXHIBIT F: Planned Unit Development Permit Plans for Lake Villa Community Energy Initiative, LLC prepared by Kimley-Horn and Associates, Inc. and dated November 21, 2025, which Plans include the following:
 - (a) Page C-100, Cover Sheet
 - (b) Page C-200, Site Layout

- (c) Page C-300, Grading and Drainage Plan
 - (d) Page C-301, Offsite Contributing Drainage Area Map
 - (e) Pages C-400 and C-401, Construction Details
 - (f) Page L-100, Landscape Plan
- (4) EXHIBIT H: Topographic Survey prepared by Manhard Consulting dated July 18, 2024 Pages 1-8;
 - (5) EXHIBIT I: Location Map (undated);
 - (6) EXHIBIT M: Product Cut Sheets;
 - (7) EXHIBIT N: Decommissioning Plan prepared by Kimley-Horn dated September, 2025 and last revised November, 2025;
 - (8) EXHIBIT O: Illinois Department of Natural Resources letter dated October 2, 2024;
 - (9) EXHIBIT P: Threatened and Endangered Species Report prepared by SCI Engineering, Inc. dated June 6, 2024;
 - (10) EXHIBIT Q: ECOCAT dated March 29, 2024;
 - (11) EXHIBIT R: IPAC dated March 27, 2024;
 - (12) EXHIBIT S: FAA Determination of No Hazard to Air Navigation dated September 24, 2024;
 - (13) EXHIBIT T: Agricultural Impact Mitigation Agreement (“AIMA”) between Lake Villa Community Energy Initiative, LLC and the Illinois Department of Agriculture executed by State of Illinois on May 28, 2025;
 - (14) EXHIBIT X: Wetland Delineation Report prepared by Kimley-Horn and dated August, 2025;
 - (15) EXHIBIT AA: Natural Resources Information Report prepared by McHenry-Lake County Soil & Water Conservation District dated September 16, 2025;
 - (16) EXHIBIT BB: Pollinator Friendly Habitat Development Plan prepared by Kimley-Horn and dated September, 2025, including the following attachments: (a) an Illinois Solar Site Pollinator Habitat Planning Form; (b) Standard Agreement for Interconnection of Distributed Energy Resources Facilities With a Capacity Less Than or Equal to 10 MVA; (c) Covenants, Conditions, and Restrictions as set forth by Lake Villa Community Energy Initiative, LLC; (d) Fiscal Impact Study; (e) Decommissioning Plan prepared by Kimley-Horn and dated September, 2025;
 - (17) EXHIBIT CC: Interconnection Agreement: Standard Agreement for Interconnection of Distributed Energy Resources Facilities with a Capacity Less Than or Equal to 10 MVA;
 - (18) EXHIBIT DD: Proposed Covenants to Govern the Use and Maintenance of the Development; and

Notwithstanding anything shown on or implied by the above preliminary exhibits, no rezoning, map amendment, variation, exception or waiver shall be approved or implied by this Ordinance or by the Ordinance which may provide for final PUD approval, unless such rezoning, variation(s), exception(s), or waiver(s) are each specifically and expressly stated in writing in one or both of such ordinances. Any approval of preliminary exhibits for the purposes of this Ordinance, and/or by the Ordinance hereafter providing for final PUD approval, and/or by any amendments thereto shall not constitute approval of

said plans for any other purposes under the Lake Villa Village Code, the Lake Villa Zoning Regulations, or any other applicable ordinances of this Village, and no grant of any rezoning, map amendment, variation(s), waiver(s) or exception(s) from any ordinances of the Village are intended or provided unless same are specifically and expressly stated in the subsequent final PUD ordinance.

SECTION 4: Express Conditions of Preliminary Approvals: The preliminary approvals granted for the Subject Property and for the proposed Project pursuant to this Ordinance shall be subject to the following conditions, restrictions, and limitations, and the Petitioner's failure to comply with any of the provisions of this Ordinance may, in the reasonable discretion of the Corporate Authorities of the Village, and upon adoption of a subsequent Ordinance relative thereto, suspend or revoke such preliminary approvals as herein granted:

- (A) The Petitioner shall revise and submit to the Village for the Village's review its Plans and/or submit additional plans for the Project prior to the Petitioner seeking final Village approval, which revised Plans and/or newly submitted plans shall be in compliance with all Village consultant comments including but not limited to those of the Village Planner, Teska and Associates, the Village Engineer, Applied Technologies, and the Village's Stormwater Management Consultant Engineer Jon Tack, and such other conditions, as noted below:
- (i) The Subject Property does not currently have utility connections. The Petitioner shall apply for any required connections, the cost of which shall be the responsibility of the Petitioner to pay.
 - (ii) The Petitioner shall submit a utility plan.
 - (iii) Relative to the proposed landscaping, the Petitioner shall provide a tree removal and free replacement schedule in compliance with the requirements of the Village's Zoning Regulations and shall only clear trees from the property after securing necessary tree removal permits and between November 1st and March 31st.
 - (iv) The Petitioner shall complete and submit a Phase I environmental study to the Village.
 - (v) The Petitioner shall conduct and submit a traffic impact study unless such study is deemed unnecessary by the Village Engineer and/or his designee.
 - (vi) Final engineering shall provide contact information for the required designated erosion control inspector (DECI).
 - (vii) All applicable permits shall be received by the Village prior to the issuing of the site development permit.

- (viii) A complete set of final engineering plans shall be submitted addressing all Lake County Watershed Development Ordinance and Village requirements for stormwater, which shall be signed and sealed by an Illinois Registered Professional Engineer.
 - (ix) The proposed Project has drainage from adjoining properties that are conveyed through the development area. The final engineering needs to determine the offsite tributary area and the conveyance of the drainage through the development for the existing and proposed conditions.
 - (x) The Petitioner's engineer shall determine the existing storage of all depressional areas with the overtop high water elevation determined.
 - (xi) The Petitioner shall install an eight foot (8') high security wood and wire fence around the entirety of the Project on the Subject Property as proposed in its Plans, which, excluding areas near or adjacent to public access areas, shall have a 6-inch gap along the bottom and periodic larger openings at intervals as proposed by the Petitioner to prevent the restriction of wildlife movement. Such fence shall be covered with green screening material as proposed by the Petitioner and preliminarily approved herein or as subsequently approved by the Village Administrator or his designee for a period of five (5) years.
 - (xii) Following decompaction of the site in accordance with recommendations from the Illinois Department of Natural Resources, a native pollinator seed mix shall be planted within the fenced area to create a natural habitat and maintained by the Petitioner in accordance with Petitioner's Pollinator Friendly Vegetation Plan and standard and accepted practices in order to promote native pollinator habitat establishment and prevent the spread of invasive species.
 - (xiii) The Petitioner shall regularly mow and maintain the grass outside of the eight foot (8') high security fence to be installed by the Petitioner around the entirety of the Subject Property, which shall not exceed a maximum height of eight (8") inches.
 - (xiv) The solar panels should not exceed twelve feet (12') in height at their full-tilt height.
- (B) The Petitioner shall also be required to comply with the following additional conditions consistent with the recommendation by the Village's Plan Commission/Zoning Board of Appeals at its hearing on January 21, 2026, as modified herein, and specifically:
- (i) Prior to commencement of construction on the Project, or as otherwise specified herein:
 - (a) The Petitioner shall construct, install and/or pay for the construction of all landscaping, stormwater management, utility and traffic improvements required for the Project, all in accordance with the final approved engineering approved by the Village Administrator and/or his designee.

