

**FREMONT TOWNSHIP BOARD MEETING AGENDA**  
**Regular Board Meeting: January 13, 2020 6:30 P.M.**  
**22385 W. Highway 60, Mundelein, IL 60060**

**1. CALL TO ORDER - PLEDGE OF ALLEGIANCE**

**2. ROLL CALL**

**3. PUBLIC COMMENTS**

**4. APPROVAL OF MINUTES**

- Motion to approve the minutes of the December 9, 2019 Regular Board Meeting.

**5. CORRESPONDENCE**

**6. OLD BUSINESS**

**7. NEW BUSINESS**

**7.1 Sale of Surplus Real Estate to Lake County Department of Transportation**

**7.2 SRCLC Donation**

- Motion to approve donation of \$1000.00 to the Special Recreation District of Lake County for service to Fremont Township residents.

**7.3 Review Executive Session Minutes – October 14, 2019**

- Motion to hold/release Executive Session minutes dated October 14, 2019.

**7.4 Crossings of Mundelein – Driveway Approval**

- Motion to approve driveway agreement between Lennar and Fremont Township

**7.5 Behm Park Camera System Upgrade**

- Motion to approve quote from Tri-Tel to upgrade camera system at Behm Park for a total of \$4,350.00

**7.6 John Deere ProGator Purchase**

- Motion to approve purchase of John Deere ProGator 2020A for a total of \$30,845.00

**7.7 MBSA Contract Renewal**

**8. PARKS REPORT**

**9. CERT REPORT**

**10. COMMUNITY GARDEN REPORT**

**11. ELECTED OFFICIALS' REPORT**

- Assessor
- Clerk – Review 2020 Board & Committee Meeting Schedules
- Highway Commissioner
- Supervisor
- Trustees

**12. GA/EA/FOOD PANTRY REPORT**

**Cont.**

**13. PUBLIC COMMENTS**

**14. APPROVAL OF BILLS**

- Motion to Audit and approve for payment of Road and Bridge Fund in the amount of \$  
Permanent Road Fund in the amount of \$  
And General Town Fund in the amount of \$

**ROLL CALL**

- Motion to Audit and approve for payment of General Assistance Fund in the amount of \$

**15. EXECUTIVE SESSION**

**16. ADJOURN**

**TIME:** \_\_\_\_\_

Minutes Board of Town Trustees

STATE OF ILLINOIS,  
COUNTY OF LAKE,  
TOWN OF FREMONT

The Fremont Township Board of Trustees met at 22385 W. Illinois Route 60. Mundelein, IL 60060 on December 9, 2019 to conduct a Regular Meeting.

Diana O’Kelly	Supervisor
Christina McCann	Town Clerk
Bill Grinnell	Highway Commissioner
Joe Herchenbach	Assessor
Jeri Atleson	Town Trustee
Connie Shanahan	Town Trustee
Patricia Stejskal	Town Trustee
Keith Voss	Town Trustee

**1. CALL TO ORDER AND PLEDGE**

Supervisor O’Kelly called the meeting to order at 6:30 P.M.

**2. ROLL CALL**

**BOARD MEMBERS PRESENT**

Trustee Atleson, Trustee Stejskal, Trustee Voss, Supervisor O’Kelly

**ELECTED OFFICIALS PRESENT**

Clerk McCann, Assessor Herchenbach

**OTHERS PRESENT**

Herb Riedel, Alicia Dodd, Dan Prezell, Judy Hammel, Rose Marie Domeny, Mike Nelson

**3. PUBLIC COMMENTS**

- Rose Marie Domeny - The intersection at Gilmer and Fairfield roads currently has a stop light going in only one direction. Domeny believes there should be stop lights in all directions. Supervisor O’Kelly stated she will follow-up with the appropriate authority.
- Rose Marie Domeny - Expressed regret that Lake County communities have not yet joined to form a county-wide reverse 911 system.

**4. APPROVAL OF MINUTES**

- Trustee Voss moved, and Trustee Atleson seconded the motion to approve the minutes of the November 4, 2019 Regular Meeting. All in favor, motion carried.

**5. CORRESPONDENCE**

Supervisor O’Kelly received notice for a 2018 tax protest for the General Town and General Assistance funds. The Supervisor is working with attorneys on the matter and will report further developments to the Board.

**6. OLD BUSINESS**

None

**7. NEW BUSINESS**

**7.1 Highway Commissioner Resignation**

- Trustee Stejskal moved and Trustee Voss seconded the motion to officially accept the resignation of Highway Commissioner Bill Grinnell. All in favor, motion carried.

Discussion

Commissioner Grinnell is retiring and submitted his resignation effective December 14, 2019.

## 7.2 Highway Commissioner Grinnell Resolution

- **Trustee Voss moved and Trustee Stejskal seconded the motion to adopt Resolution 12-09-19 recognizing Highway Commissioner Grinnell for more than 30 years of service to Fremont Township residents. All in favor, motion carried.**

### Discussion

Supervisor O’Kelly read the Resolution out loud. The Supervisor and Board thanked Commissioner Grinnell for his years of service.

## 7.3 Appointment and Oath of Office to fill Highway Commissioner’s Vacancy

- **Trustee Atleson moved and Trustee Voss seconded the motion to appoint Alicia Dodd to fill the remainder of the Highway Commissioner’s term effective December 15, 2019 and to expire in May 2021. All in favor, motion carried.**

### Discussion

Supervisor O’Kelly stated the vacancy was publicized on the township website, electronic newsletter, Facebook page and in a local newspaper article. After speaking with interested residents and reviewing applications submitted, Supervisor O’Kelly confidently recommended Mundelein resident Alicia Dodd to fill the vacancy. Alicia has successfully worked at the highway department and has overseen the expansion of the community garden. She is familiar with the township road system, has experience working within the highway department and is familiar with ongoing activities at the township.

