



FLOSSMOOR

Welcoming. Beautiful. Connected.

Village of Flossmoor
2800 Flossmoor Road
Flossmoor, Illinois 60422
Phone: 708.798.2300
TDD: 708.647.0179
Fax: 708.798.4016
www.flossmoor.org

Mayor
Michelle Nelson

Trustees
Joni Bradley-Scott
Gary Daggett
Brian Driscoll
Perry Hoag
George Lofton
James Mitros

Village Clerk
Gina LoGalbo

Village Manager
Bridget A. Wachtel

AGENDA
FOR THE REGULAR MEETING OF THE BOARD OF TRUSTEES
OF THE VILLAGE OF FLOSSMOOR, ILLINOIS
MONDAY, JUNE 7, 2021 – 7:30 PM
VILLAGE HALL

The June 7, 2021 meeting of the Mayor & Board of Trustees is in-person and via Zoom, which is permitted by Public Act 2020-0640. The public is invited to monitor the meeting using the dial-in number below or to attend the meeting. Attendance at the meeting, including staff and members of the public, is limited to 50 people. Masks and temperature screenings are required. Anyone with a temperature of more than 100.4 degrees will be asked to leave. Public participation will be permitted only during the Citizen Comment portion of the agenda. Members of the public may also comment on items on the agenda by email to info@flossmoor.org. Comments received by 6:00 p.m. on Monday, June 7, 2021 will be read at the meeting.

Join Zoom Meeting

[https://us02web.zoom.us/j/83674578436?](https://us02web.zoom.us/j/83674578436?pwd=Z0lOUVVVISUVtQ1N2MXZFMWwyMUl4dz09)
[pwd=Z0lOUVVVISUVtQ1N2MXZFMWwyMUl4dz09](https://us02web.zoom.us/j/83674578436?pwd=Z0lOUVVVISUVtQ1N2MXZFMWwyMUl4dz09)

Meeting ID: 836 7457 8436 Passcode: 60422

Or dial in (312) 626 6799

CALL TO ORDER

ROLL CALL

APPROVAL OF MINUTES OF THE MEETING HELD ON MAY 17, 2021

CITIZENS PRESENT WISHING TO ADDRESS THE BOARD

BOARD OF TRUSTEES AGENDA ITEMS

1. Recognition of Fire Department Employees
2. Consideration of Appointments to the Community Relations Committee
3. Consideration of an Ordinance of the Village of Flossmoor, Cook County, Illinois, Approving a Special Use for a Swimming Pool at 2 Ashley Oaks Lane
4. Consideration of an Ordinance of the Village of Flossmoor, Cook County, Illinois, Approving a Special Use for a Swimming Pool at 1407 Dixie Highway
5. Consideration of an Ordinance of the Village of Flossmoor, Cook County, Illinois, Approving a Preliminary and Final Plan for a Planned Unit Development and a Special Use - 3608 Vollmer Road (Dunkin/Baskin Robbins Restaurant)
6. Consideration of a Resolution of the Village Of Flossmoor, Rich and Bloom Townships, Cook County, Illinois, in Support of Class 8 (3608 Vollmer Road)

7. Consideration of an Ordinance of the Village of Flossmoor, Cook County, Illinois, Approving a Rezoning and a Special Use – 1615 Vollmer Road (The Word Seed Church d/b/a Truth Kingdom Ministries)
8. Discussion of the Use of Pesticides on Village-Owned Properties
9. Consideration of a Resolution of the Village of Flossmoor, Cook County, Illinois, Approving an Intergovernmental Agreement with the Metropolitan Water Reclamation District of Greater Chicago (Hagen Lane/Evans Road and Douglas Avenue Drainage Improvements)
10. Consideration to Replace Police Vehicles
11. Consideration of an Ordinance Granting Emergency Powers to the Mayor of the Village of Flossmoor, Cook County, Illinois

REPORTS OF COMMITTEES, COMMISSIONS AND BOARDS

Finance Committee: Trustee Joni Bradley-Scott

Presentation of Bills for Approval and Payment (June 7, 2021)

OTHER BUSINESS

12. A Motion to go into Executive Session to Discuss the Employment of Specific Individuals, Property Acquisition, and Litigation

ADJOURNMENT OF MEETING

FOR PERSONS WITH DISABILITIES: If you plan on attending a Village Board meeting and need an accommodation, please call the Village Hall at 708-798-2300 or TDD 708-647-0179 at least one full business day prior to the meeting.



Approval of the Minutes of the Regular Meeting Held on May 17, 2021

The Minutes will be made available to the Public on the Village website, www.flossmoor.org following their adoption at a scheduled meeting.

TO: Bridget Wachtel, Village Manager
FROM: Robert Kopec, Fire Chief
DATE: June 7, 2021
SUBJECT: Fire Department Employee Recognition



Fourteen months of a global pandemic has challenged us all in ways we never imagined. Covid-19 has affected every one of us and will continue to impact us for some time. Throughout the pandemic, emergency calls for service never stopped, and first responders continued to answer every call for help.

The pandemic was a challenge the fire & EMS service had to face and tested the commitment our personnel made to protect our residents, neighbors and guests. The outcome was both physically and mentally exhausting but once again our dedicated personnel rose to the occasion.

Over the last year our crews responded daily to serve those we swore to protect. The men and women of the Flossmoor Fire Department were tested in ways we never experienced before. They not only met the challenge but exceeded it. They once again displayed their commitment and dedication to the safety and well-being of others.

As the calls were answered, we encountered four specific emergency incidents that truly tested our personnel and ultimately earned “special recognition” for their display of professionalism, coordination and lifesaving actions.

I am recommending the presentation of Unit Citation recognition awards for the following emergency incidents:

- July 31, 2020 Baby Delivery (twin girls)
- January 1, 2021 Structure Fire- 3311 Oak St. Hazel Crest
- February 24, 2021 Structure Fire- 3412 Hickory Ln. Hazel Crest
- April 16, 2021 Baby Delivery (twin girls)

I have attached a brief summary of each incident that describes how our crews performed and executed their skills with precision during these incidents. As a result of their training, teamwork and perseverance, lives were truly saved.

To recognize their efforts, the crews that delivered twin baby girls will receive an outstanding call certificate provided by Dr. Bernie Heilicser, South Cook County EMS Director. The fire crews that made victim rescues under fire conditions will receive Unit Citation certificates to recognize their ability to coordinate live saving actions under extreme conditions.

OUTSTANDING CALLS

south cook
county ems

August 24, 2020

Interim Chief Greg Berk
Flossmoor Fire Department
2828 Flossmoor Road
Flossmoor, IL 60422

Dear Chief:

I am writing to you at this time to commend your Department for an Outstanding EMS call.

On July 31, 2020, the Flossmoor Fire Department was called for a childbirth. When the crew arrived they found one baby had already delivered as a breech with umbilical cord attached. Wisely, two ambulances had been dispatched. As baby A was being cared for, a second baby was about to deliver, also as a breech. Baby B was delivered by the crew. All these patients, mom and children were cared for and stabilized and transported to South Suburban Hospital.

This was a very difficult situation with, I am sure, much pressure for all involved. There was a good outcome for the three patients, which certainly can be attributed to the ability and professionalism of the crew and the Flossmoor Fire Department.

Please congratulate all involved for this excellent and exciting EMS call. Thank you.

Sincerely,



Bernard Heilicser, D.O.
EMS Medical Director

dm

p.s. Two stork stickers are attached to honor this event

CC: Matthew Berk Nicholas Panczuk
Ethan Stratman Alexander Adeboyejo
Daniel Uhlmann

Attachment: Incident Summaries (Employee Recognition FD)

Brief snapshot of what took place

On January 29, 2021, at 19:53 hours, the Hazel Crest Fire Department and Auto-Aid Companies were dispatched to a structure fire located at 3311 Oak Lane in Hazel Crest, Illinois. Upon arrival, The responding units seen smoke coming from a 1 ½ story residential structure. Command was established and unable to do a complete 360 of the building due to gates with padlocks on both sides of the home. Meanwhile E 27's crew deployed a handline to Alpha side of the home and discovered a heavily fortified front door. After gaining entry, Command was able to discover the fires location and radioed that information to his crew. The Interior crews made their way to the basement to begin fire suppression and a primary search. Command began to give assignments as additional crews arrived. Shortly into the incident the Interior officer advised command that they had found a victim in the basement and they were bringing him out the Alpha side. With the combined efforts of the Hazel Crest and Flossmoor crews, the victim was removed from the structure. Command assigned Thornton FD A45 to treat and transported the victim to SSH. The additional crews on the scene continued with their assignments with primary and secondary searches, fire extinguishment and overhaul.

We would like to thank everyone with their combined effort for going above and beyond with a unit citation.



HAZEL CREST DEPARTMENT OF FIRE & RESCUE



"UNIT CITATION"

FLOSSMOOR FIRE DEPARTMENT

Hazel Crest Fire – Rescue Department, presents this "Unit Citation" to the Flossmoor Fire Department. On February 24, 2021, Flossmoor Fire personnel responded with a complimentary fire "suppression crew" to assist Hazel Crest Fire – Rescue Department with a reported single-story residential building with trapped victims, located at **3412 Hickory Lane, Hazel Crest, Illinois**. Undaunted, the Flossmoor fire crews entered the structure fire under heavy and heat smoke conditions, and successfully found an *unconscious male* in the rear area of the kitchen, and another *unconscious elderly female* victim. With assistance, both were evacuated to safety to exterior firefighters/paramedics. Unfortunately, the male victim succumbed to "smoke inhalation" and died at the emergency room of Christ Hospital, but the elderly female victim, who was transported to Advocate South Suburban Hospital survived. In the strong tradition of the "fire service" this distinguished "Unit Citation" is hereby awarded.

Awarded this 27th day of April 2021.


Vernard Alsberry Jr.
President


Tyrone Jarrett Sr.
Fire Chief

OUTSTANDING CALLS

south cook
county ems

May 5, 2021

Chief Robert Kopec
Flossmoor Fire Department
2828 Flossmoor Road
Flossmoor, IL 60422

Dear Chief:

I would like to take this opportunity to commend your Department for an excellent EMS call.

On April 16, 2021, the Flossmoor Fire Department responded to a call for a childbirth. On arrival, the crew found the Mother in a small bathroom with twin girls delivered and umbilical cords intact. The initial crew wisely requested a second ambulance en route. The responding paramedics clamped and cut the umbilical cords, cleaned the babies, and transported to South Suburban Hospital expeditiously. This all required coordination of care between everyone to move the babies, but also to care for the Mother.

This was truly a fine prehospital response and demonstrates what EMS is all about: skill, coordination and compassion.

Please congratulate all involved for this inspiring event.

Sincerely,



Bernard Heilicser, D.O.
EMS Medical Director

dm

p.s. Two stork stickers are attached to honor this event

CC: Ethan Stratman Larry Moran
 Leslie Flint Edward Hutton
 Michael Pecaro Nicholas Santos

Attachment: Incident Summaries (Employee Recognition FD)

TO: Mayor Nelson and Board of Trustees
FROM: Bridget Wachtel, Village Manager
DATE: June 7, 2021
SUBJECT: Appointment of two new members to the Community Relations Commission



With the Board's consent, Mayor Nelson will be making two appointments to the Community Relations Commission at the Village Board meeting on June 7, 2021.

If you have any questions or concerns regarding these appointments, please contact Mayor Nelson before Monday evening.

TO: Bridget Wachtel, Village Manager
FROM: Scott Bugner, Building and Zoning Administrator
DATE: June 7, 2021
SUBJECT: Consideration of a Request for a Special Use Permit for
 a Swimming Pool - 2 Ashley Oaks Lane



FLOSSMOOR

On May 20, 2021 the Plan Commission held a public hearing to consider a request for a Special Use Permit for a swimming pool. The request had been submitted by Corey and Bianca Bradford, owners of the subject property. The facts in the matter are as follows:

The subject property is an interior lot located on the south side of Ashley Oaks Lane in a cul-de-sac. The property is improved with a two-story single-family dwelling with an attached garage and accessory patio. The lot has an approximate area of 35,619 square feet or .82 acres.

The petitioner is proposing the construction of an inground pool with dimensions of 16 feet wide by 35 feet in length, as well as a 4-foot concrete patio surround in the southwest corner of the lot. The pool pump and filter equipment are proposed to be located near the southwest corner of the home adjacent to the garage on a 4' x 6' pad. A six-foot high aluminum fence is proposed to surround the pool in the southwest corner of the yard. The petitioner has indicated that there would be in-pool lighting only with no additional exterior lighting proposed.

The pool is proposed to be setback approximately 15 feet from the south lot line, approximately 30 feet from the west lot line, approximately 190 feet from the east lot line and approximately 25 feet from the southwest corner of the home. The proposed setbacks are all in conformance with the zoning regulations for accessory uses in the R-3 residential district.

There were no public comments either in favor or opposed to the petitioner's request.

At the close of the public hearing the Plan Commission voted 4-0 in favor of recommending that the petitioners request for a special use permit be granted as submitted with the condition that only in pool lighting be permitted as proposed.

To assist you in consideration of this matter please find attached the following materials:

- Application for Land Use Review
- Findings and Recommendations
- Site Plan
- Legal Notice and Notice to Residents
- Address map locating the subject property
- Ordinance and Exhibit(s)

VILLAGE OF FLOSSMOOR

Office of the Zoning Administrator

Application for Land Use Review

This application is to be used for petitions for Village approval of consolidations, subdivisions, changes in zoning, planned unit developments, non-residential site plans and special use permits. If you should have any questions regarding the type of land use review that applies to your situation please contact the Office of the Zoning Administrator at (708) 798-2300. The application must be completed and returned to the Building Department accompanied by the required fee (see attached schedule) and submittals. Submittal requirements are contained in the Village's Zoning and Subdivision Ordinances. No petition will be scheduled for consideration by the Village Plan Commission unless a completed application (including required submittals) has been received. Petitions must be received no later than twenty one (21) calendar days prior to the Plan Commission meeting.

PROPERTY INFORMATION

2 Ashley Oaks Ln, Flossmoor, IL 60422
Address/Location of Property for which a review is being requested (Subject Property)

Corey Bradford
Name of Applicant

2 Ashley Oaks Ln, Flossmoor, IL 60422
Applicant's Mailing Address

312-437-3800
Applicant Home Telephone Number

Applicant Work Telephone Number

Owner
Applicant's Interest in Subject Property (Owner, contract purchaser etc)

If the applicant is not the owner of the property please provide the following information:

Bianca Bradford
Owner's Name

2 Ashley Oaks Ln, Flossmoor, IL 60422
Owner's Address

312-543-7903
Owner's Telephone Numbers

Owner's Work Telephone Number

RECEIVED

MAR 08 2021

By

ALL APPLICANTS MUST ANSWER THE FOLLOWING QUESTIONS

PLEASE INDICATE WHICH TYPE OF LAND USE REVIEW YOU ARE SEEKING:

- ☐ Approval of a Plat of Subdivision, Resubdivision or Consolidation
- ☐ Approval of a Request for Rezoning
- ☒ Approval of a Special Use Permit
- ☐ Approval of an Amendment to an existing Special Use Permit
- ☐ Approval of a Site Plan (Non-Single Family Residential)
- ☐ Approval of a Planned Unit Development
- ☐ Approval of an Amendment to an approved Planned Unit Development

What is the current Zoning of the subject property (i.e., R-1 Single Family Residential)?

R-1 Single Family Residential

What is the current use of the subject property (i.e. vacant, improved with single family home etc)?

Single Family Home

Please provide a brief description of the proposed request:

We would like to install an
inground pool in backyard.

Please provide a brief description of the property involved including such information as dimensions, area, current use and existing improvements on the site.

Currently the area is a landscaped
backyard. Plot Survey included for dimensions.

To your knowledge, is the request in conformance with all requirements of the Flossmoor Zoning Ordinance? If not, please describe:

Yes


Applicant's Signature

3-5-21

Date


Owner's Signature
(Applicant must have property owner's signature)

3-5-21

Date

Do Not Write Below, For Office Use Only:

Date Submitted:

3/8/21

Fee Paid:

\$300.00

Requested Hearing Date:

5/20/21

Date Published:

5/2/21

Date Residents Notified:

5/13/21

FINDINGS AND RECOMMENDATIONS

FLOSSMOOR PLAN COMMISSION

MAY 20, 2021

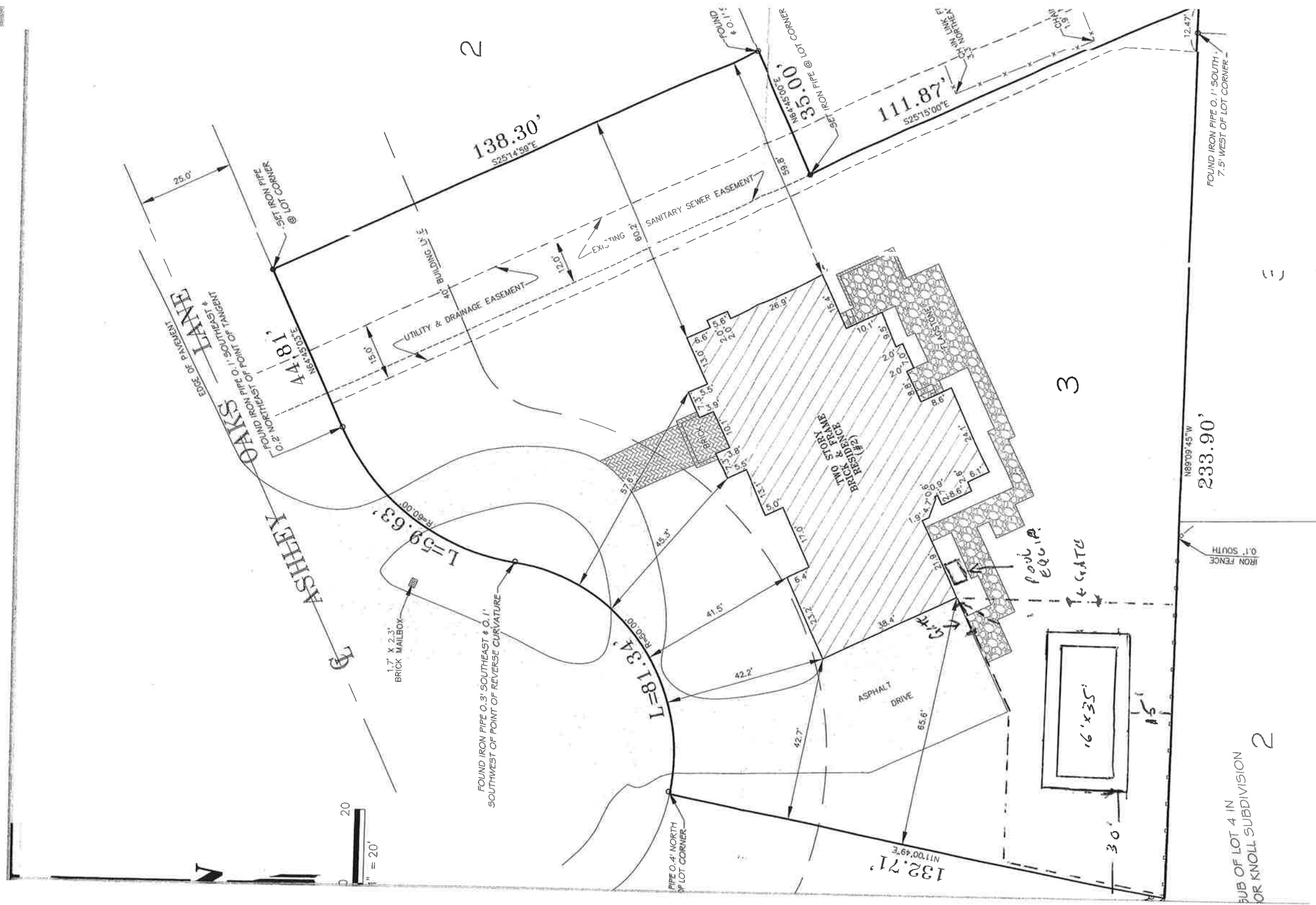
Special Use Permit for a Swimming Pool – Bradford – 2 Ashley Oaks Lane

1. The petitioners, Corey and Bianca Bradford are the owners of the subject property at 2 Ashley Oaks Lane.
2. The Subject property is a residential lot improved with a single-family dwelling and attached garage located on the east side of Dixie Highway.
3. The property is zoned **R-3**.
4. Section 285-8-3 of the Zoning Code regulating special uses in the **R-3** district refers to Section 285-5-3 E. permitting swimming pools accessory to single-family dwellings as a special use.
5. The petitioner is seeking a Special Use Permit for an inground swimming pool.
6. On May 20, 2021 the Plan Commission held a Public Hearing for a Special Use Permit.