- (b) Community Benefit Cash Donation: The Petitioner shall pay to the Village a community benefit cash donation as voluntarily proposed by the Petitioner, in the amount of \$700,000.00, which cash donation is intended to assist the Village in offsetting future capital public infrastructure improvements to the Subject Property, including but not limited to water and/or sewer capital improvements needed to connect the Subject Property to Village water and sewer in order to encourage future redevelopment of the property following decommissioning of the Project, \$250,000.00 of which cash donation shall be paid within sixty (60) days following issuance of any building permit(s) by the Village and the remaining \$450,000.00 of which cash donation shall be paid by the Petitioner to the Village upon substantial competition of the Project.
- (c) Permits and Approvals:
- (i) The Petitioner shall secure in writing all permits and approvals as needed from the Village, from CLCJAWA, from Fox Lake and Lake County Public Works, Lake County Stormwater Management and the U.S. Army Corps of Engineers for the Development or “no permit letters” shall be obtained.
- (ii) The Petitioner shall secure in writing all permits and approvals from the Lake County Division of Transportation for all access, road improvements, or other transportation infrastructure required for the Project.
- (d) The Petitioner shall deposit with the Village Treasurer an irrevocable letter of credit or escrow in a form acceptable to the Village Attorney and in an amount approved by the Village Administrator for construction.
- (ii) Prior to the issuance of any temporary or final Certificate of Occupancy for the Project, the Petitioner shall provide to the Village “as built” final plans showing the precise location of all improvements to the Subject Property, including but not limited to all equipment and utilities.
- (iii) The Petitioner shall prepare and submit a Final Plat of PUD prepared by an Illinois licensed surveyor in a form that can be later recorded.
- (iv) A final maintenance and decommissioning plan and related bond, letter of credit and/or escrow for same in a form acceptable to the Village Attorney shall be provided to the Village and shall continue to be maintained while the Community-Scale Ground-Mounted Solar Energy System and other related improvements (sometimes referred to herein as the “system”) remain installed on the Subject Property.
- (v) The Petitioner shall be required to keep the system in good repair and safe and proper operating condition and shall be required to decommission the system in accordance with the decommissioning plan approved by the Village, the Village Code and State and federal laws and regulations.
- (vi) The Final Plat for the Project shall include the dedication of a blanket easement over, under, across, and through the entire Subject Property other than those areas occupied by approved

structures for the purpose of maintenance by the Village of public water and sewer mains, in existence now or in the future and any and all utilities at such times and in such circumstances as the Village deems expedient, but the Village shall have the right but not the obligations to do so.

- (vii) Approval of the requested variations does not imply and shall not be construed as approving or granting any other variation, waiver, or exception from any other provisions of the Village of Lake Villa Zoning Regulations, the Village of Lake Villa Village Code, or from the provisions of any other ordinances of the Village of Lake Villa or any State or federal laws or regulations.
- (viii) The Petitioner shall provide Level/Type ‘D’ landscape buffering/screening in compliance with the regulations for Level/Type “D” landscaping as set forth in the Village’s Zoning Code along the entire length of the Subject Property bordering W. Petite Lake Road, as well as that distance of the westerly boundary of the Subject Property from W. Petite Lake Road initially proposed for landscape buffering in the Petitioner’s Application Landscape Plan as set forth in Exhibit F to the Petitioner’s Application.
- (ix) No Walking Trail Required: Contrary to the recommendation of the Plan Commission / Zoning Board of Appeals’, the Petitioner shall not be required to install any trail or walking path. In lieu of such path, the estimated costs for such improvement have instead been added to and included in the total community benefit cash donation described herein, which such community benefit cash donation is intended to assist the Village in offsetting future capital public infrastructure improvements to the Subject Property in order to assist with future development of the Subject Property following decommissioning.
- (x) Community Benefit Land Donation: Upon substantial completion of the Project, in addition to the community benefit cash donation as described herein, the Petitioner shall, as proposed by the Petitioner, pursuant to terms to be negotiated and agreed upon by both the Petitioner and the Village Board in writing, donate and dedicate the underlying Subject Property in fee simple to the Village as a voluntarily-proposed community benefit land donation, which such terms shall include a leaseback from the Village to the Petitioner of the Subject Property for the Project and the proposed use by the Petitioner, with an initial lease term period of twenty (20) years with up to three (3) subsequent five (5)-year term lease renewals at Petitioner’s option, annual lease payments from the Petitioner to the Village of \$10,000.00, and during which lease term(s), property taxes for the Subject Property, leasehold and Project use shall continue to be paid by the Petitioner and all Project equipment and infrastructure shall continue to be owned and maintained by the Petitioner.
- (xi) The Petitioner shall offer up to approximately one thousand one hundred (1,100) Lake Villa residents (i.e. individuals living in the 60046 zip code) priority enrollment in the Petitioner’s electricity bill credit program providing for the option to purchase a 10% electricity bill credit, which such program shall not be unreasonably terminated by the Petitioner while the proposed use remains commissioned.
- (xii) The Petitioner shall bury and underground all ComEd transmission lines in lieu of installing overhead lines provided that ComEd approves this change, which such change shall be requested by the Petitioner of ComEd.

(D) Uses Permitted on the Subject Property and Conditions Related Thereto:

- (1) Uses Permitted: Upon rezoning of the Subject Property to the Village's AG (Agricultural) Zoning District, the uses which may be established, operated and maintained on the Subject Property in good condition shall be as follows:
 - (a) The Subject Property is approximately of 48.52 acres in the aggregate and is comprised of two adjacent parcels. The uses hereby permitted to be established on the Subject Property shall be established on not more than 24 acres of the Subject Property and shall be established at a location on the Subject Property in substantial compliance with the final Approved Site Plan approved by the Corporate Authorities of the Village. Except for that portion of the Subject Property upon which the requested Planned Development will be located, the remaining approximately 24 acres of the Subject Property, as rezoned from the Village's UR1 (Urban Residential) to the AG (Agricultural) Zoning District shall remain vacant at this time. Any use, other than a use otherwise listed as a permitted use to be established on the remaining portion of the Subject Property in the AG Zoning District by the Petitioner, shall be prohibited unless and until written approval of such use is approved by a subsequent ordinance of the Corporate Authorities of the Village.
 - (b) The uses permitted to be established by the Petitioner on the Subject Property shall consist of the construction, installation, operation and maintenance in good condition of an up to 4.95 MWAC aggregate commercial solar energy facility on 24 acres of the Subject Property, including a single axis tracking ground-mounted solar array, associated electrical equipment, a fence eight feet (8') in height to be install around the entirety of the Subject Property, with two access points to West Petite Lake Road (hereinafter sometimes referred collectively to as the "Project"), all of which shall be located on an approximately 24-acre portion of the Subject Property and be constructed in compliance with the 2026 Approved Final Plans therefor (hereinafter sometimes referred to as the "2026 Approved Final Plans").
 - (c) As to the remaining approximately 24-acre portion of the Subject Property, those uses which may be established on that portion of the Subject Property shall be those uses which are otherwise permitted by right from time to time in the Lake Villa AG Zoning District. Once the Subject Property is transferred and dedicated to the Village in fee simple in accordance with the community benefit land donation as described herein, the Village shall be entitled to use and/or develop that portion of the Subject Property that is not being used by the Petitioner for the Project and use described herein as it sees fit, provided that such use and/or development does not in any way impede or encroach upon the Petitioner's use of the Subject Property as authorized herein.
 - (d) Buildings, Signage and Site Lighting: The Project shall include only those elements of a ground-mounted solar energy system as identified in the final plans approved by the Village for the Project and shall not include any buildings, signage, or any additional lighting to be constructed and/or installed on the Subject Property.