Trustee Atleson “joyfully and with gratitude and excitement” supports Alicia for the position. Trustees Voss and Stejskal also voiced support for Ms. Dodd. It is the consensus of the Board that Ms. Dodd has the experience required to oversee the Road District and work closely with the township board, staff and community residents.

### Oath of Office

Clerk McCann administered the Oath of Office for Ms. Dodd to begin serving as Highway Commissioner on December 15, 2019.

## 7.4 2019 Town Levy Ordinance No. 275

- **Trustee Voss moved and Trustee Stejskal seconded the motion to adopt Fremont Township Ordinance No. 275 levying taxes for the purposes of the General Town and General Assistance funds in the amount of \$1,198,320.00**

### Roll Call

**Aye: Trustee Atleson, Trustee Stejskal, Trustee Voss. Absent: Trustee Shanahan. All in favor, motion carried.**

## 7.5 2019 Road District Levy Ordinance No. 276

- **Trustee Stejskal moved and Trustee Voss seconded the motion to adopt Fremont Township Ordinance No. 276 levying taxes for the purposes of the Road and Bridge and Permanent Road funds in the amount of \$1,684,936.00.**

### Roll Call

**Aye: Trustee Atleson, Trustee Stejskal, Trustee Voss. Absent: Trustee Shanahan. All in favor, motion carried.**

## 7.6 Parks Committee 2020 Meeting Schedule

- **Trustee Voss moved and Trustee Atleson seconded the motion to approve the 2020 Parks Committee Meeting Schedule. All in favor, motion carried.**

## 7.7 Intergovernmental Agreement – Ride Lake County

- **Trustee Voss moved and Trustee Atleson seconded the motion to approve the 2020 Intergovernmental Agreement between Fremont Township and Lake County for the provision of paratransit transportation service. All in favor, motion carried.**

### Discussion

O’Kelly stated this is a highly used program for township seniors.

### 7.8 Highway Department Security Cameras

- **Trustee Stejskal moved and Trustee Voss seconded the motion to approve quote from TriTel in the amount of \$18,463,00 to install security cameras at highway department facilities. All in favor, motion carried.**

#### Discussion

Operations Manager Herb Riedel explained there will be a total of 16 cameras providing coverage of all garage doors and interiors and exteriors of all highway buildings.

### 7.9 Truck Purchase – Parks

- **Trustee Stejskal moved and Trustee Voss seconded the motion to approve the purchase of a 2020 Ford F550 truck with snowplow package from Bonnell Industries for a total of \$131,947.81. All in favor, motion carried.**

#### Discussion

Parks Manager Riedel explained the truck must be ordered now to guarantee delivery in May 2020. The truck has a 3/36,000 warranty. The approved quote is lower than previous quote due to removal of unnecessary items.

### 7.10 Chipper Box Purchase – Parks

- **Trustee Voss moved and Trustee Stejskal seconded the motion to approve the purchase of a Roll-off Box with chipper box cover/roof from Poynette Ironworks for a total of \$6,171.00. All in favor, motion carried.**

#### Discussion

Parks Manager Riedel stated the box will be useful for brush and grass collection at parks.

## 8. PARKS REPORT

Parks Manager Herb Riedel reported the following:

### Behm Park Buffer Zone

- Crews recently completed three days of work on the buffer-zone areas surrounding Behm Park
- The buffer zones around the park will be maintained on a 3-year rotating schedule
- Saddlebrook homeowners seem to be happy with the township's efforts.
- Parks Committee will discuss and make recommendations to the Board about residents interested in changing the UDO standards
- Trustee Atleson suggested residents be surveyed about the buffer zones
- Alicia Dodd stated the zones could become an issue if the current Saddlebrook landscape contractor decides not to manage those areas

### User Groups

- MBSA contract expires February 1<sup>st</sup>. Riedel is hopeful the new contract will be ready for board approval at the January board meeting.

### Lennar Residential Development – Fieldcrest Dr.

- Lennar Homes is developing "The Crossings of Mundelein" on property abutting Ivanhoe Park
- Lennar sought information about the chain-link fence (installed by Target) running along the west property line at Ivanhoe
- The township will have to sign-off on IDOT plans for the Fieldcrest Dr., and Route 83 intersection alignment because it requires a small piece of curbing infrastructure to be located on the Ivanhoe property
- IDOT will also require that any new entrance to Ivanhoe Park will not be built within 20 feet of the new intersection
- Board consensus is that attorney should review and advise on legal documents related to the project.

## 9. CERT REPORT

CERT Leader Pat Stejskal reported the following:

- November 14 - four CERT members attended the Annual Emergency Planning Conference at CLC
- December 10 – Opportunity to attend a webinar about new CERT training materials

- A new CERT training session will be held at the township on Tuesdays from January 28 to March 3<sup>rd</sup>.