Upon review of all submittals and considering testimony offered by the petitioner and the public at the Public Hearing the Flossmoor Plan Commission finds that:

- A. The proposed swimming pool and spa may be permitted as a special use in the district in which it is located, and otherwise meets the standards for a special use permit set forth in Section 285-26-9 E. of the Zoning Code.
- B. The proposed use will not cause substantial injury to the value of other property in the neighborhood.

In conclusion the Plan Commission recommends to the Mayor and Board of Trustees that a Special Use Permit be approved as submitted.



Attachment: 2 Ashley Oaks Site Plan (2 Ashley Oaks Special Use Permit - Swimming Pool)

Chicago Tribune

Printed: 4/29/2021 8:14:05 AM

Page 2 of 2

Order ID: 6943019

* Agency Commission not included

GROSS PRICE * : \$78.00

PACKAGE NAME: IL Govt Legal Daily Southtown

Product(s): SubTrib_Daily Southtown, Publicnotices.com

AdSize(s): 1 Column

Run Date(s): Sunday, May 2, 2021

Color Spec. B/W

Preview

LEGAL NOTICE PUBLIC HEARING FLOSSMOOR PLAN COMMISSION

Notice is hereby given that on Thursday, May 20, 2021, the Flossmoor Plan Commission will hold a public hearing to consider a request of a Special Use Permit for the installation of a swimming pool.

LEGAL DESCRIPTIONS:

LOT 3 IN ASHLEY OAKS SUBDIVISION, BEING A SUBDIVISION OF PART OF THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 7, TOWNSHIP 35 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED OCTOBER 19, 1989, AS DOCUMENT NUMBER 89496899 IN COOK COUNTY, ILLINOIS

LOCATION:

2 Ashley Oaks Lane, Flossmoor, Illinois 60422

APPLICANT:

Corey Bradford

HEARING DATE:

Thursday, May 20, 2021, beginning at 7:30 p.m. in the Flossmoor Village Hall, 2800 Flossmoor Road, Flossmoor, Illinois. This meeting will be held in person and remotely. Visit www.flossmoor.org for dial-in instructions.

All interested parties are encouraged to attend and to present oral or written testimony.

/s/ John Curran, Chairperson
Flossmoor Plan Commission
5/2/2021 6943019

Public Hearings

LEGAL NOTICE PUBLIC HEARING FLOSSMOOR PLAN COMMISSION

Notice is hereby given that on Thursday, May 20, 2021, the Flossmoor Plan Commission will hold a public hearing to consider a request of a Special Use Permit for the installation of a swimming pool.

LEGAL DESCRIPTIONS:

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LOCATION:

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APPLICANT:

Corey Bradford

HEARING DATE:

Thursday, May 20, 2021, beginning at 7:30 p.m. in the Flossmoor Village Hall, 2800 Flossmoor Road, Flossmoor, Illinois. This meeting will be held in person and remotely. Visit www.flossmoor.org for dial-in instructions.

All interested parties are encouraged to attend and to present oral or written testimony.

/s/ John Curran, Chairperson
Flossmoor Plan Commission
5/2/2021 6943019



FLOSSMOOR

Welcoming. Beautiful. Connected.

Village of Flossmoor

Building Department
2800 Flossmoor Road
Flossmoor, Illinois 60422
Phone: 708.957.4101
TDD: 708.647.0179
Fax: 708.335.5490
www.flossmoor.org

Building and Zoning Administrator
Scott Bugner

Mayor
Michelle Nelson

Trustees
Joni Bradley-Scott
Gary Daggett
Brian Driscoll
Perry Hoag
George Lofton
James Mitros

Village Clerk

Village Manager
Bridget A. Wachtel

May 12, 2021

***THIS IS A COURTESY NOTICE ONLY**

Dear Resident:

On Thursday, May 20, 2021 at 7:30 PM, the Flossmoor Plan Commission will hold a public hearing to consider a request for a Special Use Permit. If approved it would permit the installation of an in-ground swimming pool at 2 Ashley Oaks Lane.

A map locating the property is shown on the back of this letter.

The May 20, 2021 meeting of the Flossmoor Plan Commission will be conducted in person at Village Hall and remotely via Zoom, which is permitted by Illinois Public Act 2020-0620. The public is invited to monitor the meeting using the dial-in number below. Public participation will be permitted during the Public Hearing portion of the meeting agenda. Members of the public may also comment on the Public Hearing by email to info@flossmoor.org. Comments received by 5:00 p.m. Wednesday, May 19 will be read into the record of the meeting.

Join Zoom Meeting:

+1 312 626 6799 US

Meeting ID: 884 2925 5437

Passcode: 60422

Please call me at 708-957-4101 or email me at sbugner@flossmoor.org if you have any questions.

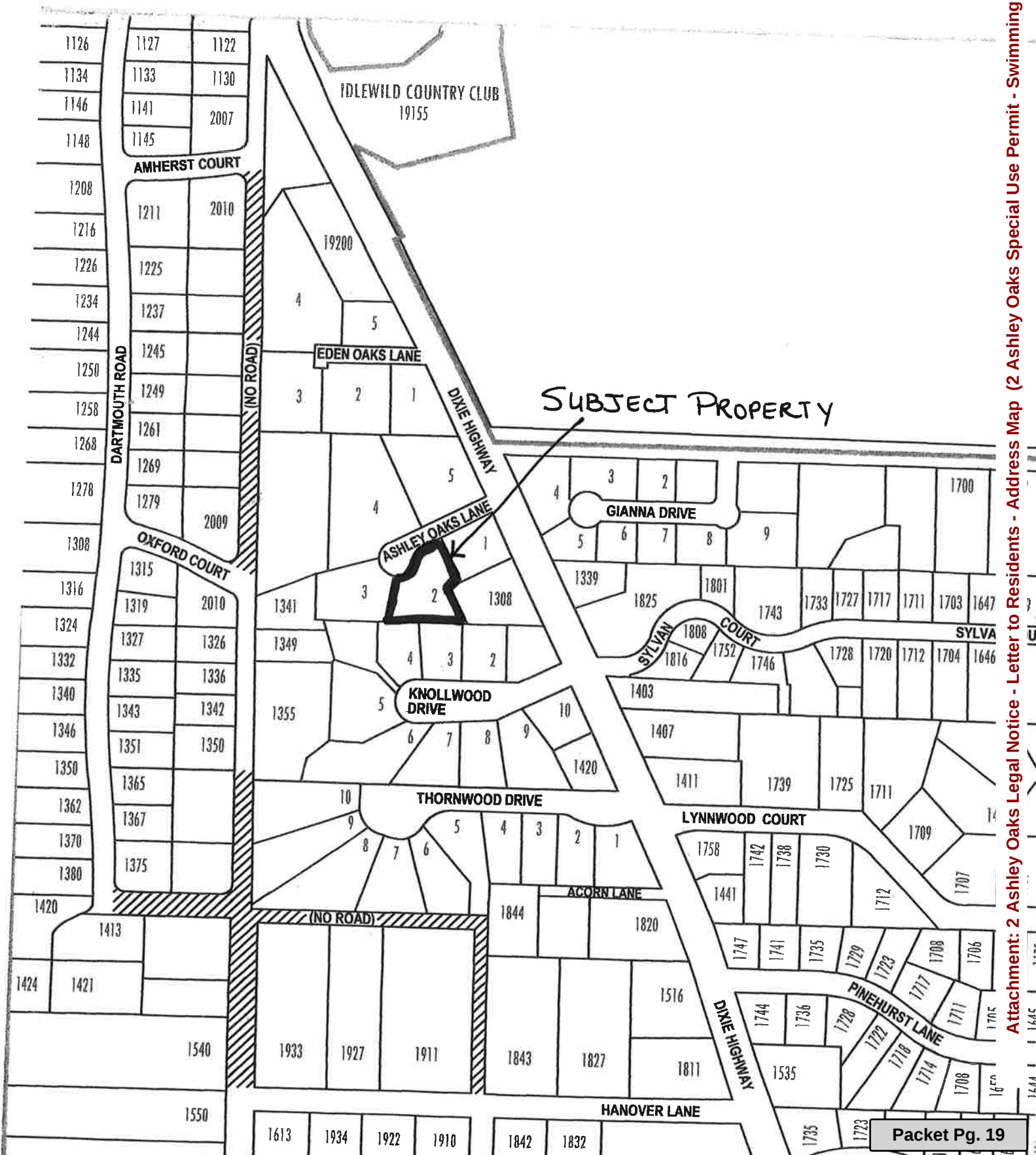
Sincerely,

Scott M. Bugner

Building and Zoning Administrator

SMB/jf

Attachment: 2 Ashley Oaks Legal Notice - Letter to Residents - Address Map (2 Ashley Oaks Special Use Permit - Swimming Pool)



Resident
1308 Dixie Highway
Flossmoor, IL 60422

Resident
1339 Dixie Highway
Flossmoor, IL 60422

Resident
1 Ashley Oaks Lane
Flossmoor, IL 60422

Resident
3 Ashley Oaks Lane
Flossmoor, IL 60422

Resident
4 Ashley Oaks Lane
Flossmoor, IL 60422

Resident
5 Ashley Oaks Lane
Flossmoor, IL 60422

Resident
1341 Cambridge Avenue
Flossmoor, IL 60422

Resident
1349 Cambridge Avenue
Flossmoor, IL 60422

Resident
1355 Cambridge Avenue
Flossmoor, IL 60422

Resident
4 Gianna Drive
Flossmoor, IL 60422

Resident
5 Gianna Drive
Flossmoor, IL 60422

Resident
3 Knollwood Drive
Flossmoor, IL 60422

Resident
5 Knollwood Drive
Flossmoor, IL 60422

Resident
6 Knollwood Drive
Flossmoor, IL 60422

Resident
7 Knollwood Drive
Flossmoor, IL 60422

Resident
2 Knollwood Drive
Flossmoor, IL 60422

Resident
8 Knollwood Drive
Flossmoor, IL 60422

Resident
9 Knollwood Drive
Flossmoor, IL 60422

Resident
10 Knollwood Drive
Flossmoor, IL 60422

ORDINANCE NO. _____

**AN ORDINANCE OF THE VILLAGE OF FLOSSMOOR, COOK COUNTY, ILLINOIS, APPROVING A
SPECIAL USE FOR A SWIMMING POOL AT 2 ASHLEY OAKS LANE**

WHEREAS, the Village of Flossmoor (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; and,

WHEREAS, under section 11-13-1.1 of the Illinois Municipal Code (65 ILCS 5/1-1-1, *et seq.*), the Mayor and Board of Trustees of the Village (collectively, the “*Corporate Authorities*”) may provide for the classification of Special Uses in its zoning ordinance; and,

WHEREAS, Corey and Bianca Bradford (“the Owners”) are the owners of the property located at 2 Ashley Oaks Lane, legally described in Section 2 of this Ordinance (the “Subject Property”); and,

WHEREAS, under the authority of the Zoning Code, the Subject Property is located in a designated R-3 Single-Family Residential District, and a swimming pool is allowed as an accessory use in this district with a Special Use Permit (Sections 285-7-3 and 285-5-3E); and,

WHEREAS, the Corporate Authorities have received a request from the Owner for a Special Use Permit for the Subject Property to allow a swimming pool; and,

WHEREAS, a legal notice of publication regarding a public hearing before the Planning Commission on the proposed Special Use Permit was duly published in a newspaper of general circulation in the Village, not more than thirty (30) nor less than fifteen (15) days prior to the public hearing; and,

WHEREAS, the Planning Commission convened and held a public hearing on the 20th day of May, 2021, on the question of recommending the Special Use application; and,

WHEREAS, the Planning Commission reviewed the standards set forth in Section 285-26-9E of the Zoning Code; and,

WHEREAS, upon conclusion of said public hearing, the Planning Commission recommended the approval of the Special Use for the Subject Property for a swimming pool on the Subject Property.

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

Section 1: The above recitals are incorporated herein and made a part of this Ordinance.

Section 2: That the Corporate Authorities hereby approve a special use for the Subject Property, legally described as:

LOT 3 IN ASHLEY OAKS SUBDIVISION, BEING A SUBDIVISION OF PART OF THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 7, TOWNSHIP 35 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED OCTOBER 19, 1989, AS DOCUMENT NUMBER 89496899 IN COOK COUNTY, ILLINOIS

Permanent Index Number: 32-07-200-063-0000

for a swimming pool as an accessory use.

Section 3: That the Special Use granted herein shall be constructed, operated and maintained in accordance with the following plans, diagrams and conditions:

- A. Site Plan attached hereto and made a part hereof as Exhibit A.
- B. Pool lighting shall only be provided by in-pool lighting.

Section 4: This Ordinance shall be in full force and effect upon its passage, approval, and publication in pamphlet form as provided by law.

AYES: _____

NOES: _____

ABSENT: _____

ABSTAINED: _____

PASSED: _____

APPROVED: _____

PUBLISHED: _____

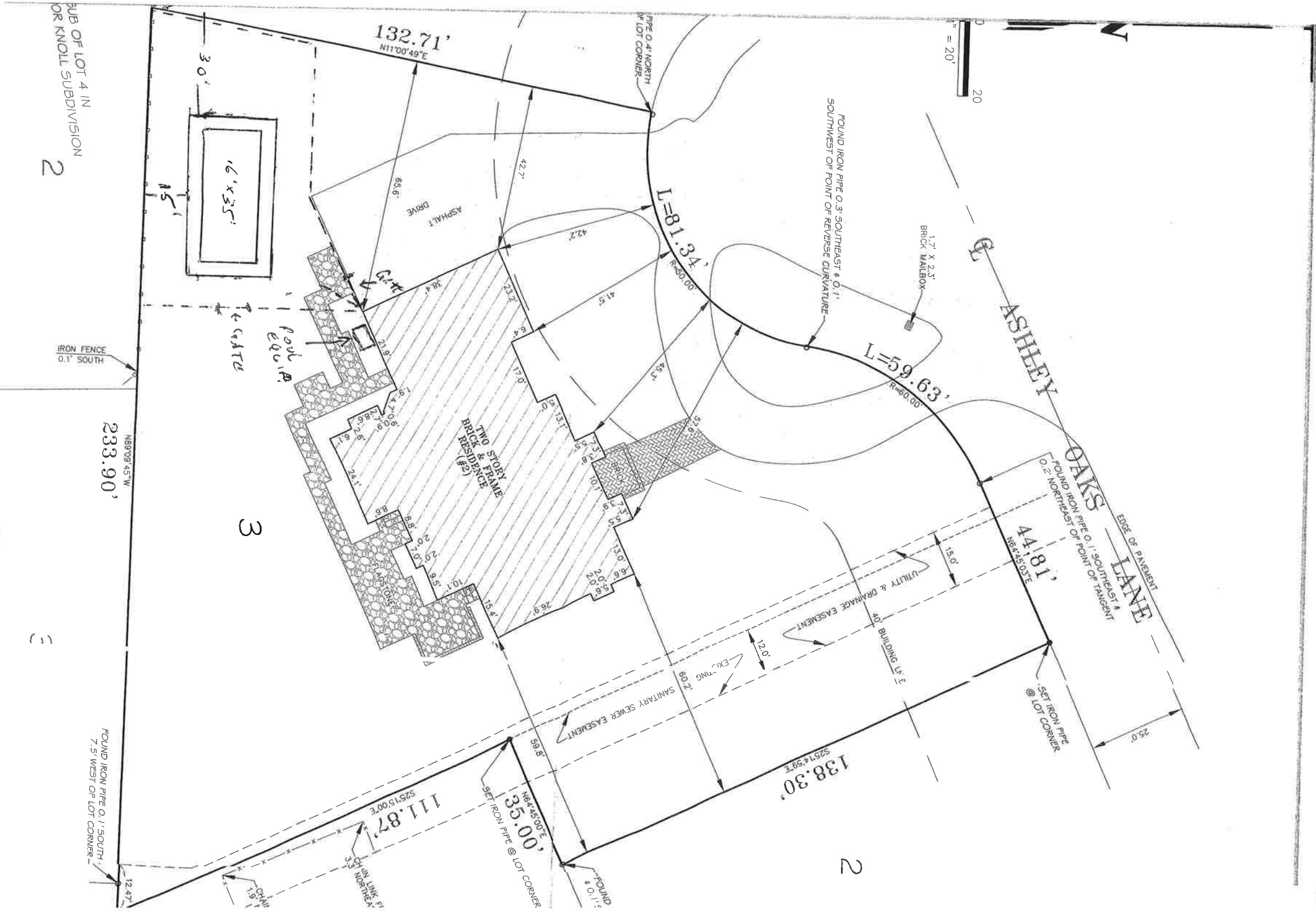
APPROVED:

Mayor

ATTEST:

Village Clerk

EXHIBIT A



TO: Bridget Wachtel, Village Manager
FROM: Scott Bugner, Building and Zoning Administrator
DATE: June 7, 2021
SUBJECT: Consideration of a Request for a Special Use Permit for
 a Swimming Pool - 1407 Dixie Highway



On May 20, 2021 the Plan Commission held a public hearing to consider a request for a Special Use Permit for a swimming pool. The request had been submitted by Anthony Shipp, owner of the subject property. The facts in the matter are as follows:

The subject property is an interior lot located on the east side of Dixie Highway. The property is improved with a two-story single-family dwelling with an attached garage and accessory patio. The lot has an approximate area of 37,941 square feet or .87 acres.

The petitioner is proposing the construction of an inground pool with dimensions of 16 feet wide by 40 feet in length, as well as a 4-foot paver patio surround and powered safety cover. The pool pump and filter equipment are proposed to be located near the southwest corner of the pool adjacent to the paver surround on a 4' x 6' pad. A six-foot high wood fence is proposed along the south and west sides of the rear yard with a 6-foot high aluminum fence along the east (rear) property line. An existing six-foot high wood fence is currently constructed along the north side of the property. Low voltage underwater pool lighting is indicated for the pool with no additional exterior lighting proposed.