- (E) Variation Requested: As part of the Conditional Use Permit requested by the Petitioner, the Petitioner is seeking approval of an exception from certain provisions of the Village Zoning Regulations to permit the equipment and/or structures associated with the ground-mounted solar energy system proposed to be installed on the Subject Property to have a maximum height of twelve feet (12') as measured from the average grade at the base of the system to the highest edge of the system, at full tilt, as installed, notwithstanding the fact that a maximum height of six feet (6') for a ground-mounted solar energy system is otherwise permitted by Section 10-6E-4(B)(2) of the Village's Zoning Regulations. The Village's Plan Commission/Zoning Board of Appeals recommended preliminary approval of the requested height variation and such variation is herein preliminarily approved.
- (F) Rezoning of the Subject Property and Map Amendment Preliminary Approval: The Plan Commission/Zoning Board of Appeals and the Mayor and Board of Trustees of the Village both considered the respective provisions of Village's Zoning Regulations relative to rezoning of the Subject Property and have determined that, in order to best accommodate the Project proposed to be constructed on the Subject Property, it is necessary, appropriate and in the best interests of the Village that the Petitioner's request that the Subject Property be rezoned in its entirety from the Village's UR1 (Residential) Zoning District to the Village's AG (Agricultural) Zoning District be preliminarily approved and that a related amendment to the Village's Official Zoning Map should be preliminarily approved, subject to the Petitioner's agreement with the following express conditions to wit, that the zoning of the Subject Property, following subsequent final approval of the Petitioner's request for rezoning and a related map amendment, will automatically revert back to its original UR1 zoning upon the earlier of the following to occur:
1. If the Petitioner, or its successor(s) or assign(s) have not commenced construction on the Project within five (5) years from the effective date of the Ordinance approving the requested Conditional Use;
 2. The expiration or termination of the Petitioner's lease of the Subject Property; or
 3. The decommissioning of the complete Project from the Subject Property, which automatic reversion to the aforesaid prior UR1 (Residential) zoning classification would occur without any further action by the Village.
- (G) Conditions Precedent: Subsequent final approval of the requested rezoning of the Subject Property, a related Zoning Map amendment, and the requested Conditional Use for the Project, including the requested height variation, shall all be subject to the Petitioner's timely and continued compliance with the following conditions precedent:
- (i) Approval Specific to Petitioner:
 - (a) Approval of the requested rezoning of the Subject Property, the related Zoning Map amendment, the requested Conditional Use Permit for the Project and related height variation shall be specific to the Petitioner, Lake Villa Community Energy Initiative, LLC, a wholly-owned entity of ECA Solar, LLC, as the proposed contract purchaser and proposed future leaseholder on the Subject Property, and shall be in full force and effect until expiration and/or termination of the Petitioner's future leaseback of the Subject Property. Should the Petitioner fail to acquire title to the Subject Property, the Ordinance granting final approval of the Project shall be null and void and of no further effect.

- (b) The Owner and the Petitioner, as the case may be, shall agree that upon the earlier of the following to occur, zoning of the Subject Property, following subsequent final approval of the Petitioner's request for rezoning and a related map amendment, shall automatically revert back to its original UR1 (Residential) Zoning:
1. If the Petitioner, or its successor(s) or assign(s) have not commenced construction on the Project within five (5) years from the effective date of the Ordinance approving the requested Conditional Use;
 2. The expiration or termination of the Petitioner's lease of the Subject Property; or
 3. The decommissioning of the complete Project from the Subject Property, which automatic reversion to the aforesaid prior UR1 (Residential) zoning classification would occur without any further action by the Village.
- (c) Transfer of Ownership/Control: Ownership and/or control of the Subject Property, leasehold and/or of the Project shall not be transferred to any other person and/or entity until and unless the Petitioner first obtains the Village's prior written approval of such transfer by ordinance of the Corporate Authorities of the Village, which approval shall not be unreasonably withheld. Such proposed new owner, transferee and/or lessee shall provide evidence to the Village of its qualifications and financial ability to operate the subject Project in a safe and successful manner, at which time such new owner, transferee and/or lessee shall apply to the Village for a new Conditional Use Permit or the transfer and amendment to the existing Conditional Use Permit for the Subject Property.
- (ii) The Petitioner shall be required to construct and install the Project on the Subject Property in substantial compliance with the final 2026 Approved Plans therefor and shall thereafter be required to maintain the Subject Property and the Project in good, safe, and proper operating condition.
- (iii) The Petitioner, and its successor(s) and assign(s), shall be required to establish, operate and maintain the Project on the Subject Property in good repair and proper operating condition and in compliance with all applicable provisions of the Lake Villa Zoning Regulations, the Lake Villa Village Code, and all applicable county, state, and federal regulations.
- (iv) Neither the Project, nor any part thereof, shall be operated or maintained in such a manner so as to have a substantial adverse impact on the health, safety, and/or welfare of residents or properties in the vicinity thereof, and the Petitioner or its successors and assigns shall take all necessary steps to prevent and/or remedy any such adverse impacts in a timely manner.
- (v) Village's Right to Suspend or Revoke Conditional Use Permit: Notwithstanding anything contained in this Ordinance to the contrary, if, at any time, the Mayor and Board of Trustees of the Village finds that the Conditional Use Permit for the Project has or have caused, is causing, or has or is contributing to any substantial adverse impact(s) on the surrounding area and/or to residents and/or properties in the vicinity, or on the public health and safety, and/or is in violation of any applicable provisions of the Lake Villa Village Code and/or

the Lake Villa Zoning Regulations, the Petitioner and/or its successor(s) and/or assign(s) shall be sent written notice of said findings via Certified Mail, return receipt requested, advising the Petitioner or its successors and assigns that the Petitioner or its successors and assigns is required to bring the Project and the Subject Property, and/or the use thereof, into compliance with the Ordinance granting final approval of the Project and any other applicable Village ordinances, and any and all applicable provisions of the Lake Villa Village Code and the Lake Villa Zoning Regulations, within thirty (30) days from the date of said notice, and the Petitioner or its successors and assigns may also request a hearing on such a request before the Mayor and Board of Trustees of the Village, or before the Village Administrator as their designee. If the Petitioner or its successors and assigns fails to bring the Subject Property and the Project into such compliance, the Mayor and Board of Trustees of the Village, or the Village Administrator, as their designee, may suspend or revoke said Conditional Use Permit after a thirty (30) day written notice has been sent to the Petitioner and to its successor(s) and assign(s), and after an opportunity to be heard by the Mayor and Board of Trustees or the Village Administrator as their designee has been given to the Petitioner and/or its successor(s) and/or assign(s) within said thirty (30) day period.

- (vi) Compliance with Applicable Laws: The Petitioner and its successor(s) and/or assign(s) shall be required to operate the Project in compliance with: (i) the applicable provisions of the Lake Villa Zoning Regulations, of the Lake Villa Planned Development Regulations, and of the Lake Villa Village Code as amended from time to time; (ii) the Lake County Watershed Development Ordinance as adopted by the Village of Lake Villa; and (iii) all applicable laws and regulations of the State of Illinois and all other applicable local, County, State, and federal laws and regulations.
- (vii) Neither the Owner nor the Petitioner shall be permitted to commence any construction activity on the Subject Property until such time that the Petitioner has received final approval of the Project by a subsequent Ordinance adopted by the Mayor and Board of Trustees of the Village.
- (viii) The decommissioning of the Project shall be accomplished by the Petitioner, or its successor(s) and/or assign(s) in substantial compliance with the Decommissioning Plan prepared by Kimley-Horn dated September, 2025 and last revised November, 2025, or such later version approved in writing by the Village.
- (ix) No Other Waivers Implied: Nothing contained in this Ordinance shall imply or be construed as approving or granting any variation, waiver, or exception from any provisions of the Village of Lake Villa Zoning Regulations or the Lake Villa Village Code, or from the provisions of any other ordinances of the Village, except as expressly provided herein.
- (x) Underground Utilities: All utilities, including, without limitation, electric, telephone, gas and cable TV lines hereafter installed as part of the Conditional Use Permit for the Property shall be installed and maintained underground in public rights-of-way or in easements provided for those purposes, provided that Petitioner is able to secure undergrounding approval from the applicable utility providers consistent with the terms provided herein. All care should be taken by the Petitioner and by its successors and

assigns to avoid disturbing or damage to trees of good health and good quality which are to be preserved to the extent possible when any utilities are being installed. If the Village Administrator, or his designee, determines that it is not feasible for any utilities or their appurtenant equipment to be located underground, the Petitioner or its successors and assigns shall present a screening plan for such above-ground utilities and their appurtenant equipment and a proposed screening location for the review and approval of the Village Administrator, or his designee, prior to the installation of such utilities, and the Petitioner, its successors and/or assigns shall install and thereafter maintain in good condition such approved screening.

