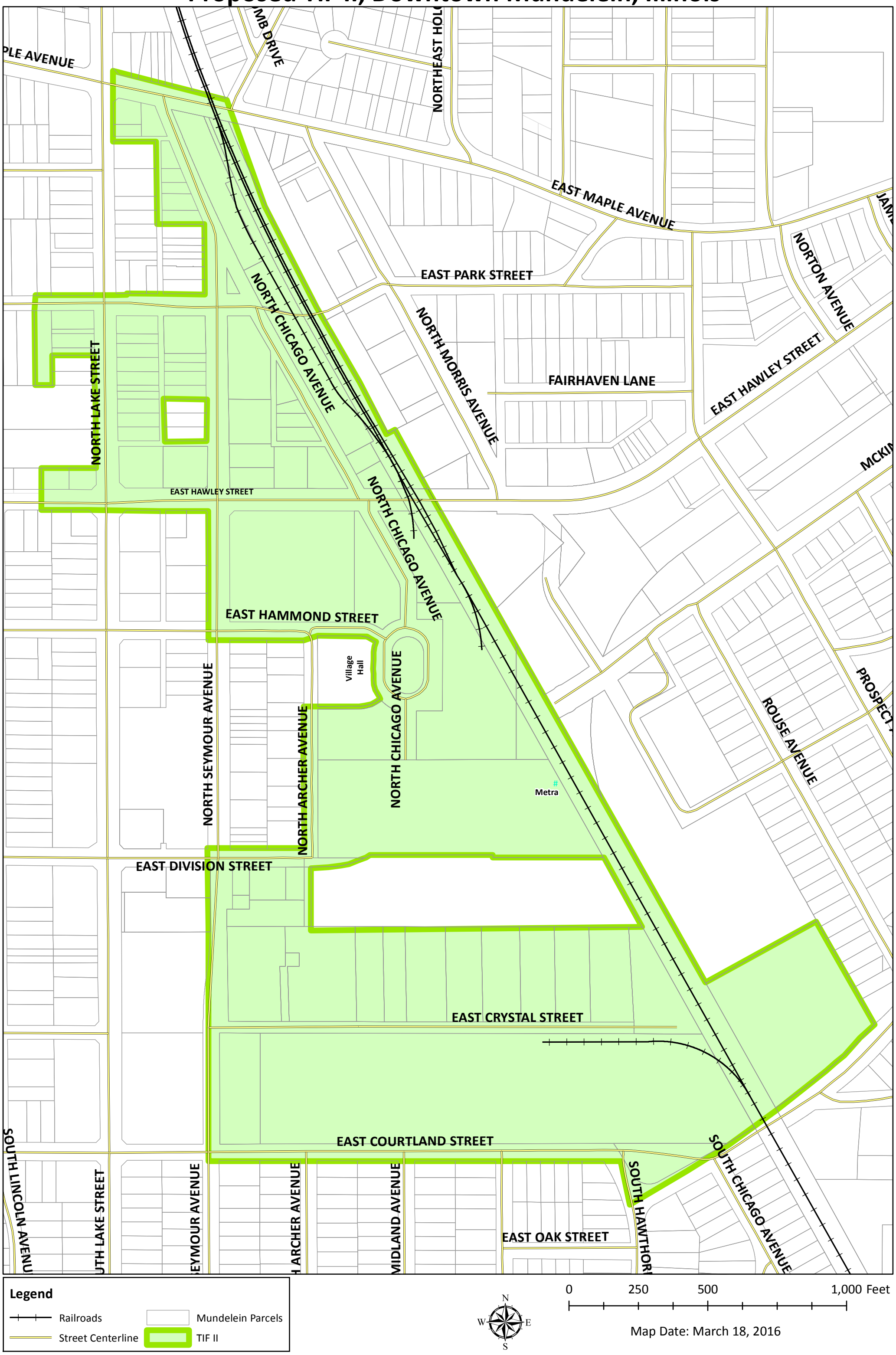Proposed TIF II, Downtown Mundelein, Illinois