The pool is proposed to be setback approximately 43 feet from the north lot line, approximately 16 feet from the south lot line, approximately 132 feet from the east lot line and approximately 21 feet from the rear of the home. The proposed setbacks are all in conformance with the zoning regulations for accessory uses in the R-4 residential district.

There were no public comments either in favor or opposed to the petitioner's request.

At the close of the public hearing the Plan Commission voted 4-0 in favor of recommending that the petitioners request for a special use permit be granted as submitted with the condition that only in pool lighting be permitted as proposed.

To assist you in consideration of this matter please find attached the following materials:

- Application for Land Use Review
- Findings and Recommendations
- Site Plan
- Legal Notice and Notice to Residents
- Address map locating the subject property
- Proposed Ordinance and Exhibit(s)

VILLAGE OF FLOSSMOOR

Office of the Zoning Administrator

Application for Land Use Review

This application is to be used for petitions for Village approval of consolidations, subdivisions, changes in zoning, planned unit developments, non-residential site plans and special use permits. If you should have any questions regarding the type of land use review that applies to your situation please contact the Office of the Zoning Administrator at (708) 798-2300. The application must be completed and returned to the Building Department accompanied by the required fee (see attached scheduled) and submittals. Submittal requirements are contained in the Village's Zoning and Subdivision Ordinances. No petition will be scheduled for consideration by the Village Plan Commission unless a completed application (including required submittals) has been received. Petitions must be received no later than twenty one (21) calendar days prior to the Plan Commission meeting.

PROPERTY INFORMATION

1407 DIXIE Highway

Address/Location of Property for which a review is being requested (Subject Property)

Michael King AQUA Pools Inc.

Name of Applicant

13445 W. 159th St. Home Glen 60491

Applicant's Mailing Address

708 301 9400

Applicant Home Telephone Number

Applicant Work Telephone Number

Pool Contractor

Applicant's Interest in Subject Property (Owner, contract purchaser etc)

If the applicant is not the owner of the property please provide the following information:

Anthony Shipps

Owner's Name

1407 DIXIE Highway, Flossmoor 60422

Owner's Address

773-491-8073

Owner's Telephone Numbers

Owner's Work Telephone Number

RECEIVED

APR 08 2021

By _____

ALL APPLICANTS MUST ANSWER THE FOLLOWING QUESTIONS

PLEASE INDICATE WHICH TYPE OF LAND USE REVIEW YOU ARE SEEKING:

- ☐ Approval of a Plat of Subdivision, Resubdivision or Consolidation
- ☐ Approval of a Request for Rezoning
- ☒ Approval of a Special Use Permit
- ☐ Approval of an Amendment to an existing Special Use Permit
- ☐ Approval of a Site Plan (Non-Single Family Residential)
- ☐ Approval of a Planned Unit Development
- ☐ Approval of an Amendment to an approved Planned Unit Development

What is the current Zoning of the subject property (i.e., R-1 Single Family Residential)?

R-4

What is the current use of the subject property (i.e. vacant, improved with single family home etc)?

Single Family Home

Please provide a brief description of the proposed request:

Homeowner would like to install a 16'x40' Rectangle In Ground Swimming Pool with Patio Surround And Power Safety Cove.

Please provide a brief description of the property involved including such information as dimensions, area, current use and existing improvements on the site.

Current Property is 37,941 SQFT OR .87 Acres And Contains A Single Family Home.

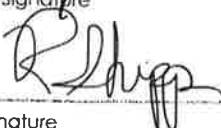
To your knowledge, is the request in conformance with all requirements of the Flossmoor Zoning Ordinance? If not, please describe:

Yes, to my knowledge, Request conforms with All Requirements of the Flossmoor Zoning Ordinance

 Aqua Pools
Applicant's Signature

3-30-21

Date


Owner's Signature
(Applicant must have property owner's signature)

3-30-21

Date

Do Not Write Below, For Office Use Only:

Date Submitted:

04/08/21

Fee Paid:

\$300.00

Requested Hearing Date:

5/20/21

Date Published:

5/2/21

Date Residents Notified:

5/13/21

FINDINGS AND RECOMMENDATIONS

FLOSSMOOR PLAN COMMISSION

MAY 20, 2021

Special Use Permit for a Swimming Pool – Shipps – 1407 Dixie Highway

1. The petitioner, Anthony Shipps is the owner of the subject property at 1407 Dixie Highway.
2. The Subject property is a residential lot improved with a single-family dwelling and attached garage located on the east side of Dixie Highway.
3. The property is zoned **R-4**.
4. Section 285-8-3 of the Zoning Code regulating special uses in the **R-4** district refers to Section 285-5-3 E. permitting swimming pools accessory to single-family dwellings as a special use.
5. The petitioner is seeking a Special Use Permit for an inground swimming pool.
6. On May 20, 2021 the Plan Commission held a Public Hearing for a Special Use Permit.

Upon review of all submittals and considering testimony offered by the petitioner and the public at the Public Hearing the Flossmoor Plan Commission finds that:

- A. The proposed swimming pool and spa may be permitted as a special use in the district in which it is located, and otherwise meets the standards for a special use permit set forth in Section 285-26-9 E. of the Zoning Code.
- B. The proposed use will not cause substantial injury to the value of other property in the neighborhood.

In conclusion the Plan Commission recommends to the Mayor and Board of Trustees that a Special Use Permit be **approved** as submitted.



Chicago Tribune

Order ID: 6943016

Printed: 4/29/2021 8:13:59 AM

Page 2 of 3

* Agency Co d

GROSS PRICE * : \$181.50

PACKAGE NAME: IL Govt Legal Daily Southtown

Product(s): SubTrib_Daily Southtown, Publicnotices.com

AdSize(s): 1 Column

Run Date(s): Sunday, May 2, 2021

Color Spec. B/W

Preview

LEGAL NOTICE PUBLIC HEARING FLOSSMOOR PLAN COMMISSION

Ad TextNotice is hereby given that on Thursday, May 20, 2021, the Flossmoor Plan Commission will hold a public hearing to consider a request of a Special Use Permit for the installation of a swimming pool.

LEGAL DESCRIPTIONS:

A TRACT OF LAND IN THE SOUTH ½ OF THE NORTHEAST ¼ OF SECTION 7, TOWNSHIP 35 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT 1285.36 FEET WEST OF THE EAST LINE OF SECTION 7 AND 340 FEET SOUTH OF THE SOUTH LINE OF SYLVAN COURT SUBDIVISION AS RECORDED; THENCE NORTH ON A LINE 1285.36 FEET WEST OF AND PARALLEL TO THE EAST LINE OF SECTION 7, A DISTANCE OF 127.50 FEET TO A POINT; THENCE WEST ON A LINE 2122.50 FEET SOUTH OF AND PARALLEL TO THE SOUTH LINE OF SYLVAN COURT SUBDIVISION TO THE POINT OF INTERSECTION WITH THE CENTERLINE OF DIXIE HIGHWAY; THENCE NORTHWESTERLY ALONG THE CENTERLINE OF DIXIE HIGHWAY TO THE POINT OF INTERSECTION WITH A LINE 85 FEET SOUTH OF AND PARALLEL TO THE SOUTH LINE OF SYLVAN COURT SUBDIVISION; THENCE EAST ALONG THE LAST DESCRIBED LINE TO THE POINT OF INTERSECTION WITH A LINE 946.44 FEET WEST OF AND PARALLEL TO THE EAST LINE OF SECTION 7; THENCE WEST ALONG THE LAST DESCRIBED LINE TO THE POINT OF BEGINNING (EXCEPT THEREFROM THAT PART LYING EASTERLY OF A LINE 1381.94 FEET WEST OF AND PARALLEL TO THE EAST LINE OF SAID SECTION 7 AND ALSO EXCEPTING THE FOLLOWING DESCRIBED TRACT: COMMENCING AT THE POINT OF INTERSECTION OF THE CENTER LINE OF DIXIE HIGHWAY WITH A LINE 212.50 FEET SOUTH OF AND PARALLEL TO THE SOUTH LINE OF SYLVAN COURT SUBDIVISION; THENCE EAST ON SAID PARALLEL 88.82 FEET TO THE

Public Hearings

LEGAL NOTICE PUBLIC HEARING FLOSSMOOR PLAN COMMISSION

Ad TextNotice is hereby given that on Thursday, May 20, 2021, the Flossmoor Plan Commission will hold a public hearing to consider a request of a Special Use Permit for the installation of a swimming pool.

LEGAL DESCRIPTIONS:

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LOCATION:

1407 Dixie Highway, Flossmoor, Illinois 60422

APPLICANT:

Anthony Shippis

HEARING DATE:

Thursday, May 20, 2021, beginning at 7:30 p.m. in the Flossmoor Village Hall, 2800 Flossmoor Road, Flossmoor, Illinois. This meeting will be held in person and remotely. Visit www.flossmoor.org for dial-in instructions.

All interested parties are encouraged to attend and to present oral or written testimony.

/s/ John Curran, Chairperson
Flossmoor Plan Commission
5/2/2021 6943016

Attachment: 1407 Dixie Legal Notice Resident Letter and address map (1407 Dixie Highway Special Use Permit - Swimming Pool)



FLOSSMOOR

Welcoming. Beautiful. Connected.

Village of Flossmoor

Building Department
2800 Flossmoor Road
Flossmoor, Illinois 60422
Phone: 708.957.4101
TDD: 708.647.0179
Fax: 708.335.5490
www.flossmoor.org

Building and Zoning Administrator
Scott Bugner

Mayor
Michelle Nelson

Trustees
Joni Bradley-Scott
Gary Daggett
Brian Driscoll
Perry Hoag
George Lofton
James Mitros

Village Clerk

Village Manager
Bridget A. Wachtel

May 12, 2021

*THIS IS A COURTESY NOTICE ONLY

Dear Resident:

On Thursday, May 20, 2021 at 7:30 PM, the Flossmoor Plan Commission will hold a public hearing to consider a request for a Special Use Permit. If approved it would permit the installation of an in-ground swimming pool at 1407 Dixie Highway.

A map locating the property is shown on the back of this letter.

The May 20, 2021 meeting of the Flossmoor Plan Commission will be conducted in person at Village Hall and remotely via Zoom, which is permitted by Illinois Public Act 2020-0620. The public is invited to monitor the meeting using the dial-in number below. Public participation will be permitted during the Public Hearing portion of the meeting agenda. Members of the public may also comment on the Public Hearing by email to info@flossmoor.org. Comments received by 5:00 p.m. Wednesday, May 19 will be read into the record of the meeting.

Join Zoom Meeting:

+1 312 626 6799 US

Meeting ID: 884 2925 5437

Passcode: 60422

Please call me at 708-957-4101 or email me at sbugner@flossmoor.org if you have any questions.

Sincerely,

Scott M. Bugner

Building and Zoning Administrator

SMB/jf

Attachment: 1407 Dixie Legal Notice Resident Letter and address map (1407 Dixie Highway Special Use Permit - Swimming Pool)



Resident
1403 Dixie Highway
Flossmoor, IL 60422

Resident
1411 Dixie Highway
Flossmoor, IL 60422

Resident
2 Knollwood Drive
Flossmoor, IL 60422

Resident
8 Knollwood Drive
Flossmoor, IL 60422

Resident
9 Knollwood Drive
Flossmoor, IL 60422

Resident
10 Knollwood Drive
Flossmoor, IL 60422

Resident
1729 Lynwood Court
Flossmoor, IL 60422

Resident
1730 Lynwood Court
Flossmoor, IL 60422

Resident
1738 Lynwood Court
Flossmoor, IL 60422

Resident
1739 Lynwood Court
Flossmoor, IL 60422

Resident
1742 Lynwood Court
Flossmoor, IL 60422

Resident
1758 Lynwood Court
Flossmoor, IL 60422

Resident
1733 Sylvan Court
Flossmoor, IL 60422

Resident
1738 Sylvan Court
Flossmoor, IL 60422

Resident
1743 Sylvan Court
Flossmoor, IL 60422

Resident
1752 Sylvan Court
Flossmoor, IL 60422

Resident
1801 Sylvan Court
Flossmoor, IL 60422

Resident
1808 Sylvan Court
Flossmoor, IL 60422

Resident
1816 Sylvan Court
Flossmoor, IL 60422

Resident
1825 Sylvan Court
Flossmoor, IL 60422

Resident
1 Thornwood Drive
Flossmoor, IL 60422

Resident
2 Thornwood Drive
Flossmoor, IL 60422

Resident
3 Thornwood Drive
Flossmoor, IL 60422

ORDINANCE NO. _____

**AN ORDINANCE OF THE VILLAGE OF FLOSSMOOR, COOK COUNTY, ILLINOIS, APPROVING A
SPECIAL USE FOR A SWIMMING POOL AT 1407 DIXIE HIGHWAY**

WHEREAS, the Village of Flossmoor (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; and,

WHEREAS, under section 11-13-1.1 of the Illinois Municipal Code (65 ILCS 5/1-1-1, *et seq.*), the Mayor and Board of Trustees of the Village (collectively, the “*Corporate Authorities*”) may provide for the classification of Special Use in its zoning ordinance; and,

WHEREAS, Anthony Shipps (“the Owner”) is the owner of the property located at 1407 Dixie Highway, legally described in Section 2 of this Ordinance (the “Subject Property”); and,

WHEREAS, under the authority of the Zoning Code, the Subject Property is located in a designated R-4 Single-Family Residential District, and a swimming pool is allowed as an accessory use in this district with a Special Use Permit (Sections 285-8-3 and 285-5-3E); and,

WHEREAS, the Corporate Authorities have received a request from the Owner for a Special Use Permit for the Subject Property to allow a swimming pool; and,

WHEREAS, a legal notice of publication regarding a public hearing before the Planning Commission on the proposed special use permit was duly published in a newspaper of general circulation in the Village, not more than thirty (30) nor less than fifteen (15) days prior to the public hearing; and,

WHEREAS, the Planning Commission convened and held a public hearing on the 20th day of May, 2021, on the question of recommending the Special Use application; and,

WHEREAS, the Planning Commission reviewed the standards set forth in Section 285-26-9E of the Zoning Code; and,

WHEREAS, upon conclusion of said public hearing, the Planning Commission recommended the approval of the Special Use for the Subject Property for a swimming pool on the Subject Property.

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

Section 1: The above recitals are incorporated herein and made a part of this Ordinance.

Section 2: That the Corporate Authorities hereby approve a Special Use for the Subject Property, legally described as:

A TRACT OF LAND IN THE SOUTH ½ OF THE NORTHEAST ¼ OF SECTION 7, TOWNSHIP 35 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT 1285.36 FEET WEST OF THE EAST LINE OF SECTION 7 AND 340 FEET SOUTH OF THE SOUTH LINE OF SYLVAN COURT SUBDIVISION AS RECORDED; THENCE NORTH ON A LINE 1285.36 FEET WEST OF AND PARALLEL TO THE EAST LINE OF SECTION 7, A DISTANCE OF 127.50 FEET TO A POINT; THENCE WEST ON A LINE 2122.50 FEET SOUTH OF AND PARALLEL TO THE SOUTH LINE OF SYLVAN COURT SUBDIVISION TO THE POINT OF INTERSECTION WITH THE CENTERLINE OF DIXIE HIGHWAY; THENCE NORTHWESTERLY ALONG THE CENTERLINE OF DIXIE HIGHWAY TO THE POINT OF INTERSECTION WITH A LINE 85 FEET SOUTH OF AND PARALLEL TO THE SOUTH LINE OF SYLVAN COURT SUBDIVISION; THENCE EAST ALONG THE LAST DESCRIBED LINE TO THE POINT OF INTERSECTION WITH A LINE 946.44 FEET WEST OF AND PARALLEL TO THE EAST LINE OF SECTION 7; THENCE WEST ALONG THE LAST DESCRIBED LINE TO THE POINT OF BEGINNING (EXCEPT THEREFROM THAT PART LYING EASTERLY OF A LINE 1381.94 FEET WEST OF AND PARALLEL TO THE EAST LINE OF SAID SECTION 7 AND ALSO EXCEPTING THE FOLLOWING DESCRIBED TRACT: COMMENCING AT THE POINT OF INTERSECTION OF THE CENTER LINE OF DIXIE HIGHWAY WITH A LINE 212.50 FEET SOUTH OF AND PARALLEL TO THE SOUTH LINE OF SYLVAN COURT SUBDIVISION; THENCE EAST ON SAID PARALLEL 98.82 FEET TO THE POINT OF BEGINNING; THENCE NORTHEASTERLY ALONG A LINEMAKING AN ANGLE OF 135 DEGREES 00 MINUTES 00 SECONDS WITH THE LAST NAMED LINE WHEN TURNED FROM WEST THROUGH NORTH TO THE POINT OF INTERSECTION WITH A LINE 184.80 FEET SOUTH OF AND PARALLEL TO SAID SOUTH LINE OF SYLVAN COURT SUBDIVISION; THENCE EAST ALONG THE LAST NAMED LINE A DISTANCE OF 115.25 FEET; THENCE SOUTHEASTERLY ALONG A LINE MAKING AN ANGLE OF 135 DEGREES 00 MINUTES 00 SECONDS WITH THE LAST NAMED LINE WHEN TURNED FROM WEST THROUGH SOUTH TO APOINT OF INTERSECTION WITH A LINE 212.50 SOUTH AND PARALLEL TO SAID SOUTH LINE OF SYLVAN COURT SUBDIVISION THENCE WEST ALONG THE LAST NAMED PARALLEL LINE TO THE POINT OF BEGINNING) ALL IN COOK COUNTY, ILLINOIS

Permanent Index Number: 32-07-203-061-0000

for a swimming pool as an accessory use.

Section 3: That the Special Use granted herein shall be constructed, operated and maintained in accordance with the following plans, diagrams and conditions:

- A. Site Plan attached hereto and made a part hereof as Exhibit A.
- B. Pool lighting shall only be provided by in-pool lighting.

Section 4: This Ordinance shall be in full force and effect upon its passage, approval, and publication in pamphlet form as provided by law.