- (H) Vehicular Access to the Subject Property: Access to the Subject Property and to the Project shall be via two (2) ingress/egress access points along West Petite Lake Road. Each such access point shall have locked metal gates to secure entry to and ensure the safety of the site.
- (I) Easements: The Subject Property, until such time as it is transferred in fee simple to the Village and at all times thereafter, and the related leasehold, shall all be subject to a blanket water, sanitary sewer, storm sewer, drainage, access and maintenance easements in favor of the Village, all of which shall be approved in writing in advance by the Village Administrator, or his designee, and the location of such blanket easements shall be approved by the Village Engineers and the Village Board, and thereafter recorded, and the language of such blanket easements shall be approved by the Village Attorney prior to the execution and recording of said documents. Such easements shall be designated as “Village Easements,” and shall be further designated for purposes as appropriate in each case, and such easements are to be kept free of shrubbery, fences and all structures, except as approved herein or as hereafter approved by the Village Administrator, or by his designee.
- (J) Landscaping, Tree Preservation:
1. All landscaping to be installed on the Subject Property shall comply with the approved final Landscape Plan and shall be in substantial compliance with the 2026 Approved Final Plans which shall be generally consistent with the landscape standards of the Lake Villa Village Code. Any minor changes to the approved final Landscape Plan may be approved by the Village Administrator, and major changes in the approved final Landscape Plan may be approved by the Village Board but no further hearing before the Plan Commission shall be required for any such change(s).
 2. All planting of trees, shrubs, ground cover, perennials, sod, and other vegetation shall be performed at an appropriate time of year.
- (K) Security for Improvements:
1. Prior to the issuance of any site development permit or other permit for the subject Conditional Use for the Project, the Petitioner or its successors and assigns shall be required to cause an irrevocable letter of credit to be established by the Petitioner in the Village’s favor and provided to the Village in such amount as determined by the Village Engineer, or his designee, and such letter of credit shall be in such form as approved by the Village Attorney to assure that adequate funds will be available to the Village to complete the

required improvements, if any, if the Petitioner or its successors and assigns shall fail to do so. The amount of such letter of credit, may be reduced from time to time for improvements completed to date; provided, however, that each reduction shall be approved in writing in advance by the Mayor, or by his designee, and in no event shall such letter of credit be reduced below that amount required to complete all remaining work on improvements within or related directly or indirectly to the subject Conditional Use for the Project and to provide the required reserve for maintenance and other contingencies as described in such letter of credit. Public improvements for the purposes of this Ordinance shall not only include improvements which will be owned by and/or dedicated to the Village, but shall also include landscaping required pursuant to the approved final Landscape Plan, any other improvements which are required to comply with all applicable ordinances of the Village, and also all required erosion control and stormwater management improvements as required by the applicable ordinances of the Village and by the Lake County Watershed Development Ordinance.

2. The amount of the letter of credit shall be an amount determined by the Village Engineer to be approximately equal in the aggregate to one hundred twenty-five percent (125%) of the estimated cost of the required improvements which must be completed by the Petitioner or by its successors and assigns within two (2) years, as well as the cost of the maintenance thereof. The letter of credit shall include sums sufficient to construct all “required improvements” which shall include but not be limited to any required improvements to the Village’s storm water system as well as any and all drainage improvements, utility connections, street improvements, lighting, landscaping, and any other required improvements as described in this Ordinance, all as generally depicted on the 2026 Approved Final Plans. The letter of credit shall also include amounts for the costs of completion and maintenance of the required improvements, including amounts for inflation and contingencies, until such required improvements are approved and/or accepted by the Village.
3. Such letter of credit shall provide, among other things, that any part or all of the funds available pursuant to the letter of credit may, at the sole discretion of the Village, be drawn by the Village at any time or times provided that the Village shall have first determined that the Petitioner or its successors and assigns has defaulted in any of their obligations hereunder or that the Petitioner or its successors and assigns has failed to complete any of the improvements secured thereunder within the time specified herein.
4. In addition to the funds available pursuant to the letter of credit, the Petitioner and its successors and assigns shall remain obligated to maintain in good condition, replace, repair and reconstruct all improvements required and/or authorized by this Ordinance in order that the requirements of this Ordinance and all ordinances of the Village are fully complied with.

(L) Escrow for Village Costs and Expenses: The Petitioner and its successor(s) and/or assign(s) shall be required to establish a cash escrow account held by the Village Treasurer in such amount(s) as determined by the Village Administrator from time to time to provide for the reimbursement to the Village for all staff and outside consultants’ time required to review and approve any aspect of the Project proposed to be constructed on the Subject Property, and any related documents or approvals, including engineering plans and specifications and inspections thereof. Charges will

be made to the account for actual time spent by various staff members and/or for reasonable charges invoiced to the Village by the Village's outside consultants in connection with such reviews, approvals and inspections. If such an account becomes substantially depleted during the pendency of this matter, the Petitioner or its successors and assigns shall be required to make additional deposits from time to time in such amounts as determined by the Village Administrator to cover future expenses. Funds deposited into such escrow account, which remain after the development of the Subject Property is completed and closed out, shall be refunded to the Petitioner or to its successors and assigns after all outstanding invoices have been paid.

- (M) General Conditions: The Village's grant of the subject Conditional Use Permit shall be and is hereby expressly subject to the timely and continued compliance by the Petitioner, and its successor(s) and/or assign(s), with the terms, conditions, and restrictions of this Ordinance granting preliminary approval, any future and subsequent Village ordinance granting final approval for the Project, and all applicable provisions of the Lake Villa Building Regulations and the other related provisions of the Lake Villa Zoning Regulations and/or the Lake Villa Village Code, as each may be amended from time to time, and all applicable Federal and State laws and regulations.
- (N) No Variations or Waivers Implied: Nothing contained in this Ordinance shall imply or be construed as approving or granting any variation, waiver, or exception from any provisions of the Village of Lake Villa Zoning Regulations or the Lake Villa Village Code, or from the provisions of any other ordinances of the Village, except as expressly provided herein and hereinafter subsequently approved by a future and subsequent Village ordinance granting final approval.

SECTION 5. MISCELLANEOUS PROVISIONS.

- (A) Binding Effect: The provisions of this Ordinance, including, without limitation, the proposed Conditional Use Permit to authorize the Project, and all obligations, conditions, restrictions, limitations and rights related thereto, shall be binding upon and specific to the Petitioner and its successors and assigns and to any corporation or LLC controlled by the Petitioner and its successors and assigns and binding upon any and all portions of the Subject Property. The benefits, burdens, rights, and obligations of the Petitioner and/or its successors and assigns under this Ordinance shall run with the title to the Subject Property and shall be binding upon the Petitioner and its successors and assigns. All obligations, conditions, restrictions, and limitations contained in this Ordinance related to the Subject Property and the proposed Project shall be jointly and severally binding upon, and inure to the benefit of the Petitioner and its successors and/or assigns and on the owner(s) of the Subject Property, and shall specifically be enforceable by the Village of Lake Villa against any and all of those parties.
- (B) Reimbursement to the Village for Out-of-Pocket Expenses: The Petitioner and its successors and assigns shall fully reimburse the Village for any out-of-pocket expenses incurred by the Village and/or its consultants to review and approve any submittals provided by the Petitioner or by its successors and assigns with regard to the Project and any and all improvement(s) required for the Project, this Ordinance and any related expenses, including but not limited to any planning, engineering and/or legal fees. The Petitioner or its successors and assigns shall also reimburse the Village for any additional out-of-pocket expenses hereafter incurred by the Village relative to this Ordinance and/or the uses herein authorized within thirty (30) days after being invoiced by the

Village for same. Such reimbursement to the Village shall also include but not be limited to any out-of-pocket expenses incurred by the Village for investigation and/or enforcement of allegations of violation(s) of this Ordinance, but the Petitioner and its successors and assigns shall be liable for expenses of investigation and enforcement only if the Village Board or Village Administrator makes a finding that, based upon the results of such Village investigation, the alleged violation(s) were well-founded.

(C) Indemnification:

1. The Village agrees to cooperate with the Petitioner and its successors and assigns in defending any action which contests any aspect of this Ordinance. The Petitioner, for itself and for its successors and/or assigns agrees to and shall hold harmless and indemnify the Village, its elected and appointed officials, officers, employees, and other agents (the "Indemnified Village Parties") relative to any such actions and/or costs, claims, or expenses relative thereto, and all costs, including attorneys' fees, incurred by the Village in connection therewith shall be paid for by the Petitioner or by its successors and assigns or reimbursed to the Village by the Petitioner or by the successors and assigns of the Petitioner. The Village may require a reasonable deposit by the Petitioner or by its successors and assigns to cover any anticipated cost of such defense.
2. The Petitioner, for itself and for its successors and assigns hereby undertakes and agrees, to the greatest extent permitted by law, to indemnify, defend, save and keep harmless the Indemnified Village Parties from and against any loss, cost, damage, liability, claim or expense, including attorneys' fees, which any of the Indemnified Parties may suffer, incur or sustain from or arising out of any injuries to or death of any person or persons, or damage to or loss of any real or personal property, including but not limited to damage to the Subject Property and/or to the property of any tenants or invitees of the tenants of said Subject Property, including but not limited to damages due to or resulting directly or indirectly from the Subject Property and/or any use and/or occupancy of the Subject Property, and/or any violation of this Ordinance.