## 10. COMMUNITY GARDEN REPORT

No Report

## 11. ELECTED OFFICIALS' REPORT

### Assessor

Assessor Joe Herchenbach reported the following:

- Most Board of Review (BOR) Fremont Township hearings are done
- Just over 500 hearings have been held for Fremont Township appeals
- BOR has been quite busy, even holding hearings on Saturdays and Sundays
- Residents are thankful the Assessor is available and present at hearings because the BOR can often be quite aggressive with appeals

### Clerk

Clerk McCann Reported the Following:

- FOIA request for engineering information (plans and calculations) related to W. Erhart Rd. improvements
- FOIA request from SmartProcure Inc. seeking date for beginning of new fiscal year
- Request for information pertaining to Behm Rd., and any potential construction in the area
- Notified County Clerk about Commissioner Grinnell's resignation and the board's intention to appoint a replacement

### Highway Commissioner

Operations Manager Herb Riedel reported the following:

- All major construction on Chardon Rd. has been completed and restoration work is done for 2019
- Met with Bob Aucutt from Steeplechase neighborhood to discuss speeding issues and potential options to address the problem.
- Met with representatives from MPD to discuss ongoing speeding problems in Steeplechase neighborhood
- Installed "No Parking" signs throughout West Shore Park
- Worked with TOIRMA to address a liability claim from Comcast for a line that was damaged in 2017. All parties are satisfied that the matter has been resolved and the claim was dropped.
- Met with County in regard to SSA billing questions

### Sylvan Lake Dam Construction

- Met with Bleck Engineering to discuss projected construction schedule, gas main location, temporary power and Quit Claim Deed between Sylvan Lake and Road District
- Most permits are approved and anticipating a start date in early spring 2020
- As discussed at the October 2019 budget planning meeting, the project is too cost prohibitive for the Road District to fund within their budget limitations. The Road District will have to take out a commercial loan or borrow from the General Town fund in order to pay for the project.
- Previous estimates to complete the project came in around \$1,000,000.00 but current quotes could run higher

### Supervisor

Supervisor O'Kelly reported the following:

- Emceed Show Choir event at MHS
- Attended Oak Terrace HOA meeting and Lake County Housing Authority meeting
- Attended Annual TOI Conference in Springfield
- Evaluating bids from waste haulers and requested changes to meet the community's waste and recycling needs
- Accepted donations from Mundelein Jewel and Elly's Pancake House for holiday meal program

- SHIP volunteer helped 114 seniors with Medicare program selections. She will return in the spring to consult with first-time Medicare applicants
- Mobile DMV event well attended
- Highway Commissioner submitted his resignation to the Clerk effective December 14, 2019 – initiated interviews with candidates interested in filling the vacancy
- Provided documentation to attorneys for 2016 tax objection
- Spoke with representative from Lennar Homes regarding new development to be built north of Ivanhoe Park and requested a meeting to gather additional details
- Reviewing septic field documents and looking into whether the current field should continue to be maintained or if it's better to construct a new field for township facilities only
- Adopt-a-Senior and family gift donation programs are underway
- Seventy-two (72) Thanksgiving dinners were distributed to Fremont residents in need

#### **Trustees**

- Trustee Atleson recently attended another local government meeting and stated she is thankful Fremont Township staff and elected officials work together in a positive way.

#### **12. GA/EA/FOOD PANTRY REPORT**

The following statistics were reported for November 2019:

- Zero (0) residents received emergency assistance
- Seventy-two (72) residents received food pantry assistance
- Thirty-one (31) LIHEAP applications processed
- Sixteen (16) residents received assistance with RTA pass applications
- Eleven (11) Diaper Bank donations for residents
- Five (5) NiCor Sharing applications processed
- Taxi coupon use not reported

#### **13. PUBLIC COMMENTS**

##### Waste Hauling Bids

Rose Marie Domeny inquired about the waste hauling bids. Supervisor O'Kelly stated only two bids were received. Domeny is concerned that most villages in Lake County use Groot and is that giving too much power to one corporation? Supervisor O'Kelly stated she is not concerned with who the company is. She is concerned with pricing and quality of service. O'Kelly is currently waiting on haulers to revise their bids to include required details. O'Kelly hopes to have a final contract in place for board approval by January 2020.

#### **14. APPROVAL OF BILLS**

- **Trustee Voss moved, and Trustee Stejskal seconded the motion to audit and approve for payment of Road and Bridge Fund in the amount of \$31,035.99, Permanent Road Fund in the amount of \$150,159.57 and General Town Fund in the amount of \$88,870.46.**

**ROLL CALL: Aye: Trustee Atleson, Trustee Stejskal, Trustee Voss. Absent: Trustee Shanahan. All in favor, motion carried.**

- **Trustee Voss moved, and Trustee Atleson seconded the motion to audit and approve for payment of the General Assistance Fund in the amount of \$1,922.65. All in favor, motion carried.**

#### **15. EXECUTIVE SESSION**

None

#### **16. ADJOURN**

- **Trustee Stejskal moved, and Trustee Atleson seconded the motion to adjourn the meeting at 8:50 p.m. All in favor, motion carried.**

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Respectfully Submitted, Christina McCann, Fremont Township Clerk

Approved: January 13, 2020



# Santacruz Land Acquisitions

222 Northfield Road • Suite  
Northfield, IL 60093  
847.251.5800

7.1

Writer's Email Address:  
jonathan@santacruz-associates.com  
Writer's Direct Line:  
847-868-9623

October 24, 2019

Ms. Diana O'Kelly  
Fremont Township  
22385 West IL Route 60  
Mundelein, IL 60060

RE: Offer Package Letter  
Route: IL 60  
Section: 12-00138-02-CH  
Lake County  
Job No.: R-91-017-18  
Parcel: 1MW0009 TE

Dear Ms. O'Kelly:

The Lake County Division of Transportation ("County") proposes to improve IL 60 at Fremont Center Road in Lake County, IL. This improvement requires the acquisition of the above referenced parcel consisting of:

- 0.015 / 653 acres/square feet of land as a temporary construction easement for Five (5) years

- 22385 Rt 60

Public records indicate the subject property is owned by Fremont Township.

You are being provided with the following documents for your consideration:

- Appraisal and Review Appraisal
- Legal description of the premises to be acquired
- Title Commitment
- Basis for Computing Total Approved Compensation and Offer to Purchase
- Right of Way Plat

In addition you are being provided with the following pamphlets:

- "A Landowner's Guide to Land Acquisition by the State and Eminent Domain," and
- "Highway Improvements and Property Rights."