AYES: _____

NOES: _____

ABSENT: _____

ABSTAINED: _____

PASSED: _____

APPROVED: _____

PUBLISHED: _____

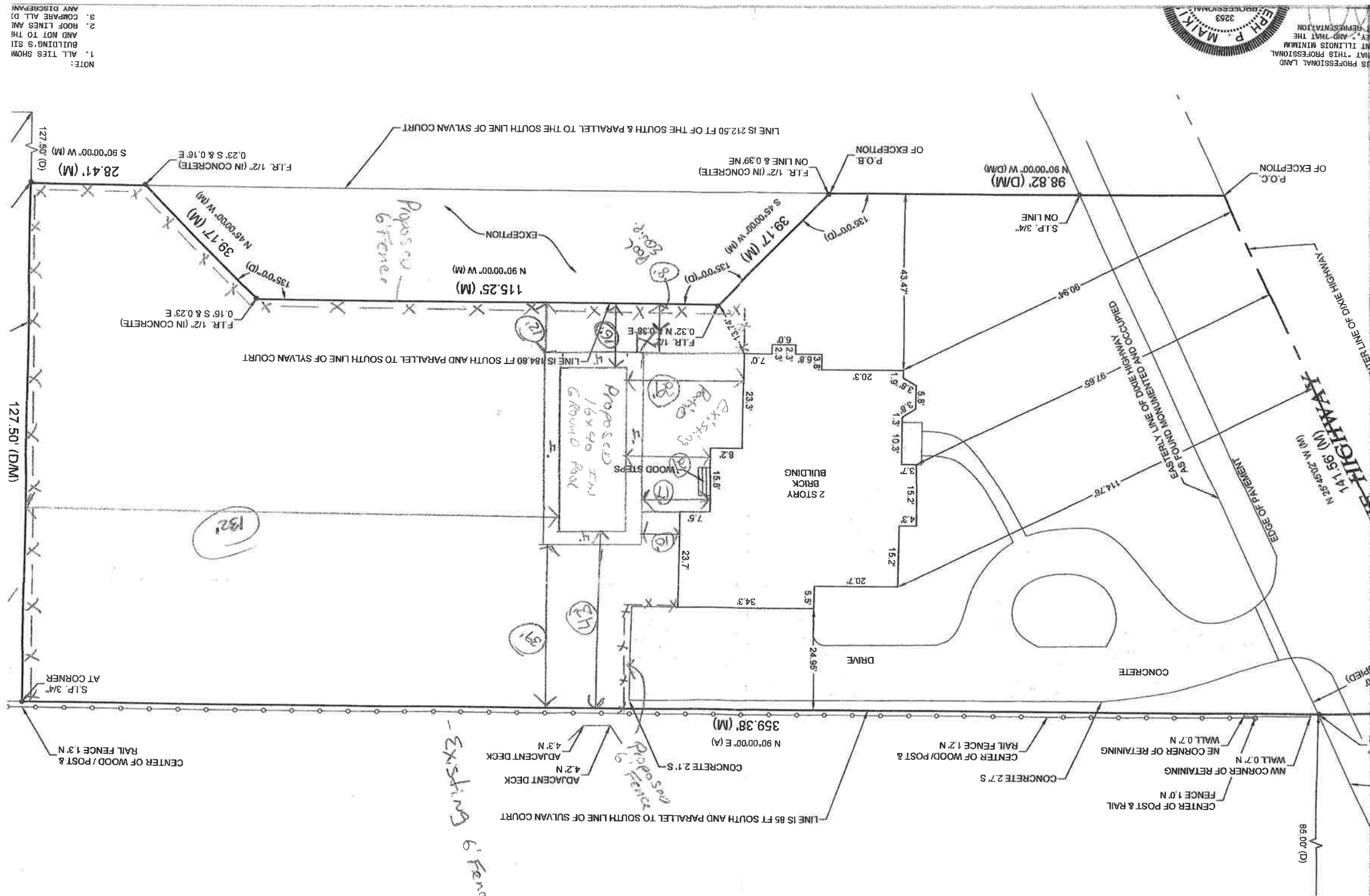
APPROVED:

Mayor

ATTEST:

Village Clerk

EXHIBIT "A"



TO: Bridget Wachtel, Village Manager
FROM: Scott Bugner, Building and Zoning Administrator
DATE: June 7, 2021
SUBJECT: Consideration of a Request for Approval of a Preliminary/Final Plan for a Planned Unit Development and a Special Use for a Restaurant with a Drive-thru - 3608 Vollmer Road - Dunkin/Baskin Robbins



On May 20, 2021 the Plan Commission held a Public Hearing of a request for approval of a Preliminary/Final Plan for a Planned Unit Development for a Dunkin/Baskin Robbins restaurant with a drive-thru. The request had been submitted by Flossmoor Properties LLC., contract purchaser of the subject property. The facts of the matter are as follows:

On December 20, 2018 the Plan Commission held a Public Hearing of a request for approval of a Conceptual Plan for the development of a 2,500 square foot single-story restaurant and drive-thru. At the close of the Public Hearing the Plan Commission vote 3-2 to deny the request citing concerns with how the business would incorporate access with the larger development area to the west. Subsequent to the Public Hearing the petitioner requested that the request be heard by the Board of Trustees. On January 7, 2019 the Board of Trustees adopted a resolution approving the concept plan for the Dunkin/Baskin Robbins restaurant finding that it would provide residents with an important addition to its commercial offerings and could spur future development of the adjacent commercial properties.

The proposed project had since been delayed due to permitting requirements from MWRD and CCDOTH as well as the pandemic. Those permits have recently been approved by both agencies and the petitioner is now proceeding with the preliminary and final plans. Construction drawings have also been submitted for review and upon approval of the final plan by the Plan Commission and Board of Trustees, we would anticipate construction to begin soon afterward.

Existing Site

The proposed development area is a 0.643 acre (28,059.8 sq. ft.) corner lot with dimensions of 156.42' x 179.21' located at the northwest corner of Vollmer Road and Central Park Avenue. The parcel is currently owned by the Village of Flossmoor and is under contract with the petitioner. With the exception of an existing parking lot from a previous office building that had been demolished, the parcel is currently vacant. Surrounding properties include office complexes to the south of Vollmer Road, vacant property to the west, residential and vacant property to the north (B-6 zoning), and residential townhouses to the east of Central Park Avenue.

Project Description

The petitioner is seeking approval to develop the parcel with a 2,500 square foot (50' x 50') single-story Dunkin' / Baskin Robbins restaurant with a drive-thru and a walk-in box cooler/freezer on the north side of the building. Two curb cuts would be provided to the site with one on Vollmer Road and one on Central Park Avenue. A total of 20 parking spaces are proposed along with a drive-thru stacking of 10 vehicles.

The elevation renderings indicate that the exterior finishes of the building would consist of a combination of fiber cement panels and EIFS with painted metal coping and trim elements.

A dumpster enclosure would be located in the northwest corner of the parcel with landscaping elements around both the building and site perimeter.

An outdoor seating area with a decorative railing is proposed near the entrance to the building at the southeast corner.

Zoning Considerations

Staff has reviewed the submittal and would offer the following comments:

Setbacks

The proposed provided building setbacks exceed the required setbacks and are in conformance with zoning regulations.

Parking and Design

The 21 proposed parking spaces exceeds the required number of spaces based on the floor area calculations for the type of use. Parking space, access aisles and entrance dimensions are all in conformance with zoning regulations however Section 285-23-3 F. (1) states that off-street parking shall not occupy any required yard.

Signage

The signage indicated on the south elevation (front) is in conformance with zoning regulations. The proposed signage on the east elevation would exceed zoning regulations for side wall signs, where the maximum allowable area on a side wall sign facing a street is 50 square feet in area. The proposed east elevation signage is approximately 80 square feet in area. Proposed signage

(22.5 square feet) on the west elevation does not meet zoning regulations as side wall signs that do not face a street frontage are not permitted. The petitioner is seeking exceptions to the overall area regulations for the east elevation as well as for signage on the west side wall which does not face a street frontage. As was the case with the Buona and Starbucks developments, the Plan Commission did recommend exceptions from Section 285-22-9 B. for both side wall signage and allowable area. A 60 square foot ground sign is proposed near the southeast corner of the property. Section 285-22-9 D. permits ground signs of up to 60 square feet in area and not to exceed 6 feet in height for lots greater than 25,000 square feet in area. For single-occupancy buildings however, a ground sign may be used in lieu of a wall sign. Again for the Buona restaurant, an exception was recommended and approved to permit both ground and wall signs. Other site signage includes preview and menu boards as well as the height bar at the south end of the building next to the drive-thru.

Photometrics

Parking lot lighting would be provided by 4 pole mounted fixtures located in the parking lot. The average foot candle output in the parking lot is 2.33 f.c. with a maximum of 4.9 f.c.

The average foot candle output at the property lines is .86 f.c. with a maximum of 2.7 f.c. (along small portions of the north and west lot lines).

Stormwater and Site Development

Stormwater detention will be accomplished by volume control with 4 drywells located within the site and which meet the minimum storage requirements for the new impervious surface area.

Public Works Director Brunke has reviewed and approved the overall site development plans for the project including stormwater, sanitary, and water service improvements.

Landscaping

Proposed landscaping includes various species of trees, perennial shrubs and ground cover surrounding the parking lot, trash enclosure, restaurant and ground sign. Species include burning bush, geranium, Hughes juniper, drift rose, yew, arborvitae, arrowwood viburnum and Bradford pear.

During the public comment portion of the public hearing three residents of the Park Place

subdivision spoke in opposition to the project due to the proposed location and the additional traffic that would be generated by this development.

At the close of the public hearing the Plan Commission voted 4-0 in favor of approving the Preliminary and Final Plan for a Planned Unit Development and a Special Use, and to recommended zoning exceptions from Section 285-23-3 F. (1) regulating off-street parking in required yards, and Sections 285-22-9 B. and 285-22-9 D. regulating permitted wall and ground signs as submitted.

To assist you in consideration of this matter please find attached the following materials:

- Application for Land Use Review
- Findings and Recommendations
- Site Plan, Photometrics, Landscaping Plan, Elevations
- Concept Plan for Southwest Flossmoor Future Development
- Plat of Survey
- Legal Notice and Notice to Residents
- Address Map Locating the Subject Property

VILLAGE OF FLOSSMOOR

Office of the Zoning Administrator

Application for Land Use Review

This application is to be used for petitions for Village approval of consolidations, subdivisions, changes in zoning, planned unit developments, non-residential site plans and special use permits. If you should have any questions regarding the type of land use review that applies to your situation please contact the Office of the Zoning Administrator at (708) 798-2300. The application must be completed and returned to the Building Department accompanied by the required fee (see attached scheduled) and submittals. Submittal requirements are contained in the Village's Zoning and Subdivision Ordinances. No petition will be scheduled for consideration by the Village Plan Commission unless a completed application (including required submittals) has been received. Petitions must be received no later than twenty one (21) calendar days prior to the Plan Commission meeting.

PROPERTY INFORMATION

3608 Vollmer Rd.

Address/Location of Property for which a review is being requested (Subject Property)

Shailesh Shah

Name of Applicant

19 Silo Ridge West, Orland Park, IL. 60467

Applicant's Mailing Address

708.205.0811

Applicant Home Telephone Number

~~708.431.8980~~

Applicant Work Telephone Number

Contract Purchaser

Applicant's Interest in Subject Property (Owner, contract purchaser etc)

If the applicant is not the owner of the property please provide the following information:

Village of Flossmoor

Owner's Name

2800 Flossmoor Rd., Flossmoor, IL.

Owner's Address

708.957.4100

Owner's Telephone Numbers

Owner's Work Telephone Number

Attachment: 3608 Vollmer Land Use Application (Preliminary/Final Plan - 3608 Vollmer Road -- Dunkin)

ALL APPLICANTS MUST ANSWER THE FOLLOWING QUESTIONS

PLEASE INDICATE WHICH TYPE OF LAND USE REVIEW YOU ARE SEEKING:

- ☐ Approval of a Plat of Subdivision, Resubdivision or Consolidation
- ☐ Approval of a Request for Rezoning
- ☒ Approval of a Special Use Permit
- ☐ Approval of an Amendment to an existing Special Use Permit
- ☒ Approval of a Site Plan (Non-Single Family Residential)
- ☐ Approval of a Planned Unit Development
- ☐ Approval of an Amendment to an approved Planned Unit Development

What is the current Zoning of the subject property (i.e., R-1 Single Family Residential)?

B-6 Planned Business Center / TIF

What is the current use of the subject property (i.e. vacant, Improved with single family home etc)?

Vacant lot

Please provide a brief description of the proposed request:

Request approval of a Site Plan for new Project.

Please provide a brief description of the property involved including such information as dimensions, area, current use and existing improvements on the site.

Current vacant corner lot to be improved with a new one story

Dunkin Donuts / Baskin Robbins drive-up restaurant. Lot size is 156.42' x 179.21'.

Lot area = 28,059.8 SF (0.643 ac.).

Building size = 50' x 50'. Area = 2,500 SF:

Lot improvements to include paved parking, energy efficient parking lot lighting, internal and perimeter landscaping.

To your knowledge, Is the request in conformance with all requirements of the Flossmoor Zoning Ordinance? If not, please describe:

Yes, this is a permitted use, and meets all requirements.

Applicant's Signature

4-30-21

Date

Owner's Signature

(Applicant must have property owner's signature)

Date

Do Not Write Below, For Office Use Only:

Date Submitted:

Fee Paid:

Requested Hearing Date:

Date Published:

Date Residents Notified:

FINDINGS AND RECOMMENDATIONS

FLOSSMOOR PLAN COMMISSION

MAY 20, 2021

PRELIMINARY AND FINAL PLAN FOR A PLANNED UNIT DEVELOPMENT AND A SPECIAL USE PERMIT

SHAILESH SHAH

DUNKIN'/BASKIN ROBBINS

3608 VOLLMER ROAD

1. The petitioner, The Shailesh shah, is the contract purchaser of 3608 Vollmer Road.
2. The Subject property is a .643 acre parcel located on Vollmer Road.
3. The property is currently zoned **B-6**.
4. The petitioner has proposed a 2,500 square foot commercial building with a drive-thru for a restaurant.
5. On January 7, 2019 the Board of Trustees adopted a resolution approving the concept plan finding that that it would provide residents with an important addition to its commercial offerings and could spur future development of the adjacent commercial properties.
6. On May 20, 2021 the Plan Commission held a Public Hearing for consideration of a Preliminary and Final Plan for a Planned Unit Development and a Special Use Permit.

Upon review of all submittals and considering testimony offered by the petitioner and the public at the Public Hearing the Flossmoor Plan Commission finds that:

- A. The proposed Final Plan meets the requirements and standards of the Planned Unit Development regulations and Special Uses.
 - a. Commercial development is consistent with the Comprehensive Plan within the project area, the B-6 Planned Business/TIF District and the Village's concept plans for southwest Flossmoor.
 - b. The project will be comprised of a one story 2,500 square foot commercial building with a drive-thru and parking facilities.
 - c. The development will have a positive impact on the economic well-being of the Village.
 - d. The Commission believes that the general design and configuration of the plan is consistent with development standards for commercial development.
 - e. The site is provided with adequate utilities and is located on an improved street.

- f. The proposed project will have minimal impact on the local environment.
- g. The plan conforms with the intent and spirit of the planning objectives of the Village.

The Plan Commission recommends the following exceptions to Zoning Ordinance regulations:

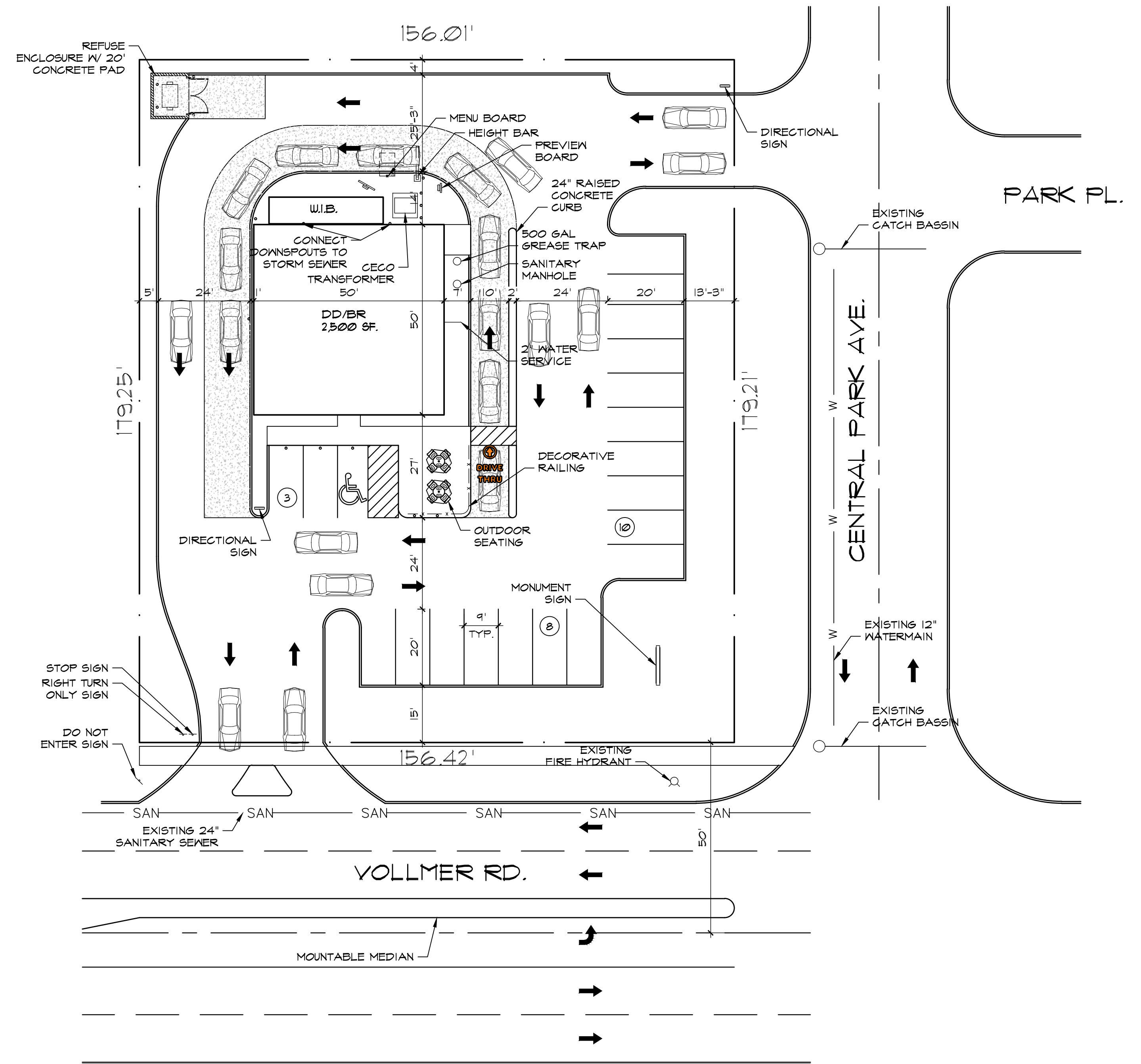
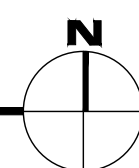
- (1) Section 285-23.3 F. - Off-street parking in required yards.
- (2) Section 285-22-9 B. and 285-22-9 D. – Signs accessory to business uses.

In conclusion the Plan Commission recommends to the Mayor and Board of Trustees that the Preliminary/Final Plan for a Planned Unit Development and a Special Use Permit be **approved**.

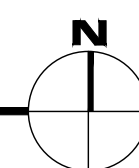
Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
Parking Lot	Illuminance	Fc	2.33	4.9	0.5	4.66	9.80
Property Line	Illuminance	Fc	0.86	2.7	0.0	N.A.	N.A.

The site plan shows a large rectangular building footprint labeled "DD/BR 2,500 SF." and a smaller building footprint labeled "W.I.B.". The site is bounded by a road to the north and a road to the east. A parking area is located to the west of the main building. A north arrow is located in the upper right corner. The plan includes a grid of lot numbers and a scale bar.