(D) Remedies:

1. Any violation of this Ordinance shall also be deemed a violation of the Village of Lake Villa Zoning Code and the Lake Villa Village Code and each day such a violation of this Ordinance exists or continues shall constitute a separate offense. As provided in the Village of Lake Villa Village Code, each such offense shall be punishable by a mandatory minimum daily fine of not less than that which is set forth in Section 1-18-1 of the Village of Lake Villa Village Code, as amended from time to time.
2. In the event the Petitioner and its successors and assigns fails to pay or reimburse the Village for any fees and/or expenses due pursuant to this Ordinance or pursuant to the other applicable ordinances of the Village, or if the Petitioner or its successors and assigns otherwise violates this Ordinance, or is otherwise in default in its obligations under this Ordinance, and has been notified of and failed to cure such default, the Village shall be entitled to all remedies available at law and/or in equity and, in addition to all other remedies available including those otherwise set forth in this Ordinance, the Village may suspend, revoke, or decline to issue any building, occupancy and/or other permit, license(s), or

approvals required by the ordinances of the Village and/or the Village may suspend or revoke the Conditional Use Permit which may be granted for the Subject Property.

- (E) Severability Clause: It is the intention of the Corporate Authorities that this Ordinance and every provision thereof shall be considered separable and the invalidity of any section, clause, provision, part, or portion of any section, clause, or provision of this Ordinance shall not affect the validity of any other portion of this Ordinance. If any section, subsection, subdivision, paragraph, sentence, clause or phrase of this Ordinance or any part thereof is for any reason held to be unconstitutional or invalid or ineffective by any court of competent jurisdiction, such decision shall not affect the validity or effectiveness of the remaining portions of this Ordinance, or any part thereof. The Corporate Authorities hereby declare that it would have approved each section, subsection, subdivision, paragraph, sentence, clause or phrase thereof irrespective of the fact that any one or more sections, subsections, subdivision, paragraphs, sentences, clauses or phrases be declared unconstitutional, invalid or ineffective.
- (F) Exhibits: Attached hereto as Group Exhibit B and thereby incorporated herein by reference, are the Petitioner's Plans in relevant part which were provided to the Village and reviewed and considered by the Plan Commission and by the Board of Trustees for the Subject Property, in addition to other submittals from the Petitioner and members of the public. All such exhibits attached to this Ordinance are deemed to be and are expressly made a part of and incorporated into this Ordinance to the same extent as if each such exhibit had been set forth in its entirety in the body of this Ordinance, provided, however, the exhibits attached to this Ordinance are tentative, conceptual, and preliminary only, and the incorporation by reference of such exhibits shall not constitute final approval for the purposes of issuance by the Village of any permit(s) and/or approval(s) for the Project.
- (G) Approval Authority: If any provisions of this Ordinance delegate approval authority to any Village officer, employee, or agent for any aspect of this Ordinance, then the Petitioner or its successors and assigns or such Village officer, employee, or agent, as the case may be, or his or her designee, shall have the right to have any such decision of such Village officer, employee or agent, or his or her designee, reviewed, reconsidered, and a final decision thereon made by the Corporate Authorities of the Village. Any reference in this Ordinance to the authority of the Mayor or the Village Administrator to grant or deny any approval shall, whether or not so specified, include the authority for such decision to be made by their respective designee.

SECTION 6: This Ordinance shall be in full force and effect from and after its passage, approval and publication in pamphlet form, provided however, that the approval(s) granted by this Ordinance shall have no force or effect unless and until the Petitioner has caused a duly authorized person to execute and thereafter file with the Village the unconditional agreement and consent in the form entitled "Acceptance" attached hereto and by this reference incorporated herein and made a part hereof (the "Acceptance"); and further provided that, if the Petitioner does not submit such an executed Acceptance to the Village Administrator within sixty (60) days following the passage of this Ordinance, the Village

Board may, in its discretion and without public notice or hearing, repeal this Ordinance and thereby revoke all approvals granted in this Ordinance.

SECTION 7: The Village Clerk is hereby directed to publish this Ordinance in pamphlet form, and this Ordinance shall be in full force and effect from and after its passage, approval and publication in pamphlet form as provided by law, but only after its acceptance and execution of the attached Acceptance page by the Petitioner, Lake Villa Community Energy Initiative, LLC, a wholly-owned entity of ECA Solar, LLC, and by the Owner of the Subject Property, Kevin Vincent Forrestal, as Successor Trustee of the Catherine Forrestal Declaration of Trust Dated 1/17/91.

Passed by the Corporate Authorities on February 23, 2026, on a roll call vote as follows:

AYES: Trustees

NAYS:

ABSENT:

ABSTAIN:

Approved by the Mayor on _____, 2026.

James McDonald, Mayor,
Village of Lake Villa

ATTEST:

Connie Olker, Village Clerk

Published in pamphlet form this 23rd day of February, 2026.

AN ORDINANCE GRANTING PRELIMINARY APPROVAL FOR THE REZONING OF THE
SUBJECT PROPERTY, A RELATED ZONING MAP AMENDMENT,
AND A CONDITIONAL USE PERMIT FOR A PLANNED DEVELOPMENT FOR A
COMMUNITY-SCALE GROUND-MOUNTED SOLAR ENERGY SYSTEM
ON THE PROPERTY AT 23688 W. PETITE LAKE ROAD (P.I.N. 02-29-300-005)
AND 23472 W. PETITE LAKE ROAD (P.I.N. 02-29-400-032)

EXHIBIT A

LEGAL DESCRIPTION OF THE SUBJECT PROPERTY:

TITLE COMMITMENT LEGAL DESCRIPTION:

PARCEL 1: THE EAST 1543 FEET OF THAT PART OF THE SOUTHWEST 1/4 OF SECTION 29, TOWNSHIP 46 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS, TO-WIT: BEGINNING AT THE SOUTHWEST CORNER OF SAID 1/4 SECTION AND RUNNING THENCE NORTH ON THE WEST LINE OF SAID SECTION, 22.14 CHAINS; THENCE SOUTH 85 1/2 DEGREES EAST, 40.09 CHAINS TO THE EAST LINE OF SAID SOUTHWEST 1/4 OF SAID SECTION 29; THENCE SOUTH 19 CHAINS TO THE SOUTHEAST CORNER OF SAID 1/4 SECTION, THENCE WEST ALONG THE SOUTH LINE OF SAID SOUTHWEST 1/4 TO THE POINT OF BEGINNING, IN LAKE COUNTY ILLINOIS, EXCEPT FOR THE REAL PROPERTY CONDEMNED IN A CERTAIN JUDGMENT ENTERED MARCH 20, 2008 RECORDED IN LAKE COUNTY ON APRIL 7, 2008 AS DOCUMENT NUMBER 6329030.