October 24, 2019  
Page 2

I will call you in a couple of days to set up a date and time to meet with you in order to review the enclosed documents. Please note I cannot provide specific legal advice or specific legal referrals. You may reach me at 847-868-9623, or via email at [jonathan@santacruz-associates.com](mailto:jonathan@santacruz-associates.com), if you have any questions.

Sincerely,



Jonathan Abplanalp

cc: Negotiation File

Enclosures

# Santacruz Land Acquisitions

222 Northfield Road • Suite 201  
Northfield, IL 60093  
847.251.5800

Writer's Email Address:  
jonathan@santacruz-associates.com  
Writer's Direct Line:  
847-868-9623

October 24, 2019

Ms. Diana O'Kelly  
Fremont Township  
22385 West Illinois Route 60  
Mudelein, IL 60060

RE: Offer Package Letter  
Route: IL 60  
Section: 12-00138-02-CH  
Lake County  
Job No.: R-91-017-18  
Parcel: 1MW0002 & PE & TE (A+B)

Dear Ms. O'Kelly:

The Lake County Division of Transportation ("County") proposes to improve IL 60 at Fremont Center Road in Lake County, IL. This improvement requires the acquisition of the above referenced parcel consisting of:

- 0.796 / 34674 acres/square feet of land as fee simple
- 0.002 / 96 acres/square feet of land as a permanent easement
- 0.024 / 1050 acres/square feet of land as a temporary construction easement for Five (5) years

Public records indicate the subject property is owned by Fremont Township.

You are being provided with the following documents for your consideration:

- Appraisal and Review Appraisal
- Legal descriptions of the premises to be acquired
- Title Commitment
- Basis for Computing Total Approved Compensation and Offer to Purchase
- Right of Way Plat

In addition you are being provided with the following pamphlets:

- "A Landowner's Guide to Land Acquisition by the State and Eminent Domain," and
- "Highway Improvements and Property Rights."

*Both Pins*  
*004*  
*004 A+B - 29913 + 29837 N. Fremont Center*

## Chris McCann

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**From:** James C. Hartman <jh@mageehartman.com>  
**Sent:** Wednesday, December 18, 2019 2:04 PM  
**To:** Chris McCann  
**Cc:** Diana O'Kelly  
**Subject:** RE: 22913 N Fremont Center Rd

Dear Diana and Chris:

I have reviewed the resolution. Section 30-50(d) of the Township Code provides that the notice and competitive bidding requirements that normally are mandated for the sale of Township real estate do not apply when real estate is declared surplus by the Board and sold to another governmental body. So it is my opinion that, so long as the Township Board declares the property to be sold to the County as "surplus," then such a declaration along with the 2005 resolution will suffice. The County (or, more accurately, its title insurer) may ultimately require more than this, but I don't think any more is actually required.

Please let me know if there are questions.

Jim

James C. Hartman  
Attorney at Law  
Magee Hartman, P.C.  
444 N. Cedar Lake Road  
Round Lake, Illinois 60073  
Phone (847) 546-0055  
Fax (847) 546-8390

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**From:** Chris McCann [mailto:clerk@fremonttownship.com]  
**Sent:** Tuesday, December 17, 2019 1:21 PM  
**To:** James C. Hartman  
**Cc:** Diana O'Kelly  
**Subject:** RE: 22913 N Fremont Center Rd

Here it is Jim. Let us know what you think.

Fremont Township Clerk  
Christina McCann  
847-223-2840  
[clerk@fremonttownship.com](mailto:clerk@fremonttownship.com)

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**From:** James C. Hartman <jh@mageehartman.com>  
**Sent:** Tuesday, December 17, 2019 9:58 AM  
**To:** Chris McCann <clerk@fremonttownship.com>  
**Cc:** Diana O'Kelly <Diana@fremonttownship.com>  
**Subject:** RE: 22913 N Fremont Center Rd

Dear Chris:

**RESOLUTION 4-12-05**  
**SALE OF TOWNSHIP PROPERTY 29913 N. FREMONT CENTER ROAD,**  
**MUNDELEIN, IL 60060**

**WHEREAS**, the Fremont Township Board of Trustees purchased the property located at 29913 N. Fremont Center Road, Mundelein, IL 60060, on June 21, 2001; and

**WHEREAS**, the Electorate of Fremont Township at the 2005 Annual Town Meeting, County of Lake, believe it is in the best interest of residents of the township to sell the property located at said address; and

**WHEREAS**, the full description of said property is:

- The subject property is located on the east side of Fremont Center Road, south of Illinois Route 60. Erhart Road is to the south; Illinois Route 176 is 1.5 miles south. It is located in Unincorporated Fremont Township with a Mundelein mailing address. It is zoned Agriculture.
- The dimensions of the property are: 160 X 233.62 X 162.11 X 214.36
- Said property is on well and septic
- .825 acre gross area - .678 acre net area /1,767 SQ.FT. DWELLING / brick cape cod / 55 yrs old /6 rooms (4bedrooms, 1.5 baths) / partial basement / gas heat /1-car attached garage; and

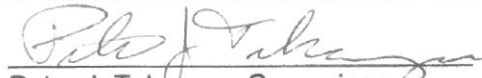
**WHEREAS**, the Electorate present at the 2005 Annual Town Meeting of Fremont Township deem it most beneficial to sell said property by accepting the highest bid or any other bid determined to be in the best interests of the township by a majority vote of the township board, but in no event at a price less than eighty percent (80%) of the appraised value of the property. The township board may reject any and all bids. The township shall follow all notices and competitive bidding procedures.