2 PHOTOMETRIC SITE PLAN
1" = 20'



1 SITE PLAN
1" = 20'



REVISIONS

JOB# FGF2K1819
DATE: 4-24-19

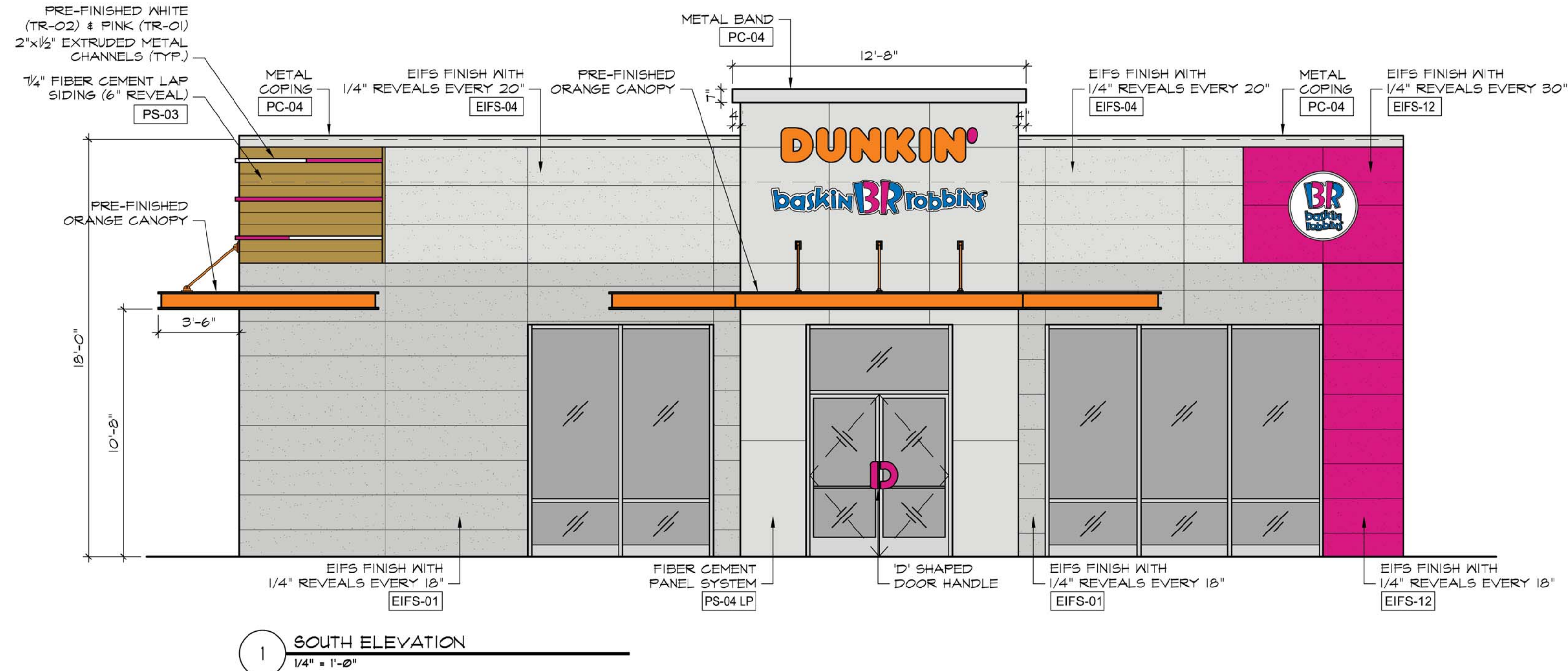
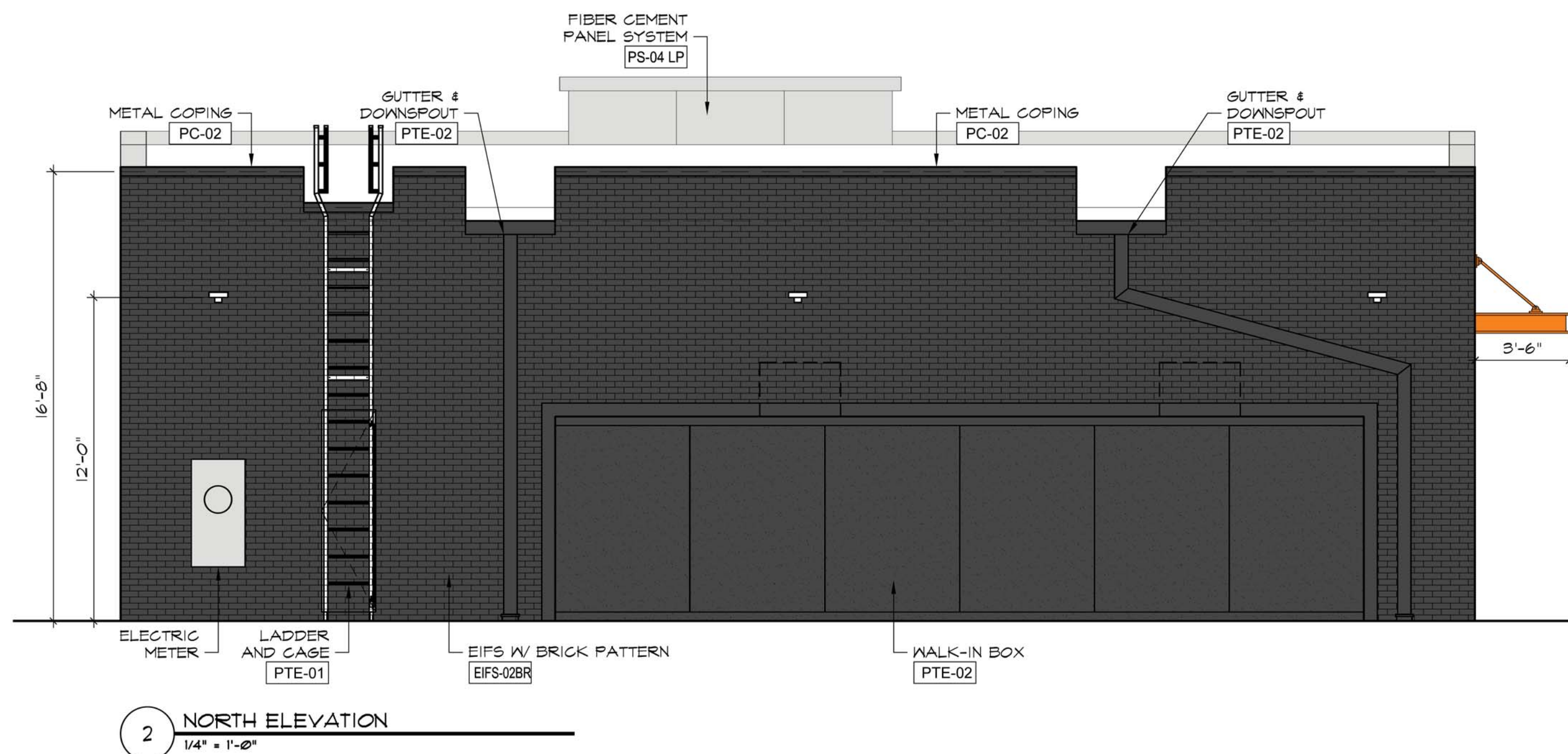
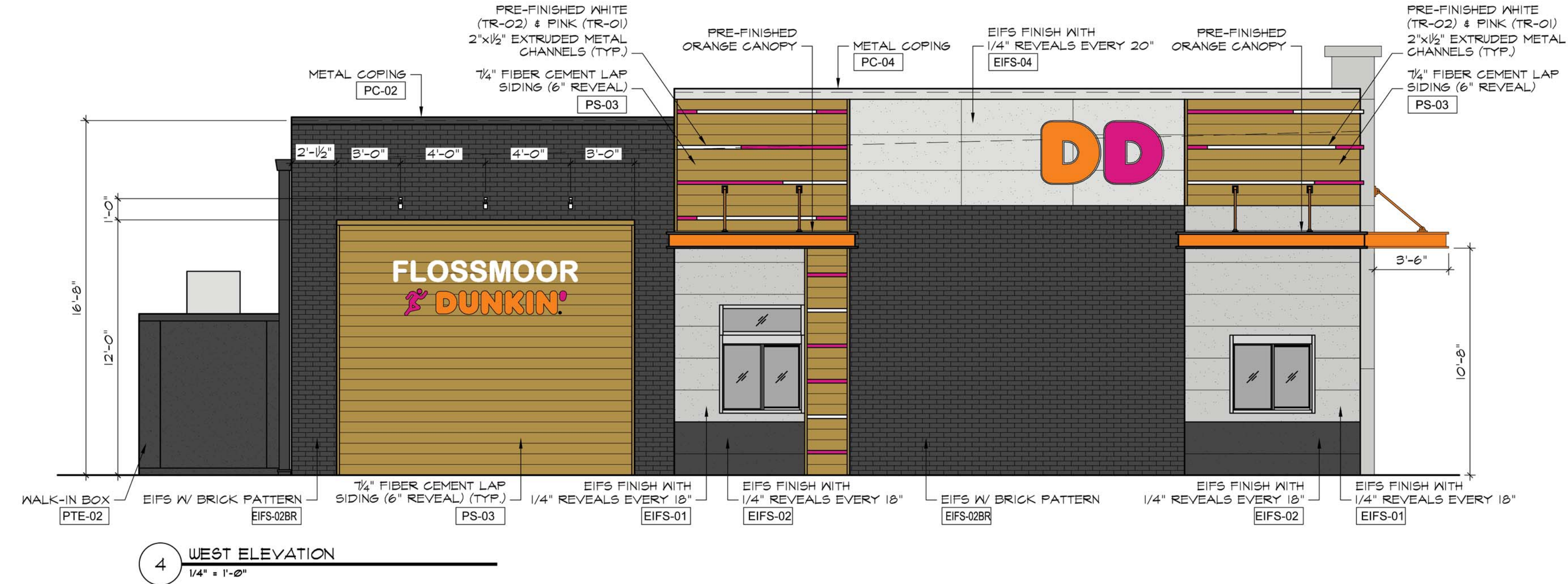
3608 VOLLMER RD.
FLOSSMOOR, IL 60422
PC#355407
"NextGen" - COOL PALETTE

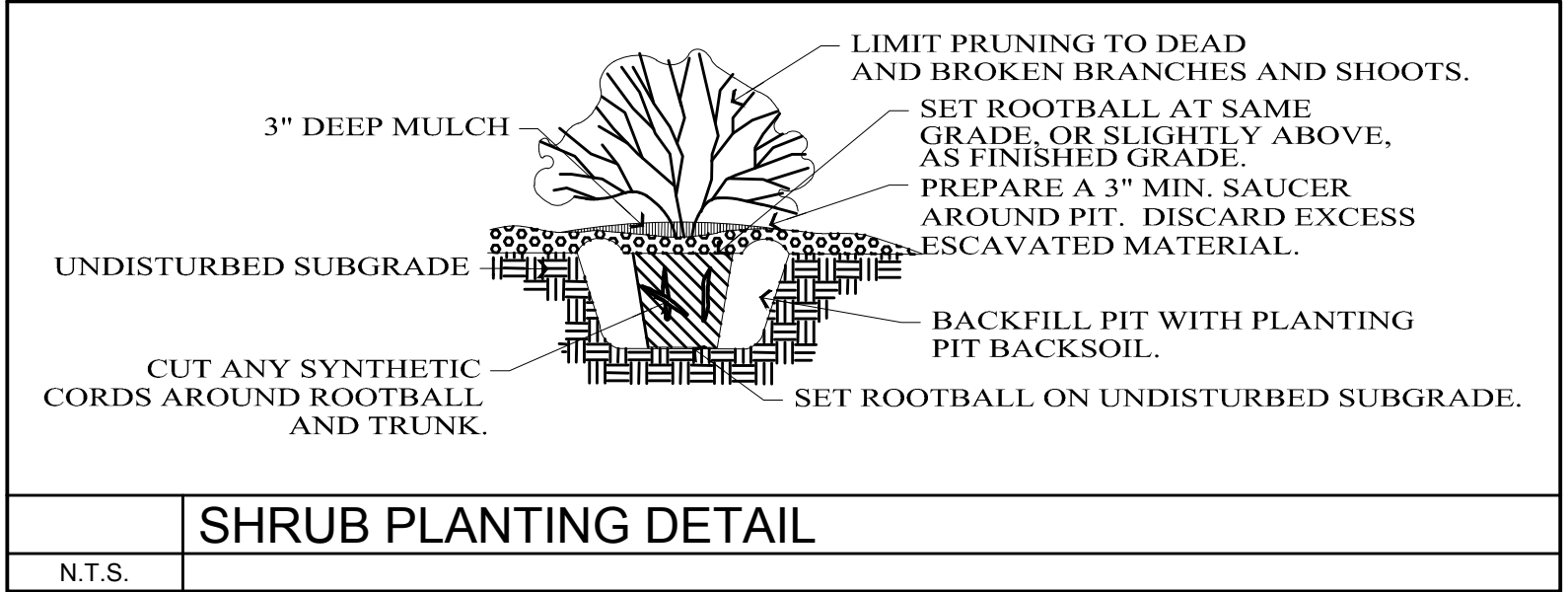
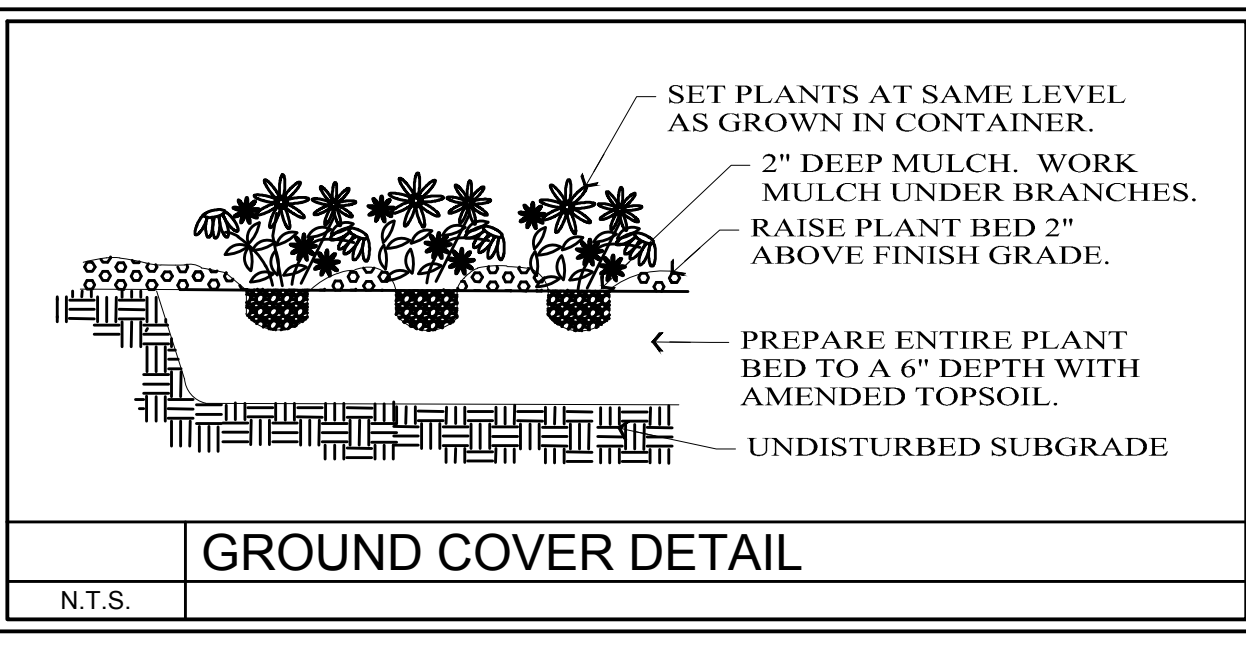
DUNKIN' Baskin Robbins
By JUNKIN' [unofficial]
PETER G. PARASKIS
ARCHITECT, LTD.
1000 N. LAKE STREET, SUITE 200
OAK LAKE, IL 60451
TEL: 708-480-3000
PETER@PETERPARASKIS.COM

PETER G. PARASKIS
ARCHITECT, LTD.
1000 N. LAKE STREET, SUITE 200
OAK LAKE, IL 60451
TEL: 708-480-3000
PETER@PETERPARASKIS.COM

EXTERIOR
ELEVATIONS

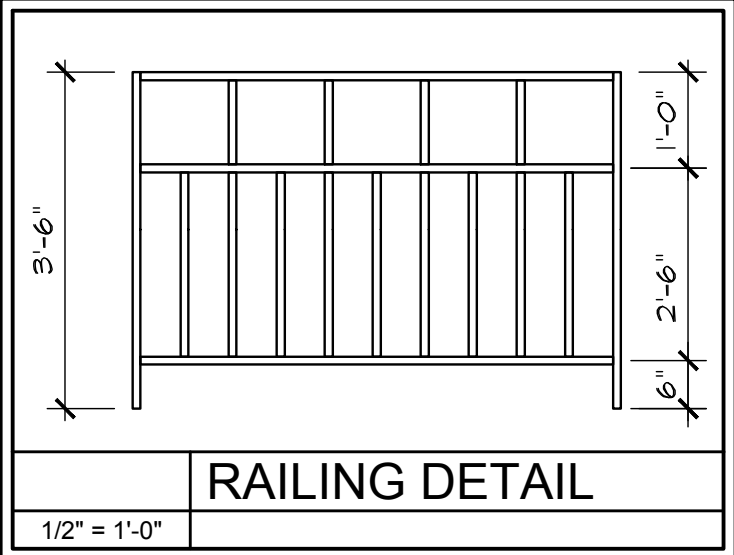
A.1





- #### PLANTING NOTES:

1. DIG PLANTING HOLE AT LEAST 2X THE WIDTH OF THE ROOT BALL OR CONTAINER.
2. SCARIFY SUBGRADE AND SIDES OF PLANTING HOLE WHEN PLANTING IN CLAY SOIL.
3. SET THE TOP OF THE ROOT BALL LEVEL WITH THE SURFACE OR 1-2" ABOVE IF THE SOIL IS PRONE TO SETTLING.
4. IF CONTAINER GROWN PLANT, GENTLY SLIDE PLANT OUT OF CONTAINER, DISTURB THE ROOTS.
5. IF B&B PLANT, REMOVE BURLAP FROM ROOT BALL TO THE TOP 12 INCHES OF THE ROOT BALL, WITHOUT DISTURBING THE ROOT BALL. REMOVE ALL CORD FROM THE TRUNK. REMOVE BURLAP AND WIRE BASKET (IF PRESENT) FROM THE ROOT BALL.
6. BACK FILL THE PLANTING HOLE WITH EXCAVATED NATIVE SOIL, BROKEN UP OR TILLED, WATER TO REMOVE AIR POCKETS. DO NOT ADD AMENDMENTS.
7. PLACE PINE STRAW OR BARK MULCH ON THE SURFACE TO A (SETTLED) DEPTH OF 1 TO 3 INCHES.