PARCEL 2: THAT PART OF THE SOUTHEAST 1/4 OF SECTION 29, TOWNSHIP 46 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF THE SOUTHEAST 1/4 SECTION; THENCE NORTH ON THE WEST LINE OF SAID 1/4 SECTION 19 CHAINS; THENCE SOUTH 85 1/2 DEGREES EAST TO A POINT 351.41 FEET EAST OF THE WEST LINE OF SAID SOUTHEAST 1/4; THENCE SOUTH PARALLEL WITH THE WEST LINE OF SAID SECTION 29 TO THE SOUTH LINE OF SAID SECTION; THENCE WEST ALONG THE SOUTH LINE OF SOUTHEAST 1/4 SECTION TO THE POINT OF BEGINNING, IN LAKE COUNTY, ILLINOIS, EXCEPT FOR THE REAL PROPERTY CONDEMNED IN A CERTAIN JUDGMENT ENTERED MARCH 20, 2008 RECORDED IN LAKE COUNTY ON APRIL 7, 2008 AS DOCUMENT NUMBER 6329030. AND BEING THE SAME PROPERTY CONVEYED TO CATHERINE FORRESTAL AND MARK FORRESTAL FROM JAMES W. ASHLEY, AS TRUSTEE UNDER THAT CERTAIN TRUST AGREEMENT KNOWN AS THE SUSANNA FARMS TRUST NUMBER FIVE DATED THE 27TH DAY OF DECEMBER, 1963 BY TRUSTEE'S DEED DATED MARCH 4, 1966 AND RECORDED MARCH 10, 1966 IN INSTRUMENT NO. 1297241; AND FURTHER CONVEYED TO CATHERINE FORRESTAL, AS TRUSTEE OF THE CATHERINE FORRESTAL DECLARATION OF TRUST DATED JANUARY 17, 1991 FROM CATHERINE M. FORRESTAL BY QUIT CLAIM DEED DATED MAY 1, 1991 AND RECORDED JUNE 10, 1991 IN INSTRUMENT NO. 3027213; AND FURTHER CONVEYED TO CATHERINE FORRESTAL, DIVORCED AND NOT RE-MARRIED FROM CATHERINE FORRESTAL, AS TRUSTEE UNDER THE CATHERINE FORRESTAL DECLARATION OF TRUST DATED THE 17 DAY OF JANUARY, 1991 BY TRUSTEE'S DEED DATED DECEMBER 30, 1992 AND RECORDED DECEMBER 31, 1992 IN INSTRUMENT NO. 3265448; AND FURTHER CONVEYED TO NANCY TUOHY, AS TRUSTEE UNDER THE PROVISIONS OF A TRUST AGREEMENT DATED THE 30TH DAY OF DECEMBER, 1992, AND

KNOWN AS TRUST NO. 1 FROM CATHERINE FORRESTAL BY DEED IN TRUST DATED DECEMBER 30, 1992 AND RECORDED DECEMBER 31, 1992 IN INSTRUMENT NO. 3265449; AND FURTHER CONVEYED TO CATHERINE O. FORRESTAL FROM MARK G. FORRESTAL BY QUIT CLAIM DEED DATED NOVEMBER 27, 1984 AND RECORDED DECEMBER 14, 1984 IN INSTRUMENT NO. 3395858; AND FURTHER CONVEYED TO STEPHEN MARTIN FORRESTAL, AS SUCCESSOR TRUSTEE UNDER THE PROVISIONS OF A TRUST AGREEMENT DATED DECEMBER 30, 1992 AND KNOWN AS TRUST NO. 1 FROM NANCY L. TUOHY, AS TRUSTEE UNDER THE PROVISIONS OF A TRUST AGREEMENT DATED DECEMBER 30, 1992 AND KNOWN AS TRUST NO. 1 BY TRUSTEE'S DEED DATED JUNE 15, 2000 AND RECORDED JULY 17, 2000 IN INSTRUMENT NO. 4553743; AND FURTHER CONVEYED TO PETITE LAKE ROAD, LLC FROM STEVEN MARTIN FORRESTAL, SUCCESSOR TRUSTEE UNDER THE TRUST AGREEMENT DATED DECEMBER 30, 1992 AND KNOWN AS TRUST NUMBER 1 BY QUIT CLAIM DEED DATED MAY 7, 2006 AND RECORDED MAY 17, 2006 IN INSTRUMENT NO. 5938833; AND FURTHER CONVEYED TO STEPHEN FORRESTAL, AS TRUSTEE UNDER THE TRUST AGREEMENT DATED DECEMBER 30, 1992 AND KNOWN AS TRUST NUMBER 1 FROM BRYAN FORRESTAL AND CHRISTOPHER F. COLEMAN, MANAGERS OF PETITE LAKE ROAD, LLC, A MANAGER MANAGED ILLINOIS LIMITED LIABILITY COMPANY BY DEED IN TRUST DATED MARCH 26, 2011 AND RECORDED MAY 25, 2011 IN INSTRUMENT NO. 6753814; AND FURTHER CONVEYED TO KEVIN VINCENT FORRESTAL, SUCCESSOR TRUSTEE OF THE CATHERINE FORRESTAL DECLARATION OF TRUST DATED JANUARY 17, 1991 FROM STEPHEN FORRESTAL, INDIVIDUALLY, AND AS TRUSTEE UNDER THE TRUST AGREEMENT DATED DECEMBER 30, 1992 AND KNOWN AS TRUST NUMBER 1 BY TRUSTEE'S DEED DATED OCTOBER 10, 2019 AND RECORDED NOVEMBER 14, 2019 AS INSTRUMENT NO. 7609795.

SURVEYOR'S LEGAL DESCRIPTION:

PARCEL 1: THE EAST 1543 FEET OF THAT PART OF THE SOUTHWEST 1/4 OF SECTION 29, TOWNSHIP 46 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS, TO-WIT: BEGINNING AT THE SOUTHWEST CORNER OF SAID 1/4 SECTION AND RUNNING THENCE NORTH ON THE WEST LINE OF SAID SECTION, 22.14 CHAINS; THENCE SOUTH 85 1/2 DEGREES EAST, 40.09 CHAINS TO THE EAST LINE OF SAID SOUTHWEST 1/4 OF SAID SECTION 29; THENCE SOUTH 19 CHAINS TO THE SOUTHEAST CORNER OF SAID 1/4 SECTION, THENCE WEST ALONG THE SOUTH LINE OF SAID SOUTHWEST 1/4 TO THE POINT OF BEGINNING, IN LAKE COUNTY ILLINOIS, EXCEPT FOR THE REAL PROPERTY CONDEMNED IN A CERTAIN JUDGMENT ENTERED MARCH 20, 2008 RECORDED IN LAKE COUNTY ON APRIL 7, 2008 AS DOCUMENT NUMBER 6329030. ALSO EXCEPTING FROM THE ABOVE DESCRIBED PARCEL ANY PART LYING SOUTH OF PETITE LAKE ROAD CONDEMNED IN A CERTAIN JUDGEMENT ENTERED MARCH 20, 2008 AND RECORDED IN LAKE COUNTY AS DOCUMENT NUMBER 6329030.

PARCEL 2: THAT PART OF THE SOUTHEAST 1/4 OF SECTION 29, TOWNSHIP 46 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF THE SOUTHEAST 1/4 SECTION; THENCE NORTH ON THE WEST LINE OF SAID 1/4 SECTION 19 CHAINS; THENCE SOUTH 85 1/2 DEGREES EAST TO A POINT 351.41 FEET EAST OF THE WEST LINE OF SAID SOUTHEAST 1/4; THENCE SOUTH PARALLEL WITH THE WEST LINE OF SAID SECTION 29 TO THE SOUTH LINE OF SAID SECTION; THENCE WEST ALONG THE SOUTH LINE OF SOUTHEAST