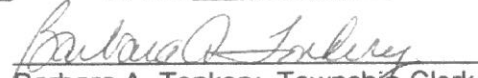
**THIS RESOLUTION SHALL BE IN EFFECT FROM AND AFTER IT PASSAGE AND APPROVAL.**

**DATED:** 4.12.05

**APPROVED BY ELECTORATE: AYES:** 34

**NAYS:** 10

  
Peter J. Tekampe, Supervisor

  
Barbara A. Tonkery, Township Clerk

# Minutes Board of Town Trustees

STATE OF ILLINOIS,  
COUNTY OF LAKE  
TOWN OF FREMONT

The Fremont Township Board of Trustees met at 22385 W. Illinois Rt. 60, Mundelein, IL 60060 on October 14, 2019 to conduct an Executive Session.

**PRESENT:**

Diana O’Kelly	Supervisor
Christina McCann	Town Clerk
Jeri Atleson	Trustee
Connie Shanahan	Trustee
Pat Stejskal	Trustee
Keith Voss	Trustee

1. CALL TO ORDER

Executive Session was entered at 8:39 p.m.

2. ROLL CALL

BOARD MEMBERS PRESENT - Supervisor O’Kelly, Trustee Atleson, Trustee Shanahan, Trustee Stejskal, Trustee Voss

ELECTED OFFICIALS PRESENT - Clerk McCann

3. PERSONNEL DISCUSSION

Supervisor O’Kelly informed the trustees that Highway Commissioner Grinnell has not yet submitted his resignation but has indicated he expects to do so in the very near future.

O’Kelly encouraged the Board to be prepared to act in a swift and appropriate manner to appoint a replacement to ensure the highway department continues to operate efficiently. O’Kelly noted that highway department payroll and bills cannot be paid without the written signature approval of the Highway Commissioner.

Board discussion included a review of the process to replace a township officer, the time frame in which it must be completed, and qualifications desired for Commissioner Grinnell’s replacement.

No action was taken.

- Trustee Stejskal moved and Trustee Shanahan seconded the motion to adjourn Executive Session and to re-enter the Regular Meeting at 9:09 p.m. All in favor, motion carried.

Respectfully \_\_\_\_\_ Approved: \_\_\_\_\_

Chicago Division

1141 East Main Street  
Suite 108  
East Dundee, IL 60118

224-293-3115 Direct  
224-293-3100 Main  
224-293-3101 Fax

Richard.Murphy@lennar.com  
www.Lennar.com

January 6, 2020

Mr. Herb Riedel  
Fremont Township  
22385 W. IL. Hwy 60  
Mundelein, IL. 60060

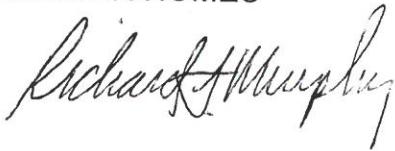
**RE: Driveway agreement**

Dear Mr. Riedel:

Please find enclosed two original copies of the signed driveway agreement for Township approval and signature. Please return an executed copy for our files upon approval.

Thanks for working with us on this.

Sincerely,  
LENNAR HOMES



Richard Murphy  
Land Planning and Entitlements Manager

Enclosures

AGREEMENT

This Agreement, made and entered into this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, by and between CalAtlantic Group, Inc , hereinafter referred to as "CalAtlantic", and Fremont Township, hereinafter referred to as "Fremont Township".

WITNESSETH

WHEREAS, CalAtlantic is the contract purchaser of the real estate located in the Village of Mundelein, Lake County, State of Illinois commonly known as 29080 North Illinois Route 83, Mundelein Illinois 60060 (hereinafter referred to as "CalAtlantic Property"); see Property description, Exhibit "A" and

WHEREAS, Fremont Township is the owner of the real estate located in Fremont Township, Lake County State of Illinois commonly known as Ivanhoe Park at 29022 N. Illinois 83, Mundelein, IL 60060 (hereinafter referred to as "Fremont Township Property"); see Property Description, Exhibit "B" and

WHEREAS, CalAtlantic is desirous of constructing a driveway on the CalAtlantic Property which will abut the Fremont Township Property , and has applied to the Department of Transportation, of the State of Illinois, to do so, and

WHEREAS, Fremont Township is agreeable to the construction of said driveway and to certain future limitations should Fremont Township hereafter desire to construct a driveway on the Fremont Township Property.



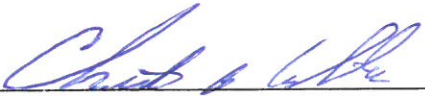
NOW, THEREFORE, in consideration of ONE DOLLAR AND OTHER GOOD AND VALUABLE CONSIDERATION, the receipt of which is hereby acknowledged, it is mutually understood and agreed by and between the parties hereto as follows:

1. Fremont Township hereby grants permission to CalAtlantic to construct a driveway/entrance ("Fieldcrest Entrance") on the CalAtlantic Property on that part of the CalAtlantic Property that abuts the Fremont Township Property, as depicted on the attached Exhibit "C".

2. Fremont Township agrees that should it propose a future driveway in the IDOT right of way near the common lot line of the CalAtlantic Property and the Fremont Township Property, then the nearest point of any proposed township driveway to the adjoining lot line within the IDOT right of way would be located no closer than 20 feet from said common lot line. See also, Exhibit "C".

3. This Agreement shall be binding upon and inure to the benefit of the heirs, administrators, executors, successors, and assigns, of the parties hereto.

Dated at \_\_\_\_\_, Illinois, this \_\_\_\_ day of \_\_\_\_\_, 2020.