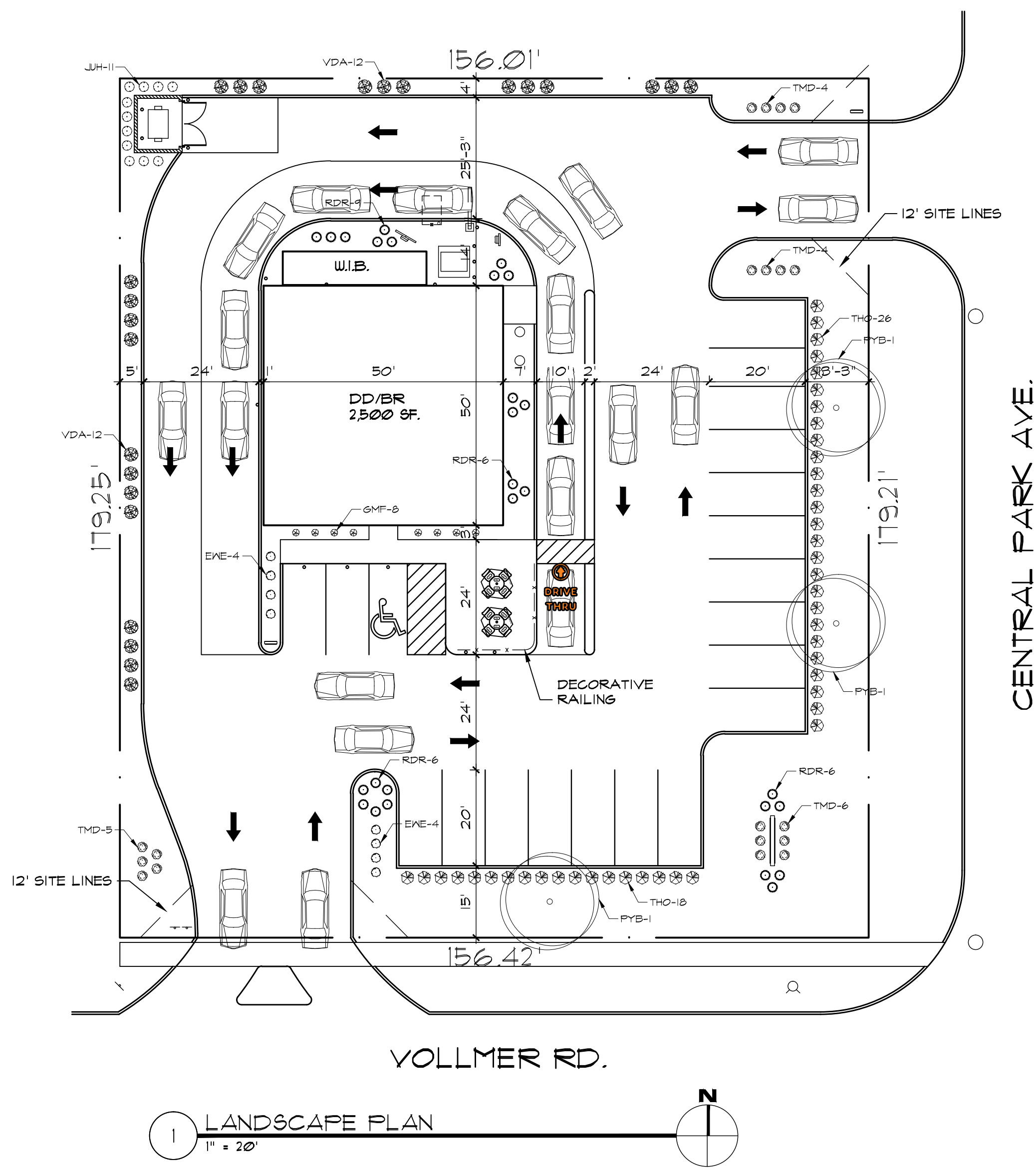


- GENERAL LANDSCAPING NOTES:

1. LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR & SHALL MAINTAIN THE LANDSCAPE FOR 40 DAYS PAST THE FINAL INSPECTION.
2. CONTRACTOR SHALL CONTACT UTILITY LOCATE TO VERIFY LOCATIONS OF ALL UNDERGROUND UTILITIES PRIOR TO INSTALLATION OF A PLANT OR LANDSCAPE MATERIAL.
3. SIZE & GRADING STANDARDS OF PLANT MATERIAL SHALL CONFORM TO THE LATEST ADDITION OF ANSI Z60.1, AMERICAN STANDARD FOR NURSERY STOCK, BY THE AMERICAN NURSERY & LANDSCAPE TRADING ASSOCIATION.
4. ALL PLANT MATERIALS SHALL BE NORTHERN ILLINOIS NURSERY GROWN STOCK & SHALL BE FREE OF ANY DEFORMITIES, DISEASES OR INSECT DAMAGE, ANY MATERIALS WITH DAMAGED OR DISFIGURED/CROOKED LEADERS, BARK ABRASION, UNSCALD, INSECT DAMAGE, ETC. ARE NOT ALLOWED & WILL BE REJECTED.
5. CONTRACTOR SHALL PROVIDE ONE YEAR GUARANTEE OF ALL PLANT MATERIALS, THE GUARANTEE BEGINS UPON WRITTEN ACCEPTABLE OF THE INITIAL PLANTING BY THE OWNER. REPLACEMENT PLANT MATERIALS SHALL ALSO HAVE A ONE YEAR GUARANTEE WHICH COMMENCES UPON INSTALLATION.
6. ALL BEDS ADJACENT TO BUILDING PAD OR SIDEWALKS SHALL BE MULCHED WITH ROCK MULCH APPROXIMATELY 3"-5" AGGREGATE (FRONT OF BUILDING) 2'-3" (SIDES OF BUILDING) TO COMPLEMENT BUILDING VENEER. ALL OTHER BEDS SHALL BE MULCHED AS FOLLOWS:
 - a. ALL TREES & SHRUBS SHALL BE MULCHED USING 3" OF PREMIUM SHREDDED HARDWOOD BARK MULCH (MULCH SHALL BE PLACED SO THAT IT DOES NOT TOUCH THE TRUNK OF THE PLANT).
 - b. ALL PERENNIAL & GROUNDCOVER BEDS NOT ADJACENT TO BUILDING PAD SHALL BE MULCHED USING 2'-3" OF PREMIUM SHREDDED HARDWOOD BARK MULCH.

PLANTING LEGEND

EWE	EUONYMUS ALATA WINGED AUONYMUS	30"-36" B/B
GMF	GERANIUM "CRANESBILL" MAX FREI "SANGUINEUN"	1 GAL.
JUH	JUNIPERUS HORIZONTALIS HUGHES JUNIFER	18" B/B
PYB	PYRUS CALLERYANA BRADFORD FEAR	2" ROUND B/B
RDR	ROSA DRIFT ROSE	3 GAL.
TMD	TAXUS MEDIA DENSIFORM YEEN	18"-24" B/B
THO	THUJA OCCIDENTALLS EMERALD ARBORVITAE	48"-60" B/B
VDA	VIBURNUM DENTATUM ARROWWOOD VIBURNUM	48" B/B



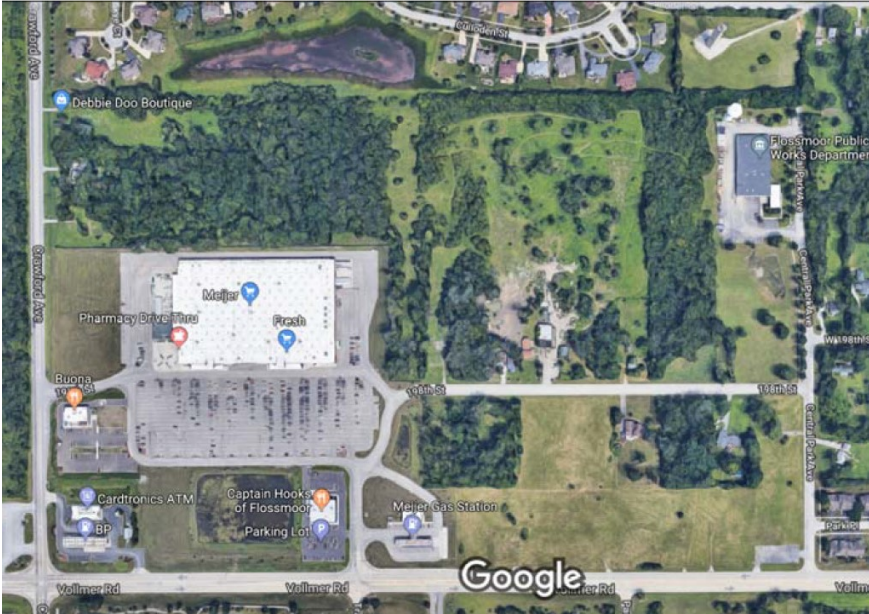


FLOSSMOOR

Welcoming. Beautiful. Connected.

VILLAGE OWNED — FOR SALE

**Vollmer and Crawford Avenue Properties
Flossmoor, Illinois 60422**



Type: Vacant, Zoned B-6, PUD

Total Developable Area:

29.6 acres Village owned
19.7 acres Other ownership

Preferred Uses: Commercial

10 Minute Drivetime (2018):

- **Population:** 140,139
- **Households:** 50,970
- **Median Disposable Income:** \$51,109

Flossmoor Demographics (2018):

- **Population:** 9,382
- **Median Income:** \$101,412
- **Median Age:** 46.7 years
- **Households:** 3,428
- **Median Disposable Income:** \$84,631

About the Property:

- Located at the southwest corner of the Village between Crawford Avenue (west) and Central Park Avenue (east) and Vollmer Road (south)
- South end of the site has 970,000 sq. ft. with 1,035 feet of street frontage on Vollmer and 345 feet of frontage to the north on 198th Street.
- Village investment of \$2.1 million in water, sewer, storm and roadway infrastructure
- Site is anchored by 192,000 sq. ft. Meijer superstore and gas station with 5 outlots
- Other commercial users include: BP gas, Buona Beef, Starbucks, Jersey Mikes, Captain Hooks and AT&T
- Within 10-minute drive, demand for retail trade, food and drink potential of nearly \$1.95 billion and a \$123 million dollar retail gap



For more information please contact:

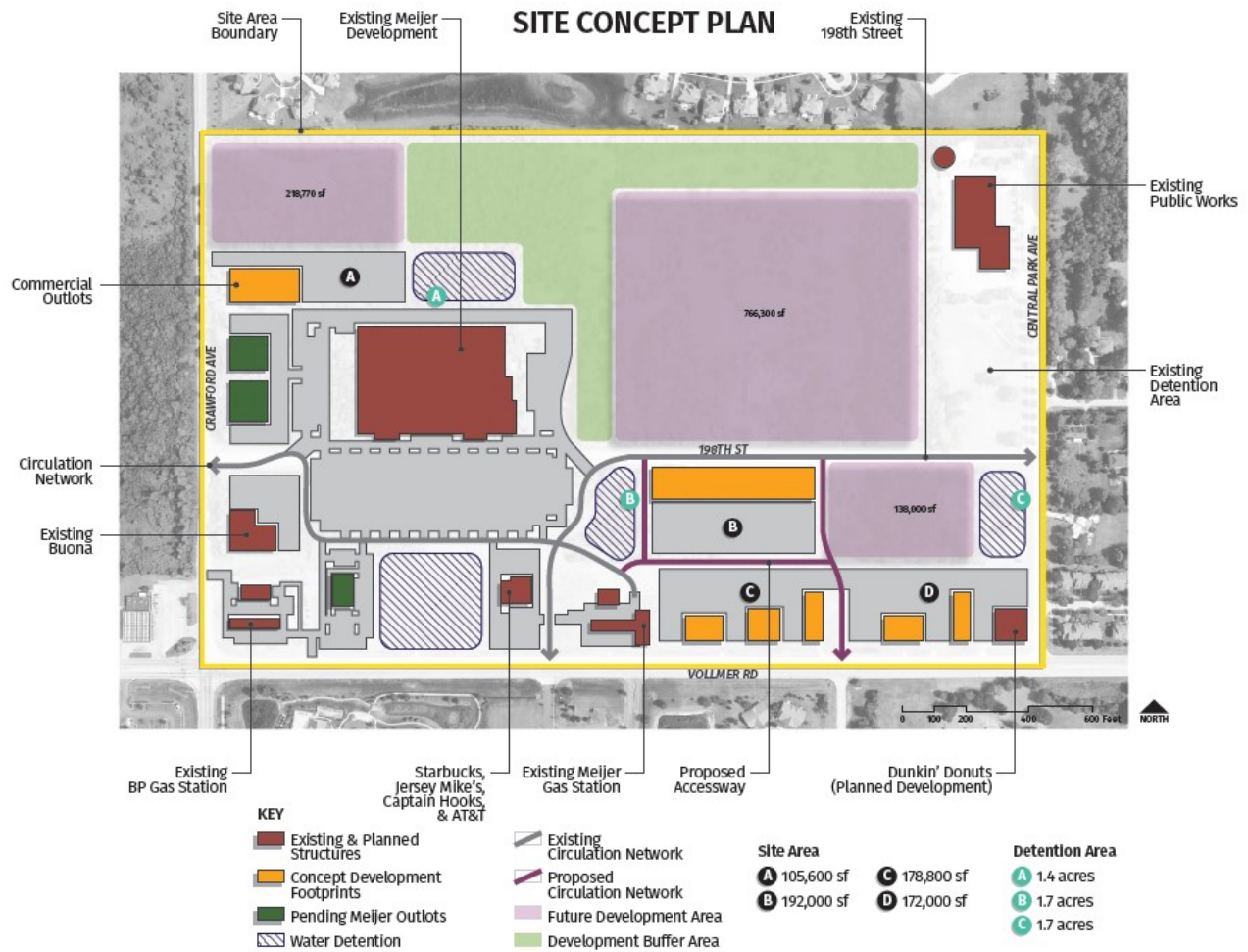
Bridget Wachtel, Village Manager
2800 Flossmoor Road
Flossmoor, IL 60422

Phone: 708-798-2300
Email: bwachtel@flossmoor.org
www.flossmoor.org



FLOSSMOOR

Packet Pg. 53



Vollmer & Crawford Site Ownership



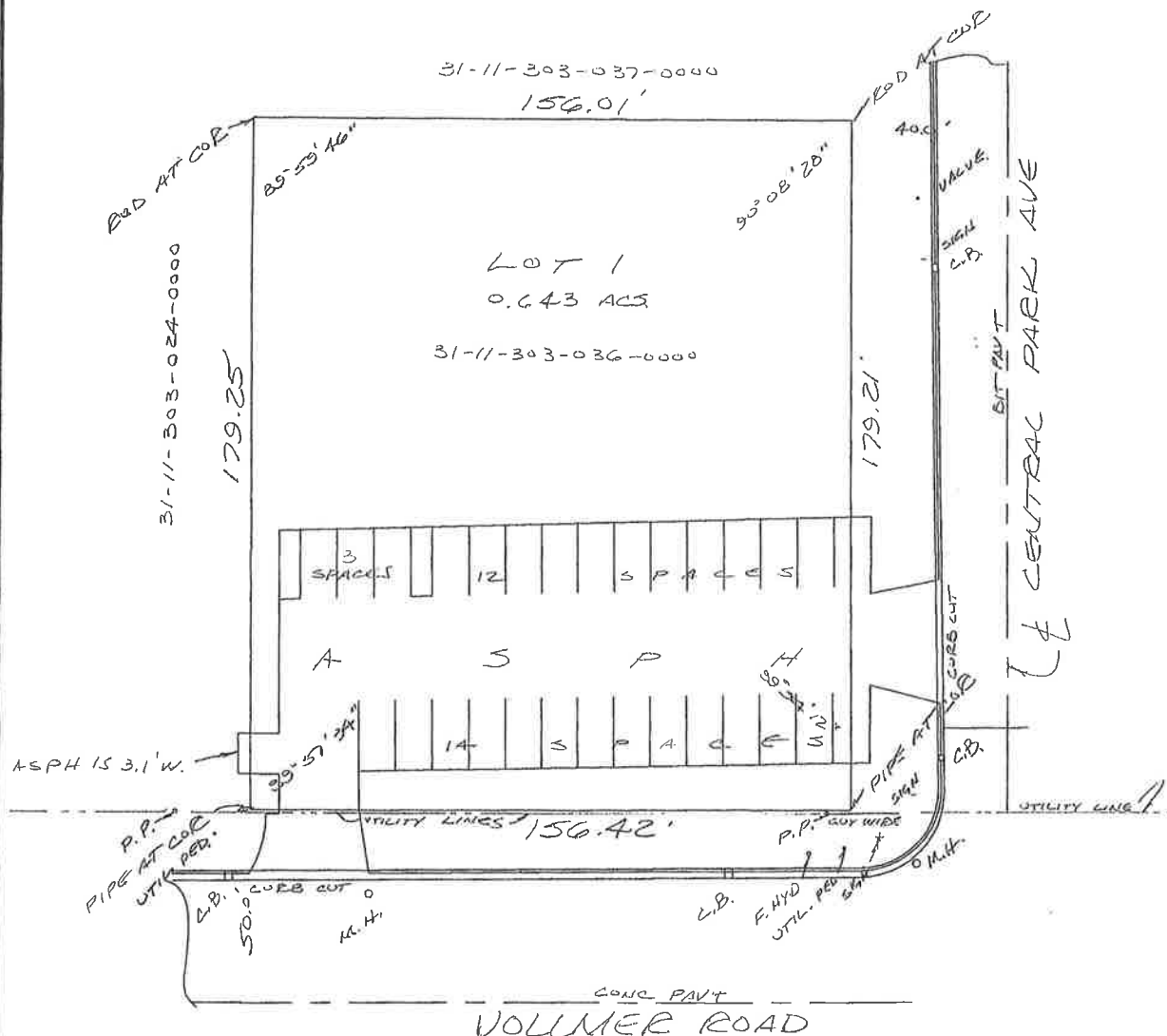
TELEPHONE 708.799.9542
FACSIMILE 708.799.8797

DAVID A. RING & ASSOCIATES
REGISTERED LAND SURVEYORS

18120 1/2 MARTIN AVE.
HOMewood, IL 60430

ALTA / NSPS LAND TITLE SURVEY

LOT 1 IN LAMBERT'S SUBDIVISION, BEING A RESUBDIVISION OF LOT 8 IN THE SUBDIVISION OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 11, TOWNSHIP 35 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.



NOTE: TABLE "A" ITEMS INCLUDED: 1, 3, 4, 8, 9, 11, 13, 14 AND 15

LEGEND:

CONC.-	CONCRETE	M.H.-	MANHOLE
ASPH.-	ASPHALT	C.B.-	CATCH BASIN
P.P.-	POWER POLE	L.P.-	LIGHT POLE
F.HYD.-	FIRE HYDRANT	SN.-	STREET SIGN
F.P.-	FENCE POST	D.BOX-	WATER VALVE
U.BOX-	UTILITY BOX		
I.C.V.-	IRRIGATION VALVE		

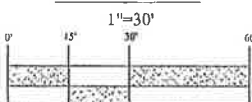
CERTIFY TO:

FLOSSMOOR PROPERTY, LLC
CNB BANK & TRUST, N.A.

CHICAGO TITLE INSURANCE COMPANY
COMMITMENT #18015280LFE
DATED: SEPTEMBER 6, 2018
ORDERED BY: ARNOLD NEWMAN, ATTY.
JOB NUMBER: 1810056

CONTRACTORS, BUILDERS, OR OWNERS SHOULD VERIFY AND COMPARE ALL POINTS BEFORE BEGINNING ANY CONSTRUCTION AND REPORT ANY DISCREPANCIES AT ONCE. CONSULT DEED FOR BUILDING LINE(S) AND RESTRICTIONS. CONSULT DEED OR ABSTRACT OF TITLE FOR EASEMENTS.