1/4 SECTION TO THE POINT OF BEGINNING, IN LAKE COUNTY, ILLINOIS, EXCEPT FOR THE REAL PROPERTY CONDEMNED IN A CERTAIN JUDGMENT ENTERED MARCH 20, 2008 RECORDED IN LAKE COUNTY ON APRIL 7, 2008 AS DOCUMENT NUMBER 6329030. AND BEING THE SAME PROPERTY CONVEYED TO CATHERINE FORRESTAL AND MARK FORRESTAL FROM JAMES W. ASHLEY, AS TRUSTEE UNDER THAT CERTAIN TRUST AGREEMENT KNOWN AS THE SUSANNA FARMS TRUST NUMBER FIVE DATED THE 27TH DAY OF DECEMBER, 1963 BY TRUSTEE'S DEED DATED MARCH 4, 1966 AND RECORDED MARCH 10, 1966 IN INSTRUMENT NO. 1297241; AND FURTHER CONVEYED TO CATHERINE FORRESTAL, AS TRUSTEE OF THE CATHERINE FORRESTAL DECLARATION OF TRUST DATED JANUARY 17, 1991 FROM CATHERINE M. FORRESTAL BY QUIT CLAIM DEED DATED MAY 1, 1991 AND RECORDED JUNE 10, 1991 IN INSTRUMENT NO. 3027213; AND FURTHER CONVEYED TO CATHERINE FORRESTAL, DIVORCED AND NOT RE-MARRIED FROM CATHERINE FORRESTAL, AS TRUSTEE UNDER THE CATHERINE FORRESTAL DECLARATION OF TRUST DATED THE 17 DAY OF JANUARY, 1991 BY TRUSTEE'S DEED DATED DECEMBER 30, 1992 AND RECORDED DECEMBER 31, 1992 IN INSTRUMENT NO. 3265448; AND FURTHER CONVEYED TO NANCY TUOHY, AS TRUSTEE UNDER THE PROVISIONS OF A TRUST AGREEMENT DATED THE 30TH DAY OF DECEMBER, 1992, AND KNOWN AS TRUST NO. 1 FROM CATHERINE FORRESTAL BY DEED IN TRUST DATED DECEMBER 30, 1992 AND RECORDED DECEMBER 31, 1992 IN INSTRUMENT NO. 3265449; AND FURTHER CONVEYED TO CATHERINE O. FORRESTAL FROM MARK G. FORRESTAL BY QUIT CLAIM DEED DATED NOVEMBER 27, 1984 AND RECORDED DECEMBER 14, 1984 IN INSTRUMENT NO. 3395858; AND FURTHER CONVEYED TO STEPHEN MARTIN FORRESTAL, AS SUCCESSOR TRUSTEE UNDER THE PROVISIONS OF A TRUST AGREEMENT DATED DECEMBER 30, 1992 AND KNOWN AS TRUST NO. 1 FROM NANCY L. TUOHY, AS TRUSTEE UNDER THE PROVISIONS OF A TRUST AGREEMENT DATED DECEMBER 30, 1992 AND KNOWN AS TRUST NO. 1 BY TRUSTEE'S DEED DATED JUNE 15, 2000 AND RECORDED JULY 17, 2000 IN INSTRUMENT NO. 4553743; AND FURTHER CONVEYED TO PETITE LAKE ROAD, LLC FROM STEVEN MARTIN FORRESTAL, SUCCESSOR TRUSTEE UNDER THE TRUST AGREEMENT DATED DECEMBER 30, 1992 AND KNOWN AS TRUST NUMBER 1 BY QUIT CLAIM DEED DATED MAY 12, 2006 AND RECORDED MAY 17, 2006 IN INSTRUMENT NO. 5938833; AND FURTHER CONVEYED TO STEPHEN FORRESTAL, AS TRUSTEE UNDER THE TRUST AGREEMENT DATED DECEMBER 30, 1992 AND KNOWN AS TRUST NUMBER 1 FROM BRYAN FORRESTAL AND CHRISTOPHER F. COLEMAN, MANAGERS OF PETITE LAKE ROAD, LLC, A MANAGER MANAGED ILLINOIS LIMITED LIABILITY COMPANY BY DEED IN TRUST DATED MARCH 26, 2011 AND RECORDED MAY 25, 2011 IN INSTRUMENT NO. 6753814; AND FURTHER CONVEYED TO KEVIN VINCENT FORRESTAL, SUCCESSOR TRUSTEE OF THE CATHERINE FORRESTAL DECLARATION OF TRUST DATED JANUARY 17, 1991 FROM STEPHEN FORRESTAL, INDIVIDUALLY, AND AS TRUSTEE UNDER THE TRUST AGREEMENT DATED DECEMBER 30, 1992 AND KNOWN AS TRUST NUMBER 1 BY TRUSTEE'S DEED DATED OCTOBER 10, 2019 AND RECORDED NOVEMBER 14, 2019 IN INSTRUMENT NO. 7609079. ALSO EXCEPTING FROM THE ABOVE DESCRIBED PARCEL ANY PART LYING SOUTH OF PETITE LAKE ROAD CONDEMNED IN A CERTAIN JUDGEMENT ENTERED MARCH 20, 2008 AND RECORDED IN LAKE COUNTY AS DOCUMENT NUMBER 6329030.

Tax Parcel No. 02-29-300-005 and 02-29-400-032

(collectively, the "Subject Property")

AN ORDINANCE GRANTING PRELIMINARY APPROVAL FOR THE REZONING OF THE
SUBJECT PROPERTY, A RELATED ZONING MAP AMENDMENT,
AND A CONDITIONAL USE PERMIT FOR A PLANNED DEVELOPMENT FOR A
COMMUNITY-SCALE GROUND-MOUNTED SOLAR ENERGY SYSTEM
ON THE PROPERTY AT 23688 W. PETITE LAKE ROAD (P.I.N. 02-29-300-005)
AND 23472 W. PETITE LAKE ROAD (P.I.N. 02-29-400-032)

GROUP EXHIBIT B

2026 PRELIMINARY PLANS

- (1) EXHIBIT A: Application for Zoning Request(s) dated November 21, 2025, which includes, among other things, a Project Overview;
- (2) EXHIBIT D: Plat of Survey prepared by Manhard Consulting and dated July 19, 2024;
- (3) EXHIBIT F: Planned Unit Development Permit Plans for Lake Villa Community Energy Initiative, LLC prepared by Kimley-Horn and Associates, Inc. and dated November 21, 2025, which Plans include the following:
 - (a) Page C-100, Cover Sheet
 - (b) Page C-200, Site Layout
 - (c) Page C-300, Grading and Drainage Plan
 - (d) Page C-301, Offsite Contributing Drainage Area Map
 - (e) Pages C-400 and C-401, Construction Details
 - (f) Page L-100, Landscape Plan
- (4) EXHIBIT H: Topographic Survey prepared by Manhard Consulting dated July 18, 2024 Pages 1-8;
- (5) EXHIBIT I: Location Map (undated);
- (6) EXHIBIT M: Product Cut Sheets;
- (7) EXHIBIT N: Decommissioning Plan prepared by Kimley-Horn dated September, 2025 and last revised November, 2025;
- (8) EXHIBIT O: Illinois Department of Natural Resources letter dated October 2, 2024;
- (9) EXHIBIT P: Threatened and Endangered Species Report prepared by SCI Engineering, Inc. dated June 6, 2024;
- (10) EXHIBIT Q: ECOCAT dated March 29, 2024;
- (11) EXHIBIT R: IPAC dated March 27, 2024;
- (12) EXHIBIT S: FAA Determination of No Hazard to Air Navigation dated September 24, 2024;
- (13) EXHIBIT T: Agricultural Impact Mitigation Agreement (“AIMA”) between Lake Villa Community Energy Initiative, LLC and the Illinois Department of Agriculture executed by State of Illinois on May 28, 2025;
- (14) EXHIBIT X: Wetland Delineation Report prepared by Kimley-Horn and dated August, 2025;
- (15) EXHIBIT AA: Natural Resources Information Report prepared by McHenry-Lake County Soil & Water Conservation District dated September 16, 2025;
- (16) EXHIBIT BB: Pollinator Friendly Habitat Development Plan prepared by Kimley-Horn and dated September, 2025, including the following attachments: (a) an Illinois Solar Site Pollinator Habitat Planning Form; (b) Standard Agreement for Interconnection of Distributed Energy Resources Facilities With a Capacity Less Than or Equal to 10 MVA; (c) Covenants,

Conditions, and Restrictions as set forth by Lake Villa Community Energy Initiative, LLC;
(d) Fiscal Impact Study; (e) Decommissioning Plan prepared by Kimley-Horn and dated
September, 2025;

- (17) EXHIBIT CC: Interconnection Agreement: Standard Agreement for Interconnection of Distributed Energy Resources Facilities with a Capacity Less Than or Equal to 10 MVA;
- (18) EXHIBIT DD: Proposed Covenants to Govern the Use and Maintenance of the Development; and

VILLAGE OF LAKE VILLA

ORDINANCE NO. 2026-02-04

AN ORDINANCE AMENDING
THE VILLAGE OF LAKE VILLA VILLAGE CODE

(RE: Amendments to:
Title 1, "Administrative Regulations": Chapter 18, "Fees, Charges, Deposits,
Fines, and Other Amounts Payable to the Village";
Title 8, "Building Regulations": Chapter 5, "Building Permit Impact Fees"; and
Title 11, "Subdivision Regulations": Chapter 2, "Subdivision Standards")

ADOPTED BY THE
CORPORATE AUTHORITIES
OF THE
VILLAGE OF LAKE VILLA, ILLINOIS
THIS 23RD DAY OF FEBRUARY, 2026

Published in pamphlet form by authority of the Corporate Authorities of the Village of Lake Villa, Lake County, Illinois, this 23rd day of February, 2026.