  
\_\_\_\_\_  
CalAtlantic Group, Inc  
By: Christopher Gillen, Vice President

\_\_\_\_\_  
Fremont Township  
By: \_\_\_\_\_

**EXHIBIT "A"**  
**Property Description**  
**CalAtlantic**

THAT PART OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 15 AND THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 14, TOWNSHIP 44 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF LANDS CONVEYED BY DOCUMENT 3879088; THENCE SOUTH 16 DEGREES 37 MINUTES 21 SECONDS WEST ALONG THE WESTERLY LINE OF SAID LANDS CONVEYED BY DOCUMENT 3879088, SAID WESTERLY LINE BEING 6.75 CHAINS WESTERLY OF AND PARALLEL WITH THE CENTER LINE OF ILLINOIS ROUTE 83 AS DEDICATED BY DOCUMENT 303862, 57.26 FEET; THENCE SOUTH 48 DEGREES 58 MINUTES 14 SECONDS WEST, 429.66 FEET; THENCE NORTH 41 DEGREES 01 MINUTES 46 SECONDS WEST, 121.72 FEET; THENCE SOUTH 48 DEGREES 58 MINUTES 14 SECONDS WEST, 138.00 FEET; THENCE NORTH 41 DEGREES 01 MINUTES 46 SECONDS WEST, 613.28 FEET; THENCE NORTH 48 DEGREES 58 MINUTES 14 SECONDS EAST, 122.65 FEET; THENCE NORTH 41 DEGREES 01 MINUTES 46 SECONDS WEST, 126.72 FEET; THENCE NORTH 76 DEGREES 52 MINUTES 23 SECONDS WEST, 93.75 FEET; THENCE NORTH 41 DEGREES 01 MINUTES 48 SECONDS WEST, 58.42 FEET; THENCE NORTH 18 DEGREES 35 MINUTES 24 SECONDS WEST, 73.18 FEET; THENCE NORTH 03 DEGREES 31 MINUTES 34 SECONDS EAST, 99.04 FEET; THENCE NORTH 41 DEGREES 01 MINUTES 46 SECONDS WEST, 265.24 FEET; THENCE NORTH 14 DEGREES 46 MINUTES 26 SECONDS EAST, 238.47 FEET TO THE NORTH LINE OF SAID SOUTHEAST 1/4 OF THE SOUTHEAST 1/4; THENCE NORTH 89 DEGREES 56 MINUTES 28 SECONDS EAST ALONG SAID NORTH LINE, 691.57 FEET TO THE NORTHWEST CORNER OF SAID SOUTHWEST 1/4 OF THE SOUTHWEST 1/4; THENCE NORTH 89 DEGREES 54 MINUTES 36 SECONDS EAST ALONG THE NORTH LINE OF SAID SOUTHWEST 1/4 OF THE SOUTHWEST 1/4, 1206.44 FEET TO THE WESTERLY LINE OF SAID ILLINOIS ROUTE 83, SAID WESTERLY LINE BEING 33 FEET WESTERLY OF AND PARALLEL WITH SAID CENTER LINE THEREOF; THENCE SOUTH 16 DEGREES 37 MINUTES 21 SECONDS WEST ALONG SAID WESTERLY LINE, 1135.38 FEET TO THE NORTHERLY LINE OF SAID LANDS CONVEYED BY DOCUMENT 3879088; THENCE NORTH 73 DEGREES 22 MINUTES 39 SECONDS WEST ALONG SAID NORTHERLY LINE, 412.50 FEET TO THE POINT OF BEGINNING, IN LAKE COUNTY, ILLINOIS.

**Commonly known as:** 29080 North Illinois Route 83

**PIN:** 10-14-300-043

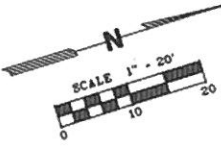
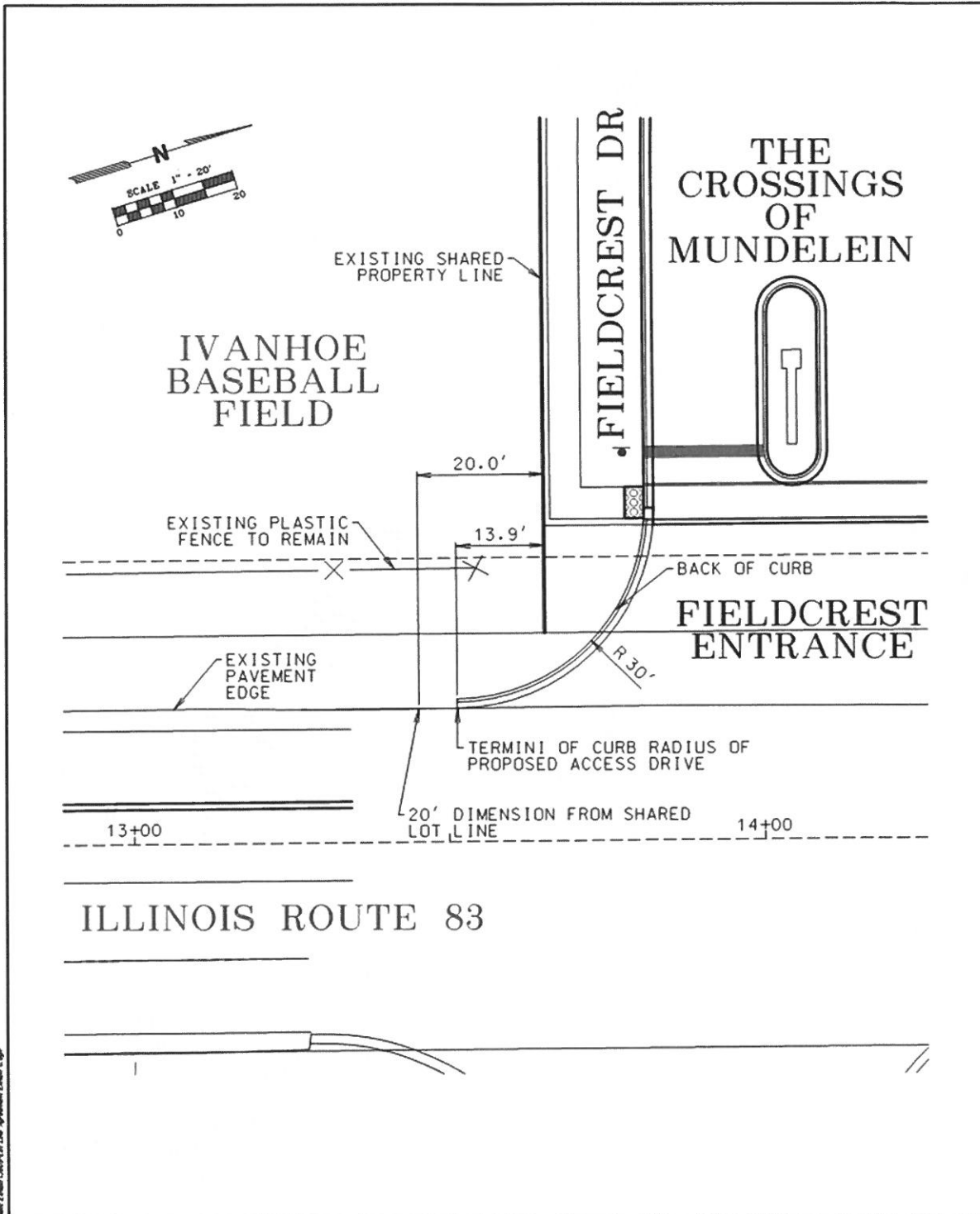
**EXHIBIT "B"**  
**Property description**  
**Fremont Township**