GRAPHIC SCALE



SURVEYOR CERTIFICATE

STATE OF ILLINOIS
COUNTY OF COOK | SS

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE (1) IN ACCORDANCE WITH THE "MINIMUM STANDARD DETAIL REQUIREMENTS FOR AN ALTA/NSPS LAND TITLE SURVEYS," JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS IN 2018, AND INCLUDES ITEMS OF TABLE A THEREOF, AND (2) PURSUANT TO THE ACCURACY STANDARDS (AS ADOPTED BY ALTA AND NSPS AND IN EFFECT ON THE DATE OF THE DATE OF THE CERTIFICATION) OF A SUBURBAN SURVEY. I FURTHER CERTIFY, UPON EXAMINATION OF THE FLOOD INSURANCE RATE MAP (FIRM)

2017001 C, COMMUNITY PANEL NO. 0758 J, DATED AUGUST 19, 2008.

THE PROPERTY LIES IN THE FOLLOWING FLOOD ZONE(S): "X"

DATED THIS 17th DAY OF OCT, A.D. 2018

ROBERT D. MCALLISTER, L.S. CERT. NO. 2921

DATE FIELD WORK COMPLETED: OCTOBER 16, 2018

Order ID: 6943834

GROSS PRICE * : \$81.00**PACKAGE NAME:** IL Govt Legal Daily Southtown**Product(s):** SubTrib_Daily Southtown, Publicnotices.com**AdSize(s):** 1 Column**Run Date(s):** Sunday, May 2, 2021**Color Spec.** B/W

Preview

LEGAL NOTICE PUBLIC HEARING FLOSSMOOR PLAN COMMISSION

Notice is hereby given that on Thursday, May 20, 2021, the Flossmoor Plan Commission will hold a public hearing to consider a request of a Preliminary / Final Plan for a Planned Unit Development and a Special Use Permit. If granted, it would allow for the development of a 2,500 square foot restaurant with a drive-thru.

LEGAL DESCRIPTION:

LOT 1 IN LAMBERT'S SUBDIVISION, BEING A RESUBDIVISION OF LOT 8 IN THE SUBDIVISION OF THE SOUTHEAST ¼ OF THE SOUTHWEST ¼ OF SECTION 11, TOWNSHIP 35 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

LOCATION: 3608 Vollmer Road
Flossmoor, Illinois 60422

APPLICANT:
Shailesh Shah

HEARING DATE:

Thursday, May 20, 2021, beginning at 7:30 p.m. in the Flossmoor Village Hall, 2800 Flossmoor Road, Flossmoor, Illinois. This meeting will be held in person and remotely. Visit www.flossmoor.org for dial-in instructions.

All interested parties are encouraged to attend and to present oral or written testimony.

/s/ John Curran, Chairperson
Flossmoor Plan Commission

5/2/2021 6943834

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All interested parties are encouraged to attend and to present oral or written testimony.

/s/ John Curran, Chairperson
Flossmoor Plan Commission

5/2/2021 6943834



FLOSSMOOR

Welcoming. Beautiful. Connected.

Village of Flossmoor
Building Department
 2800 Flossmoor Road
 Flossmoor, Illinois 60422
 Phone: 708.957.4101
 TDD: 708.647.0179
 Fax: 708.335.5490
www.flossmoor.org

Building and Zoning Administrator
 Scott Bugner

Mayor
 Michelle Nelson

Trustees
 Joni Bradley-Scott
 Gary Daggett
 Brian Driscoll
 Perry Hoag
 George Lofton
 James Mitros

Village Clerk

Village Manager
 Bridget A. Wachtel

May 12, 2021

***THIS IS A COURTESY NOTICE ONLY**

Dear Resident:

On Thursday, May 20, 2021 at 7:30 PM, the Flossmoor Plan Commission will hold a public hearing to consider a request for a Preliminary/Final Plan and a Special Use Permit. If approved it would permit the construction of a restaurant with a drive-thru at 3608 Vollmer Road.

A map locating the property is shown on the back of this letter.

The May 20, 2021 meeting of the Flossmoor Plan Commission will be conducted in person at Village Hall and remotely via Zoom, which is permitted by Illinois Public Act 2020-0620. The public is invited to monitor the meeting using the dial-in number below. Public participation will be permitted during the Public Hearing portion of the meeting agenda. Members of the public may also comment on the Public Hearing by email to info@flossmoor.org. Comments received by 5:00 p.m. Wednesday, May 19 will be read into the record of the meeting.

Join Zoom Meeting:

+1 312 626 6799 US

Meeting ID: 884 2925 5437

Passcode: 60422

Please call me at 708-957-4101 or email me at sbugner@flossmoor.org if you have any questions.

Sincerely,

Scott M. Bugner

Building and Zoning Administrator

SMB/jf

Attachment: Resident Letter and Address Map-3608 Vollmer (Preliminary/Final Plan - 3608 Vollmer Road -- Dunkin)

Resident
3541 Park Place
Flossmoor, IL 60422

Resident
3543 Park Place
Flossmoor, IL 60422

Resident
3545 Park Place
Flossmoor, IL 60422

Resident
3547 Park Place
Flossmoor, IL 60422

Resident
3531 Park Place
Flossmoor, IL 60422

Resident
3533 Park Place
Flossmoor, IL 60422

Resident
3535 Park Place
Flossmoor, IL 60422

Resident
3537 Park Place
Flossmoor, IL 60422

Resident
3544 Park Place
Flossmoor, IL 60422

Resident
3546 Park Place
Flossmoor, IL 60422

Resident
3548 Park Place
Flossmoor, IL 60422

Resident
3536 Park Place
Flossmoor, IL 60422

Resident
3538 Park Place
Flossmoor, IL 60422

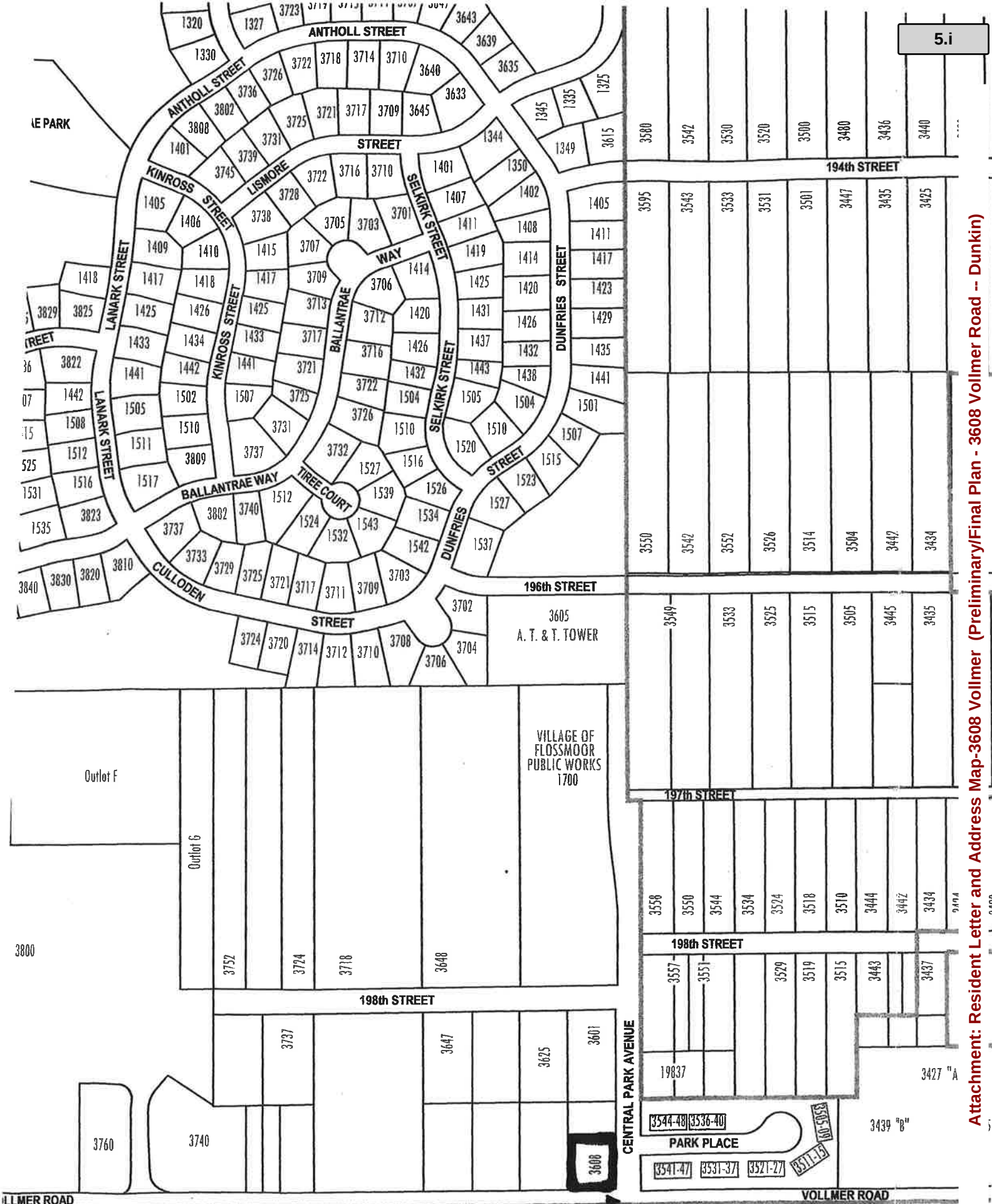
Resident
3540 Park Place
Flossmoor, IL 60422

Resident
3601 W. 198th St.
Flossmoor, IL 60422

Resident
3625 W. 198th St
Flossmoor, IL 60422

Resident
3557 W. 198th St.
Homewood, IL 60430

Resident
19837 Central Park Ave.
Homewood, IL 60430



SUBJECT
PROPERTY

Attachment: Resident Letter and Address Map-3608 Vollmer (Preliminary/Final Plan - 3608 Vollmer Road -- Dunkin)

ORDINANCE NO. _____

AN ORDINANCE OF THE VILLAGE OF FLOSSMOOR, COOK COUNTY, ILLINOIS, APPROVING A PRELIMINARY AND FINAL PLAN FOR A PLANNED UNIT DEVELOPMENT AND A SPECIAL USE – 3608 VOLLMER ROAD (Dunkin/Baskin Robbins Restaurant)

WHEREAS, the Village of Flossmoor, Cook County, Illinois (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; and,

WHEREAS, The Village is the owner of an approximately 28,009 square foot parcel of vacant real estate located within the Village’s B-6 Planned Business Center Zoning District, commonly known as 3608 Vollmer Road, legally described in Exhibit “A” (the “Subject Property”) and has accepted an offer from Flossmoor Properties LLC., (the “Purchaser”) to purchase the Subject Property for development of a Dunkin Donuts/Baskin Robbins retail store (the “Dunkin Donuts”); and,

WHEREAS, On January 7, 2019, the Mayor and Board of Trustees adopted a Resolution approving a concept plan for the Dunkin Donuts; and,

WHEREAS, The Purchaser has petitioned for approval of a Preliminary and Final Plan for a Planned Unit Development and a Special Use; and,

WHEREAS, on May 20, 2021, after providing all notices required by law, the Village’s Plan Commission convened and held a public hearing on the Petitioner’s application for amendment to the Final Plan and Special Use; and,

WHEREAS, the Plan Commission reviewed Petitioner’s request in accordance with the Flossmoor Zoning Ordinance’s standards for Planned Unit Developments and Special Uses set forth in Sections 285-20-5 and 285-26-9E., respectively, and, upon conclusion of the public hearing, issued its findings of fact and recommended approval of the Purchaser’s request to approve the Preliminary/Final Plan and a Special Use; and,

WHEREAS, the Corporate Authorities have reviewed the Plan Commission’s findings of fact and recommendations.

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

Section 1: The above recitals are incorporated herein and made a part of this Ordinance.

Section 2: The Corporate Authorities hereby approve the Purchaser's request for approval of the Preliminary/Final Plan and a Special Use to permit the property to be developed as depicted in the site development plans on file in the office of the Building and Zoning Administrator, exceptions to sections 285-22-9 B., 285-22-9 D., and 285-23-3 F. of the Zoning Ordinance as shown on said site plans are approved, and otherwise pursuant and subject to all the provisions of (a) Article 19, Section 285-19-6 (B-6 Planned Business Center/TIF District), (b) Article 20 (Planned Unit Development), and (c) Article 26 Section 285-26-9 (Special Use Permits), all within the 1981 Comprehensive Amendment to the Zoning Ordinance of the Village of Flossmoor (hereinafter the "Zoning Ordinance"), except as expressly modified by this Ordinance, and in conformance with the Preliminary/Final Plan for the Planned Unit Development.

Section 3: This Ordinance shall be in full force and effect upon its passage, approval, and publication as provided by law.

AYES: _____

NOES: _____

ABSENT: _____

ABSTAINED: _____

PASSED: _____

APPROVED: _____

PUBLISHED: _____

APPROVED:

Mayor

ATTEST:

Village Clerk

EXHIBIT "A"

LEGAL DESCRIPTION
3608 VOLLMER ROAD
FLOSSMOOR, IL 60422

LOT 1 IN LAMBERTS SUBDIVISION, BEING A RESUBDIVISION OF THE SOUTHEAST $\frac{1}{4}$ OF THE SOUTHWEST $\frac{1}{4}$ OF SECTION 11, TOWNSHIP 35 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

TO: Bridget Wachtel, Village Manager
FROM: Scott Bugner, Building and Zoning Administrator
DATE: June 7, 2021
SUBJECT: Consideration of a Resolution of Support for a Class 8
Tax Incentive for Dunkin/Baskin Robbins Restaurant -
3608 Vollmer Road



FLOSSMOOR

On August 20, 2018, the Board of Trustees adopted a Resolution approving a Real Estate Sales Agreement with purchaser Shailesh Shah (Flossmoor Property, LLC) for the purchase of 3608 Vollmer Road with the purpose of constructing a Dunkin/Baskin Robbins Restaurant with a Drive-thru. Among the purchaser's conditions within the Agreement was that a Class 8 real estate tax classification could be obtained.

To assist you in consideration of this matter please find attached the following materials:

- Letters Requesting a Resolution for a Class 8 Tax Property Tax Incentive
- Class 8 Eligibility Bulletin
- Class 8 Criteria Resolution
- Proposed Resolution of Support

SCHMIDT SALZMAN & MORAN, LTD.
111 WEST WASHINGTON STREET - SUITE 1300
CHICAGO, ILLINOIS 60602-3466

THEODORE J. SCHMIDT
STEVEN A. SALZMAN
TIMOTHY E. MORAN
CIARRA J. SCHMIDT*
*Admitted in Illinois & California
NOAH J. SCHMIDT

TELEPHONE 312-263-7100
FAX 312-263-7108

www.ssmtax.com

OF COUNSEL
RICHARD A. GINSBURG
ARNOLD S. NEWMAN

SENIOR TAX ANALYST
DANIEL R. BENOIT

June 2, 2021

Mr. Scott Bugner
Building and Zoning Administrator
Village of Flossmoor, Building Dept.
2800 Flossmoor Road
Lower Level
Flossmoor, IL 60422

Re: Request for Resolution - Class 8 Incentive
3608 Vollmer Rd., Flossmoor

Dear Mr. Bugner,

We represent the owner of the above noted property and have made application to the Cook County Assessor's office requesting that a Class 8 Incentive be granted.

Our client intends to make a substantial investment in the community by constructing and operating a Dunkin Donuts on the vacant land located at 3608 Vollmer Rd., and is hoping that the Village will lend its support through the Class 8 Incentive. The incentive, if supported, will allow this project to go forward.

On behalf of our client, we appreciate your consideration of this request.

Very truly yours,



Arnold S. Newman

ASN/tcw
Enclosures

Attachment: 3608 Vollmer Rd Class 8 Letter 6-2-21 (Dunkin Class 8 Resolution - 3608 Vollmer Road)

SCHMIDT SALZMAN & MORAN, LTD.

111 WEST WASHINGTON STREET - SUITE 1300

CHICAGO, ILLINOIS 60602-3466**THEODORE J. SCHMIDT****STEVEN A. SALZMAN****TIMOTHY E. MORAN****CIARRA J. SCHMIDT******Admitted in Illinois & California****NOAH J. SCHMIDT****TELEPHONE 312-263-7100****FAX 312-263-7108****www.ssmtax.com****OF COUNSEL****RICHARD A. GINSBURG****ARNOLD S. NEWMAN****SENIOR TAX ANALYST****DANIEL R. BENOIT**

October 30, 2018

Ms. Bridget Wachtel
 Village of Flossmoor Manager
 2800 Flossmoor Road
 Flossmoor, IL 60422

Re: 3608 Vollmer Rd., Flossmoor
 Class 8 Application

Dear Ms. Wachtel,

Per our initial correspondence which pertained to our representation of Shailesh Shah and his intent to seek Class 8 Tax Incentive Status for 3608 Vollmer Rd., I am following up with additional information for the proposed development.

Our client intends on purchasing the vacant parcel located at 3608 Vollmer Rd. from the Village of Flossmoor, and developing a 2,250 sq.ft. free standing Dunkin Donuts building, complete with a drive-thru. The total costs of the build out are projected at \$1.2M based on prior developments. The estimated date of construction commencement is March of 2019, with an estimated completion date of June 2019.

As a result of this development, approximately 20 construction jobs will be created. Additionally, the proposed development will create 15 new permanent full-time jobs as well as 5-8 new permanent part-time jobs.

With the Class 8 Incentive in place, the proposed development has the potential to generate approximately \$250,000 in tax revenue over the next ten years. It is our hope that the Village will lend its support through the Class 8 Incentive. The incentive, if supported, will allow this project to go forward.

We have also attached an ALTA Survey in addition to the previously submitted preliminary renderings for the build out.

On behalf of our client, we appreciate your consideration of this request.

Very truly yours,



Noah J. Schmidt

NJS/tcw
 Enclosures

COOK COUNTY ASSESSOR

FRITZ KAEGI



COOK COUNTY ASSESSOR'S OFFICE
118 NORTH CLARK STREET, CHICAGO, IL 60602
PHONE: 312.443.7550 FAX: 312.603.3616
WWW.COOKCOUNTYASSESSOR.COM

CLASS 8 ELIGIBILITY BULLETIN

Cook County Living Wage Ordinance

Please be advised that every applicant for an industrial Class 8 incentive will be required to provide an affidavit to the Assessor's Office to confirm compliance with the Cook County Living Wage Ordinance.

