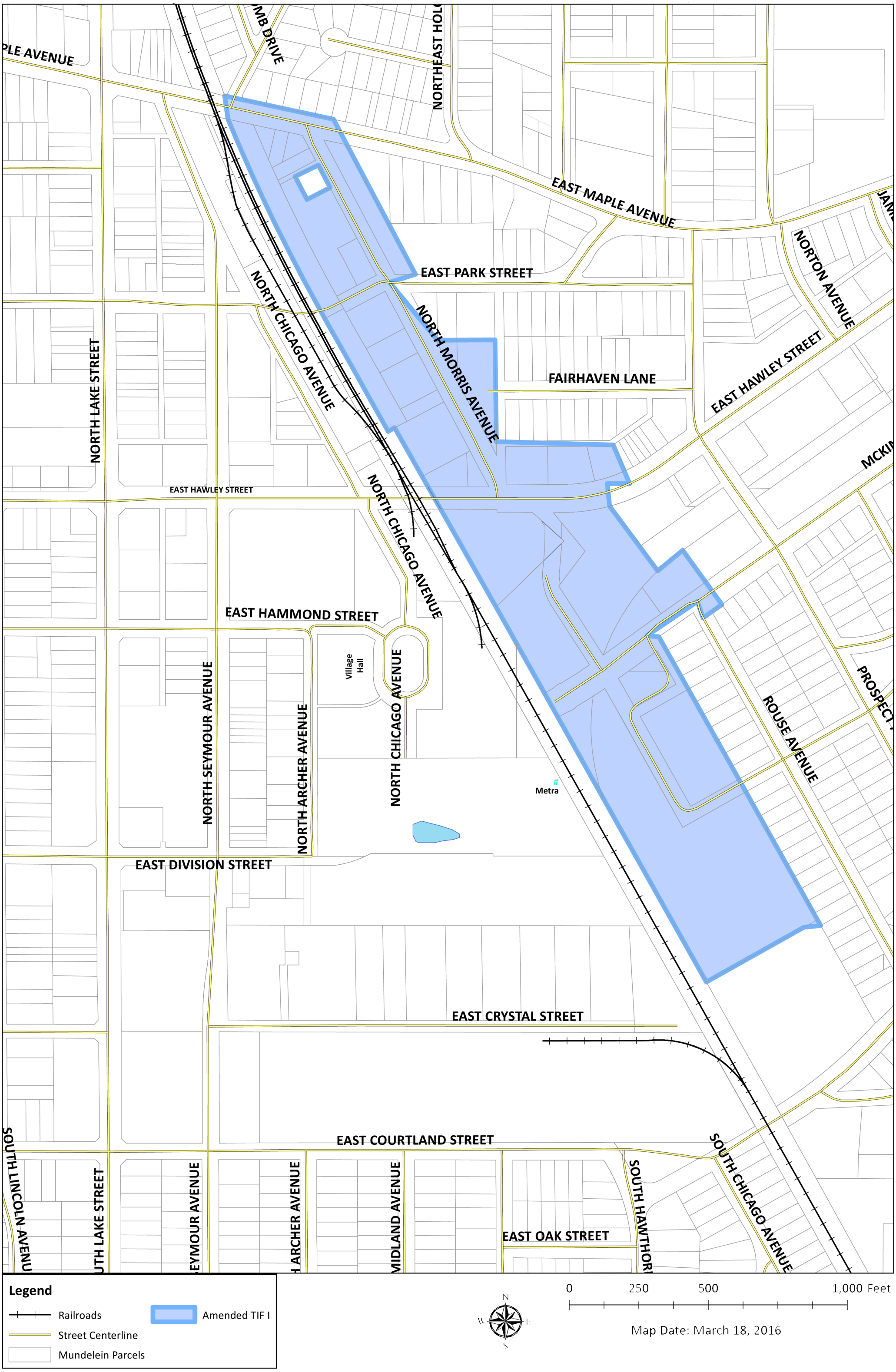TIF I, Downtown Mundelein, Illinois