PT SW SW SEC14 & NW, NW, SEC23; COM AT PNT ON NLN SW SW15.62CHS W  
OF NECOR, S10CHS, E11.55CHS TO CL HWY83, SW ALG CL456.75'FOR P  
OB, CONT SW ALG CL586.67', NW AT RA TO CL HWY445.5', NE//TO SD

**Commonly known as:** 29022 North Illinois 83, Mundelein, IL 60060

**PIN:** 10-14-300-030

EXHIBIT "C"  
Driveway



IVANHOE  
BASEBALL  
FIELD

THE  
CROSSINGS  
OF  
MUNDELEIN

FIELDCREST DR

FIELDCREST  
ENTRANCE

ILLINOIS ROUTE 83

**Mackie Consultants, LLC**  
9575 W Higgins Road, Suite 500  
Rosemont, IL 60018  
(647)896-1400  
www.mackieconsult.com

DATE	DESCRIPTION OF REVISION	BY

LOT	DESIGNED	MTL

**SHARED LOT LINE  
EXHIBIT C  
FIELDCREST & IL RTE 83  
MUNDELEIN, ILLINOIS**

SHEET  
**1 OF 1**

PROJECT 3509  
©MACKIE CONSULTANTS LLC 2020  
ILLINOIS PIV LICENSE 04-002884

7.5

**Tri-Tel Technical Service**

Phone: 847-742-7100 Fax: 847-742-0300  
329 Jefferson  
Algonquin, IL 60102



**Quote**

No.: **3585**  
Date: 12/20/2019

Prepared for:

Fremont Township  
22385 W. IL Hwy 60  
Mundelein, IL 60060 U.S.A.

Prepared by: Chris Parker  
Account No.: 2973  
Phone: (847) 223-2847

**Scope of Work:**

Install 4 additional cameras and replace 4 channel with 8 channel NVR  
Connect 4 new cameras and 4 existing cameras to new NVR

1 year parts and labor warranty

Qty.	Item ID	Description	UOM	Sell	Total
1.00	fn.mat	Hikvision 8 channel NVR 4TB	EA	\$985.00	\$985.00
4.00	fn.mat	Hikvision 4 MP IP Dome Camera	EA	\$235.00	\$940.00
1.00	fn.mat	Cable and Connectors	EA	\$300.00	\$300.00
1.00	fn.mat	Mounting Hardware	EA	\$175.00	\$175.00
1.00	fn.labor	Labor	ea	\$1,950.00	\$1,950.00
				Item Total:	\$4,350.00
				Sales Tax at 0.000%:	\$0.00
				<b>Total:</b>	<b>\$4,350.00</b>

Prices are firm until 1/19/2020 Terms: See Below

**Quoted by:** Chris Parker, chris@tri-tel.com

**Date:** 12/20/2019

Terms: 50% Down 50% Upon Completion

**Accepted by:** \_\_\_\_\_

**Date:** \_\_\_\_\_

Any overdue invoices will be assessed a 1.5% Finance Charge per month (APR 18%) or \$3.00 whichever is greater.