AN ORDINANCE AMENDING
THE VILLAGE OF LAKE VILLA VILLAGE CODE

(RE: Amendments to:
Title 1, "Administrative Regulations": Chapter 18, "Fees, Charges, Deposits, Fines, and Other Amounts Payable to the Village";
Title 8, "Building Regulations": Chapter 5, "Building Permit Impact Fees"; and
Title 11, "Subdivision Regulations": Chapter 2, "Subdivision Standards")

WHEREAS, the Corporate Authorities of the Village of Lake Villa ("Village") have determined that it is in the best interests of the Village and its residents that Section 1-18-1, "Fees, Charges, Deposits, Fines and Other Amounts Payable to the Village", of Chapter 18, "Fees, Charges, Deposits, and Other Amounts Payable to the Village", of Title 1, "Administrative Regulations", Chapter 5, "Building Permit Impact Fees", of Title 8, "Building Regulations", and Subsection I, "School Payments", of Section 11-2-4, "Improvements", of Chapter 2, "Subdivision Standards", of Title 11, "Subdivision Regulations", of the Lake Villa Village Code all be amended as set forth herein:

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 hereinabove set forth 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: Section 1-18-1, "Fees, Charges, Deposits, Fines and Other Amounts Payable to the Village", of Chapter 18, "Fees, Charges, Deposits, and Other Amounts Payable to the Village", of Title 1, "Administrative Regulations", of the Lake Villa Village Code is hereby amended by the deletion in their entirety of the respective fees set forth in Section 8-5-2, "Impact Fees (Residential)", Section 8-5-3, "Impact Fees (Non-Residential)", and Section 11-2-4(1)(2), "Payment of Transition Fee(s)", as set forth in that portion of the fee chart identified as "Other Applicable Fees, Fines, Deposits, and Costs", contained in Section 1-18-1 as set forth below:

<u>OTHER APPLICABLE FEES, FINES, DEPOSITS, AND COSTS</u>				
* * * *				
Impact Fees (Residential)	8-5-2	Impact fees to be paid to the Village by a permittee prior to issuance of any building permit for residential construction. (Impact fees received by the Village shall be distributed to the respective districts on a quarterly basis.)	Fee per residential unit	\$1,200.00
			Fee for duplex (2 residential units, i.e., twice the amount of a single residential unit)	\$2,400.00
Impact Fees (Non-residential)	8-5-3	Impact fees to be paid to the Village by a permittee prior to issuance of any building permit for new non-residential	Fee per non-residential unit: \$.30 cents per square foot, or \$1,500.00, whichever is greater.	

		construction. (Impact fees received by the Village shall be distributed to the respective districts on a quarterly basis.)	
* * * *			
Payment of Transition Fee(s)	11-2-4(1)(2)	As a condition of all annexation agreements, and as a condition for new construction of a residential dwelling unit, the developer or owner of vacant property shall pay certain transition fees to the respective school district.	The amount of the transition fees to be paid per dwelling unit shall be calculated by determining the unfunded cost to educate a student as more fully set forth in Section 11-2-4(1)(2) of this Village Code.
* * * *			

SECTION 3: Chapter 5, "Building Permit Impact Fees", of Title 8, "Building Regulations", of the Lake Villa Village Code is hereby deleted in its entirety, and the title of Chapter 5 shall be amended to read as follows: "Chapter 5 (Reserved)".

SECTION 4: The following Paragraph 2, "Transition Fees", of Subsection I, "School Payments", of Section 11-2-4, "Improvements", of Chapter 2, "Subdivision Standards", of Title 11, "Subdivision Regulations", of the Lake Villa Village Code is hereby deleted in its entirety.

~~2. **Transition Fees:** A "school transition fee" is defined as a fee paid to the applicable school district(s) at or before the time a building permit is issued for new construction of a residential dwelling unit to provide funds to the school district to provide for the education of students who are anticipated to be generated from a dwelling unit. As a condition of all annexation agreements entered into by the Village, a provision shall hereafter be included in all such agreements requiring the developer or owner of vacant property to pay the transition fees as provided herein. The determination of the number of students to be generated from a particular dwelling unit or lot shall be based on the following data published by the Illinois School Consulting Service:~~

	Preschool	Elementary	Junior High	Total K-8	High School	Adults	Total
Detached single-family:							
2 bedroom	0.113	0.136	0.048	0.184	0.02	1.7	2.017
3 bedroom	0.292	0.369	0.173	0.542	0.184	1.881	2.899
4 bedroom	0.418	0.530	0.298	0.828	0.36	2.158	3.764
5 bedroom	0.283	0.345	0.248	0.593	0.30	2.594	3.770
Attached single-family (townhome, row house, etc.):							
1 bedroom	0	0	0	0	0	1.193	1.193

2-bedroom	0.064	0.088	0.048	0.136	0.038	1.752	1.99
3-bedroom	0.212	0.234	0.058	0.292	0.059	1.829	2.392
4-bedroom	0.323	0.322	0.154	0.476	0.173	2.173	3.145
Apartments and condominiums:							
Efficiency	0	0	0	0	0	1.294	1.294
1-bedroom	0	0.002	0.001	0.003	0.001	1.754	1.758
2-bedroom	0.047	0.086	0.042	0.128	0.046	1.693	1.914
3-bedroom	0.052	0.234	0.123	0.357	0.118	2.526	3.053

~~The amount of the transition fee per dwelling unit shall be calculated by determining the unfunded cost to educate a student. The unfunded cost to educate a student shall be calculated by adding the cost of educating a student in the first and second years of occupancy of a new dwelling unit, less general student assistance from the state and partial payment of real estate taxes, during the time the property is not fully assessed as improved for a complete tax year, multiplied by the number of students generated per dwelling unit as provided in the aforesaid data, the product of which shall be the transition fee per dwelling unit or lot. As of the effective date hereof, the unfunded cost to educate a student is ten thousand dollars (\$10,000.00) for the first and second years of occupancy.~~

~~An objection to the transition fee shall be made in writing and shall be heard by the Board of Trustees, at which time the developer or owner of the subject property and the affected school district(s) shall be given the opportunity to appear and be heard.~~

~~Annually, the school district receiving transition fees shall provide written evidence to the Village of the unfunded cost to educate students so that the transition fees may be adjusted. If a school district fails to provide information about education costs after a request by the Village to do so, then at the Village's discretion, the transition fee shall remain the same for the following year."~~

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

SECTION 6: All parts of the Village of Lake Villa Village Code in conflict with the terms or provisions of this Ordinance be and the same are hereby amended or repealed

to the extent of such conflict, and said Village Code and all other existing ordinances shall otherwise remain in full force and effect.

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

SECTION 8: This Ordinance shall not affect any pending prosecution, or any punishment, cause(s) of action, or rights, powers, or remedies accrued under any ordinance in effect immediately prior to the effective date hereof.

SECTION 9: This Ordinance shall take effect immediately upon its passage, approval, and publication in pamphlet form as provided by law.

SECTION 10: The Village Clerk is directed to immediately publish this Ordinance in pamphlet form.

Passed by the Corporate Authorities on February 23, 2026, on a roll call vote as follows:

AYES: Trustees

NAYS:

ABSENT:

ABSTAIN:

Approved by the Mayor on _____, 2026.

James McDonald, Mayor
Village of Lake Villa

ATTEST:

Connie Olker, Village Clerk

Published in pamphlet form this 23rd day of February, 2026.

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 will no longer be 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 will be aggregating the energy needs of 160 government members of the Collaborative in order to secure more competitive pricing based in 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 will be no direct payment 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 will no longer offer a fixed energy rate for large or medium sized commercial accounts and would instead charge 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 President 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, the Village Administrator is hereby authorized to sign the contract with the most optimal bidder, with the Mayor being hereby directed to place said contract on 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 23rd of February, 2026 on a roll call vote as follows:

AYES:

NAY:

ABSENT:

ABSTAIN:

Approved by the Mayor on February 23rd, 2026.

James McDonald
Mayor, Village of Lake Villa

ATTEST:

Connie Olker, Village Clerk,
Village of Lake Villa

Published in pamphlet form this 23rd day of February, 2026.