7.6

JW TURF

**ALL PURCHASE ORDERS MUST BE MADE OUT TO (VENDOR):**

Deere & Company  
2000 John Deere Run  
Cary, NC 27513  
FED ID: 36-2382580; DUNS#: 60-7690989

**ALL PURCHASE ORDERS MUST BE SENT TO DELIVERING DEALER:**

J. W. Turf, Inc.  
180 Corporate Drive  
Elgin, IL 60123  
847-683-4653  
admin@jwrturf.com

**Quote Summary**

**Prepared For:**

Freemont Township  
22385 W II Route 60  
Mundelein, IL 60060  
Business: 847-223-2848

**Delivering Dealer:**

**J. W. Turf, Inc.**  
David Kloss  
180 Corporate Drive  
Elgin, IL 60123  
Phone: 847-683-4653  
dkloss@jwrturf.com

**Quote ID:** 20955451  
**Created On:** 16 December 2019  
**Last Modified On:** 20 December 2019  
**Expiration Date:** 15 January 2020

Equipment Summary	Suggested List	Selling Price	Qty	Extended
JOHN DEERE ProGator 2020A (Gas)	\$ 40,248.13	\$ 30,845.89 X	1 =	\$ 30,845.89
<b>Contract:</b> Sourcewell Grounds Maintenance 062117-DAC (PG NB CG 70)				
<b>Price Effective Date:</b> August 18, 2017				
<b>Equipment Total</b>				<b>\$ 30,845.89</b>

\* Includes Fees and Non-contract items

**Quote Summary**

Equipment Total	\$ 30,845.89
Trade In	
SubTotal	<b>\$ 30,845.89</b>
Est. Service Agreement Tax	\$ 0.00
Total	\$ 30,845.89
Down Payment	(0.00)
Rental Applied	(0.00)
<b>Balance Due</b>	<b>\$ 30,845.89</b>

Salesperson : X \_\_\_\_\_

Accepted By : X \_\_\_\_\_



JOHN DEERE

JW TURF 7.e

# Selling Equipment

Quote Id: 20955451

Customer Name: FREEMONT TOWNSHIP

**ALL PURCHASE ORDERS MUST BE MADE OUT TO (VENDOR):**

Deere & Company  
2000 John Deere Run  
Cary, NC 27513  
FED ID: 36-2382580; DUNS#: 60-7690989

**ALL PURCHASE ORDERS MUST BE SENT TO DELIVERING DEALER:**

J. W. Turf, Inc.  
180 Corporate Drive  
Elgin, IL 60123  
847-683-4653  
admin@jwrturf.com

## JOHN DEERE ProGator 2020A (Gas)

Hours:

Suggested List \*

Stock Number:

\$ 40,248.13

Contract: Sourcewell Grounds Maintenance 062117-DAC  
(PG NB CG 70)

Selling Price \*

\$ 30,845.89

Price Effective Date: August 18, 2017

\* Price per item - includes Fees and Non-contract items

Code	Description	Qty	List Price	Discount%	Discount Amount	Contract Price	Extended Contract Price
1407TC	ProGator 2020A (Gas)	1	\$ 29,705.00	24.00	\$ 7,129.20	\$ 22,575.80	\$ 22,575.80
<b>Standard Options - Per Unit</b>							
001A	US/Canada	1	\$ 0.00	24.00	\$ 0.00	\$ 0.00	\$ 0.00
1139	Standard Front Tires 23x10.5-12 (4 PR)	1	\$ 0.00	24.00	\$ 0.00	\$ 0.00	\$ 0.00
1162	Wide Rear Multi-Trac (2) Tires and (2) Wheels, 26 x 14-12 (4 PR)	1	\$ 0.00	24.00	\$ 0.00	\$ 0.00	\$ 0.00
1191	4WD Traction Unit	1	\$ 5,702.00	24.00	\$ 1,368.48	\$ 4,333.52	\$ 4,333.52
2200	Factory Installed Auxiliary Hydraulics	1	\$ 0.00	24.00	\$ 0.00	\$ 0.00	\$ 0.00
9771	Tailgate Release Kit	1	\$ 280.00	24.00	\$ 67.20	\$ 212.80	\$ 212.80
9776	Cargo Box	1	\$ 2,157.00	24.00	\$ 517.68	\$ 1,639.32	\$ 1,639.32
9777	Cargo Box Bedliner	1	\$ 444.00	24.00	\$ 106.56	\$ 337.44	\$ 337.44
9778	Quick Connect Kit	1	\$ 156.00	24.00	\$ 37.44	\$ 118.56	\$ 118.56
9837	Canopy with rear view mirror kit	1	\$ 732.00	24.00	\$ 175.68	\$ 556.32	\$ 556.32
<b>Standard Options Total</b>			<b>\$ 9,471.00</b>		<b>\$ 2,273.04</b>	<b>\$ 7,197.96</b>	<b>\$ 7,197.96</b>
<b>Dealer Attachments/Non-Contract/Open Market</b>							
VGB10047	Flap Kit - KIT, PROGATOR MUDFLAP	1	\$ 56.71	0.00	\$ 0.00	\$ 56.71	\$ 56.71
BM19776	Light Kit - KIT, WORK LIGHT	1	\$ 316.71	0.00	\$ 0.00	\$ 316.71	\$ 316.71
BM20502	Hitch Kit - KIT, HITCH RECEIVER	1	\$ 288.90	0.00	\$ 0.00	\$ 288.90	\$ 288.90
BM21649	Light Kit - Beacon	1	\$ 409.81	0.00	\$ 0.00	\$ 409.81	\$ 409.81
<b>Dealer Attachments Total</b>			<b>\$ 1,072.13</b>		<b>\$ 0.00</b>	<b>\$ 1,072.13</b>	<b>\$ 1,072.13</b>



**JOHN DEERE**

**JW TURF**

# Selling Equipment

Quote Id: 20955451    Customer Name: FREEMONT TOWNSHIP

**ALL PURCHASE ORDERS MUST BE MADE OUT TO (VENDOR):**  
Deere & Company  
2000 John Deere Run  
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847-683-4653  
admin@jwrturf.com

<b>Value Added Services</b>	<b>\$ 0.00</b>	<b>\$ 0.00</b>	<b>\$ 0.00</b>
<b>Total</b>			
<b>Total Selling Price</b>	<b>\$ 40,248.13</b>	<b>\$ 9,402.24</b>	<b>\$ 30,845.89 \$ 30,845.89</b>