The Class 8 Incentive and Its Benefits

The Class 8 real estate tax incentive established by the Cook County Real Property Assessment Classification Ordinance ("Ordinance") is designed to encourage industrial and commercial development in areas of the County which are experiencing severe economic stagnation. Class 8 is structured to permit the Assessor, upon application of the local governing body, to certify that such areas are in need of substantial revitalization. In addition, pursuant to an amendment to the Classification Ordinance, property located in any of the five townships: Bloom, Bremen, Calumet, Rich and Thornton or any property obtained through the Cook County Tax Reactivation Project is eligible for Class 8 without any application from the local governing body for certification of an area. Within an eligible certified Class 8 area (the "Subject Area"), all subsequent new construction, substantial rehabilitation or reutilization of abandoned buildings, developed or reoccupied for industrial or commercial use, may qualify for the Class 8 incentive. Prior to undertaking development activities in the subject area, property owner or developer must make application to the Assessor. (see "Application Procedure for Individual Properties" below)

This incentive assesses qualifying real estate at a reduced assessment level for a period of twelve years from the date that new construction or substantial rehabilitation is completed and initially reassessed or, in the case of abandoned property, from the date of substantial reoccupation. Class 8 assessment levels are ten percent (10%) of market value for ten years, fifteen percent (15%) in year eleven and twenty percent (20%) in year twelve. This constitutes a substantial reduction from the twenty-five percent (25%) at which industrial and commercial properties are commonly assessed. The incentive may be renewed, as described on page 7.

"In need of substantial revitalization" is defined in the Classification Ordinance as follows:

"An area no less than 10 contiguous acres or more than 1 contiguous square mile in size which is in a state of extreme economic depression evidenced by such factors, as defined in the rules and regulations as promulgated by the Office of the Cook County Assessor, among others, as (a) substantial unemployment; (b) a low level of median family income; (c) aggravated abandonment, deterioration, and underutilization of properties; (d) a lack of viable industrial and commercial buildings whose absence significantly contributes to the depressed economic and unemployment conditions in the area; (e) a clear pattern of stagnation or decline of real estate taxes within the area as a result of its depressed condition; (f) a manifest lack of economic feasibility for private enterprise to accomplish the necessary modernization, rehabilitation and development of the area without public assistance and encouragement; and (g) other factors which evidence an imminent threat to public health, welfare and safety."
[74-62]

The reduced assessment classification applies to new construction and reoccupied "abandoned" properties in their entirety, including the land upon which they are located. For projects involving substantial rehabilitation of existing structures, the reduced assessment level applies only to the added value attributable to the rehabilitation of the structure. If vertical or horizontal square footage has been added to the improvements, the land will also receive the incentive level of assessment, in the proportion that the square footage added by the rehabilitation bears to the total square footage of the improvements on the parcel. ***(Please note that the additional value attributable to the rehabilitation for assessment purposes is likely to be lower than the actual amount spent on the rehabilitation.)***

Under the Ordinance, "abandoned property" qualifies if it consists of:

"Buildings and other structures that, after having been vacant and unused for at least 24 continuous months, and purchased for value by a purchaser in whom the seller has no direct financial interest." An exception to this shall be, "if the municipality or the Board of Commissioners, as the case may be, finds that special circumstances justify finding that the property is 'abandoned' for purpose of Class 8. The finding of abandonment, along with the specification of the special circumstances, shall be included in the resolution or ordinance supporting and consenting to the incentive application. Notwithstanding the foregoing, special circumstances may not be determined to justify finding that a property is deemed "abandoned" where:

- A. There has been a purchase for value and the buildings and other structures have not been vacant and unused prior to such purchase; or
- B. There has been no purchase for value and the buildings and other structures have been vacant and unused for less than 24 continuous months.

If the ordinance or resolution containing a finding of "special circumstances" is that of a municipality, the approval of the County Board of Commissioners is required to validate such a finding that the property is deemed "abandoned" for purposes of the incentive, and a resolution to that effect shall be included with the eligibility application.

Application Procedure for Certification of an Area

An Application seeking certification of an area as Class 8 can be filed only by the municipality in which the area is located, or by the Cook County Board of Commissioners if the property is located in an unincorporated area. The municipality or the County Board, as the case may be, must first adopt a resolution or ordinance stating that the Subject Area is in need of revitalization and that, without public assistance, development of the area cannot be accomplished. For an application for Class 8 certification of the area, a certified copy of the resolution or ordinance must be submitted to the Assessor along with data satisfying the Classification Ordinance definition of an area "in need of substantial revitalization". The application must include ample documentation of the depressed condition of the Subject Area and the surrounding "community area".

"Community area" is defined in Section 74-62 of the Ordinance as:

"An area within the City of Chicago so designated and identified by the Social and Economic Characteristics of Chicago's Population: Community Area Profiles, December, 1992, or revisions thereto, or in Cook County outside the City of Chicago, as defined by the municipality concerned or by the County in unincorporated areas." [Section 1(B)(10)]

The seven Section 74-62 factors indicating an area "in need of substantial revitalization", with suggestions for documentation (all data should cover at least 6 years), are as follows:

A. Substantial unemployment

Data relating to this condition is available from the Illinois Department of Employment Security for municipalities and community areas. The data should demonstrate a pattern or trend of employment below levels found in the rest of the County.

B. A low level of median family income

Data for this condition is in the Social and Economic Characteristics of Chicago's Population: Community Area Profiles, December, 1992, for the City of Chicago and in the U.S. Census of Population and Housing, for suburban areas. Data might also be presented showing a pattern or trend of above average, poverty level income in the area.

C. Aggravated abandonment, deterioration, and underutilization of properties

For residential property in the subject or surrounding areas, data for this condition will be found in the Housing Characteristics of Chicago's Households: Community Area Profiles, December, 1992. For commercial and industrial property, studies by realtors, financial institutions, appraisers and developers may be used.

D. A lack of viable industrial and commercial buildings whose absence significantly contributes to the depressed economic and employment conditions in the area

As in item C, subject and surrounding area data for this condition may be gathered from commercial and industrial realtors, financial institutions, appraisers and developers.

- E. A clear pattern of stagnation or decline of real estate taxes within the area as a result of its depressed condition

Documentation for this condition may be gathered from data on real estate taxes and assessments, delinquencies, tax sales and forfeitures for properties in the subject and surrounding areas.

- F. Manifest lack of economic feasibility for private enterprise to accomplish the necessary modernization, rehabilitation and development of the area without public assistance and encouragement

Data for this condition may be gathered from surveys of the area indicating trends in new construction, rehabilitation and abandonment and for trends of business movement into and out of the area. The source and extent of any public assistance given in the subject and surrounding areas should be identified.

- G. Other factors which evidence an imminent threat to public health, welfare and safety

Other data relating to general socio-economic factors in the subject and surrounding areas may be included here, such as crime statistics, fire statistics and building code violations.

Proof of "need [for] substantial revitalization" factors is cumulative and the Assessor need only be convinced that the overall pattern indicates economic stagnation. The absence of one of these factors, therefore, will not necessarily defeat the Class 8 Application. Since the Assessor may consider data for the "community area" surrounding the Subject Area, the local government should include this information in its Application. Also, factors evidencing the need for substantial revitalization, which are significantly more severe in the subject or surrounding areas than in the County as a whole, are of special importance in the Assessor's review of the Application.

In addition to the data evidencing the need for "substantial revitalization", the following documentation should also be supplied to the Assessor:

1. Five copies of the Application.
2. A current Sidwell map to a scale of 200 feet per inch, mounted and covered by acetate, clearly marked to identify the precise boundaries of the Subject Area. Permanent Index Numbers (PINS) should be current and undivided (partial PINS are not acceptable unless covered by a division petition on file with the Assessor's Office).
3. Four soft copies of the Sidwell map described above.
4. A plat of survey or other document verifying the total acreage of the Subject Area.
5. A description and map of the "community area", if the Subject Area is located in the City of Chicago, or of the municipality, if located in an area outside of Chicago.

Finally, while the municipality or the County Board is the formal applicant for Class 8 designation of an area, the community as a whole is the anticipated beneficiary. Other interested parties, including developers and community groups, may provide information in support or toward completion of an Application.

The Assessor will review the Application and supporting data and determine whether the area should be certified as "in need of substantial revitalization". Once granted, the certification will continue for five years and may be extended for one additional five-year period upon reapplication by the local government. Such application for an extension must be filed during the period between one year and six months prior to expiration of the initial five-year period. The Assessor will notify the local government one year prior to the expiration of the initial five-year period.

Application Procedure for Individual Properties

Once the Subject Area has been certified as "in need of substantial revitalization", individual property owners and developers within the area may apply to the Assessor for Class 8 classification for any new construction, substantial rehabilitation or re-occupancy of abandoned property for industrial or commercial use. Individual applications may similarly be made for properties located in any of the following five townships: Bloom, Bremen, Calumet, Rich and Thornton or any property obtained through the Cook County Tax Reactivation Project. The Class 8 Incentive Application for an individual property must be accompanied by a certified copy of an ordinance or resolution by the local government (or the County Board if the property is located in an unincorporated area) stating that the specific project is consistent with an overall plan for rehabilitation of the area. If a resolution is unavailable at the time the application is filed, a letter from the municipality or the County Board stating that a resolution or ordinance supporting the incentive has been requested must be filed instead. If the applicant is seeking to apply based on the reoccupation of abandoned property and will be seeking a finding of "special circumstances" from the municipality, in addition to obtaining a letter from the municipality confirming that a resolution or ordinance supporting the incentive has been requested, the applicant must also file a letter from the County Board confirming that a resolution validating a municipal finding of special circumstances has been requested. If at a later date the municipality or the County Board denies the applicant's request for a resolution or ordinance, the applicant will be deemed ineligible for the Class 8 incentive, whether or not construction has begun. In all circumstances, the resolution must be submitted by the time the applicant files an "Incentive Appeal Form" requesting the actual class change. A copy of a municipal resolution or ordinance will be forwarded by the Assessor's Office to the secretary of the Cook County Board of Commissioners for distribution to the Commissioners from the affected districts.

Individual Class 8 applications for properties located within an eligible Class 8 areas, must be filed prior to the commencement of construction, rehabilitation or reoccupation. Upon completion of construction or reoccupation, the applicant must submit an "Incentive Appeal Form", requesting that the property be reclassified to Class 8. At the time of filing the appeal, an appeal fee of \$100.00 must be paid.

The following documentation should be submitted in support of an individual Class 8 application:

- A. A property description including the address, permanent index number(s), legal description, site dimensions and square footage, and building dimensions and square footage.
- B. A complete list of all owners, developers, occupants and other interested parties (including partnership owners and beneficiaries of a land trust) identified by name, address and nature and extent of interest.

C. A precise description of any industrial and commercial use of the property along with non-industrial or non-commercial uses, and the zoning specifications for the property.

D. Special information relating to the type of development planned, as follows:

1. For new construction or substantial rehabilitation:

- a. a current plat of survey (if available)
- b. floor plans or schematic drawings
- c. building permits, occupancy permits and wrecking permits with date of issue, when available (building permit and occupancy permit will be required in the post construction application)
- d. proposed date of construction start
- e. a description of the extent of construction or rehabilitation, and the estimated cost.
- f. the estimated date of completion

2. For reutilization of abandoned property:

- a. Evidence of the duration of abandonment. This may be satisfied by affidavits and records such as utility bills, Internal Revenue Service statements, certified business records, records of building code violations, etc.
- b. Evidence of purchase for value, such as a sale contract, recorded deed, assignment of beneficial interest, or real estate transfer declaration, or closing statement.
- c. Evidence of re-occupancy, such as sworn statements by persons with knowledge, occupancy permits and utility statements.
- d. For reutilization of property where the duration of abandonment based on special circumstances:
 - A copy of the finding of special circumstances by the municipality in which the real estate is located (or the County Board if the property is located in an unincorporated area) stating its approval of the abandonment period as well as a specification of the circumstances underlying its finding must be included in the resolution or ordinance supporting the incentive and must be filed at the time of the Class 8 Incentive Application for an individual property.
 - Where the finding is by a municipality, a resolution from the County Board stating its validation of the abandonment must also be filed at the time of the Incentive Application.

During the term of the incentive, the Class 8 recipient must file a triennial affidavit attesting to the use of the property and the number of workers employed at the Class 8 site. The Assessor will mail the affidavit to the Class 8 recipients at the time of their triennial reassessments. The affidavit must be verified and returned to the Assessor within three weeks. Failure to file the triennial report within that time will result in the loss of the incentive.

Class 8 classification may be renewed during the last year in which a property is entitled to a 10% assessment level or when the incentive is still applied at the 15% or 20% assessment level. A renewal application must be filed, along with a certified copy of a resolution or ordinance adopted by the municipality in which the real estate is located (or by the County Board, if the property is located in an unincorporated area of Cook County). The resolution or ordinance must expressly state that the municipality or County, as the case may be, supports and consents to the renewal of the Class 8 incentive and that it has determined that use of the property is necessary and beneficial to the local economy. The notice of intent to request renewal will be forwarded by the Assessor's Office to the Cook County Board. The owners must notify the Assessor's Office of their intent to request this renewal prior to their requesting a resolution or ordinance from the municipality or County Board. The number of renewal period requests is not limited.

Questions about the Class 8 incentive program may be directed to the Incentives Department of the Cook County Assessor's Office, 118 N. Clark, 3rd Floor, Chicago, IL 60602, (312) 603-7529.

EXHIBIT A
EXHIBIT B**RESOLUTION # 03-19****A RESOLUTION ESTABLISHING CRITERIA TO BE MET BY
PETITIONERS SEEKING TO OBTAIN THE VILLAGE'S
ENDORSEMENT OF A CLASS 8 TAX INCENTIVE APPLICATION**

WHEREAS, the Corporate authorities of the Village of Flossmoor desire to establish criteria to be used by the Village in the evaluation of requests by petitioners seeking the Village's endorsement of a petitioner's application to Cook County for Class 8 real estate tax incentives.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Board of Trustees of the Village of Flossmoor as follows:

Each petitioner who seeks the Village's endorsement of the petitioner's Application for Cook County Class 8 Real Estate Tax incentives shall submit written evidence to the Planning and Zoning Administrator showing that the petitioner has submitted, complies with or meets each of the following criteria:

1. Petitioner's request for a Resolution in support of her application for Class 8 incentive must be submitted to the Village prior to the submittal of her application to the County Assessor's office.
2. Petitioner must submit a statement of her intent to apply for the Class 8 incentive as part of any petition for land use, zoning or other types of petitions that will be considered by any Village Boards or Commissions.
3. Petitioner's application to Cook County for the Class 8 incentive must be made after her request to the Village and prior to her application for a building permit.
4. Petitioner shall demonstrate in her written evidence submittals to the Zoning Administrator that her proposed development is consistent with the Village's overall economic development objectives of strengthening existing commercial areas and expanding the Village's non-residential tax base.
5. Petitioner shall demonstrate in her written evidence submittals to the Zoning Administrator that granting of the incentive will not result in a reduction of the property tax revenue currently generated by the property for which the incentive is being applied. Petitioner shall provide the Zoning Administrator with a detailed financial analysis documenting this fact.
6. Petitioner shall demonstrate in her written evidence submittals to the Zoning Administrator that the property for which the incentive has been requested is

currently vacant land, vacant building and/or tax delinquent property, whether vacant or improved.

7. Petitioner shall demonstrate in her written evidence submittals to the Zoning Administrator that "but for" the incentive the project would not be economically feasible and the project would not proceed if the request is denied.

8. Petitioner's written evidence submittals to the Zoning Administrator shall acknowledge receipt of a copy of this Resolution and include a statement that her submittals are complete and that they address each of the criteria established by this Resolution.

BE IT FURTHER RESOLVED, that no request for the Village's endorsement of a Class 8 application shall be advanced for consideration by the Mayor and Board of Trustees until such time as all submittals required by this Resolution have been received and reviewed for completeness by the Zoning Administrator or his designee and found by him to be complete. At such time as the Zoning Administrator has received and reviewed for completeness the submittals required by this Resolution, and found by them to be complete, he shall advance the request and submittals, together with such other information or report as he may deem appropriate for the consideration of the request, to the Village Manager for inclusion on an agenda of a Meeting of the Mayor and Board of Trustees.

This Resolution shall be effective immediately upon its passage.

PASSED this 1st day of DECEMBER, 2003.

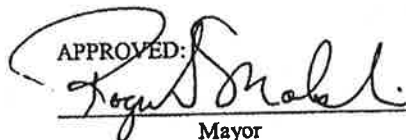
VOTE: BRAUN, GUMMERSON, LAMBERT, MINGA, MITROS

AYES: BRAUN, GUMMERSON, LAMBERT, MINGA, MITROS

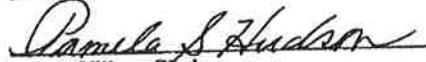
NOES: NONE

ABSENT: HOAG

APPROVED:


Mayor

ATTEST:


Village Clerk

ERM/Isa
112503

RESOLUTION # _____
A RESOLUTION OF THE VILLAGE OF FLOSSMOOR, RICH AND BLOOM TOWNSHIPS, COOK COUNTY, ILLINOIS, IN SUPPORT OF CLASS 8 (3608 Vollmer)

WHEREAS, the Village of Flossmoor, Cook County, Illinois (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 this State; and,

WHEREAS, Vollmer Road is a County Road and a primary commercial thoroughfare within the Village; and,

WHEREAS, certain properties along Vollmer Road had buildings in serious disrepair which were demolished and these properties have remained vacant for years and are in need of redevelopment; and,

WHEREAS, Flossmoor Property, LLC will make a significant contribution to the aforementioned redevelopment goals of the Village with the construction of a new retail facility at 3608 Vollmer Road; and,

WHEREAS, the Mayor and Board of Trustees do find that but for the Class 8 incentive, this redevelopment is not viable and that major capital is needed to construct the facility at this location; and, the past economies of the property have failed to attract businesses at this location, all of which warrant the benefits of Class 8 tax relief; and,

WHEREAS, the Class 8 Eligibility Application to be filed with the Cook County Assessor for the construction of the building at 3608 Vollmer Road, requests Class 8 tax relief; and,

WHEREAS, “but for” the Class 8 tax relief, this project would not proceed.

NOW, THEREFORE, BE IT RESOLVED, by the Mayor and Board of Trustees of the Village of Flossmoor, Cook County, Illinois, as follows:

Section 1. The preambles above are incorporated herein; and further,

Section 2. The Village of Flossmoor supports and consents to the Application for Class 8 for the vacant property located at 3608 Vollmer Road, Flossmoor, Illinois, to be filed with the Cook County Assessor’s Office.

Section 3. That this Resolution shall be in full force and effect from and after its passage and approval according to law.

AYES: _____

NOES: _____

ABSENT: _____

ABSTAINED: _____

PASSED: _____

APPROVED: _____

PUBLISHED: _____

APPROVED:

Mayor

ATTEST:

Village Clerk

TO: Bridget Wachtel, Village Manager
FROM: Scott Bugner, Building and Zoning Administrator
DATE: June 7, 2021
SUBJECT: Consideration of a Request for a Rezoning and a
Special Use - 1615 Vollmer Road - The Word Seed
Church



On May 20, 2021 the Plan Commission held a public hearing to consider a request for a Rezoning and a Special Use at 1615 Vollmer Road. The request had been submitted by the contract purchaser Word Seed Church, d/b/a Truth Kingdom Ministries. The owner is Cadlerock Joint Venture L.P. The facts of the matter are as follows:

The subject property is an interior lot with dimensions of 158 feet wide by 159 feet deep located on the north side of Vollmer Road and is currently improved with a 6,435 square foot vacant single-story office building with a 23 - space parking lot, accessory storage shed and a stormwater detention basin. The overall lot area for the parcels is 25,120 square feet. The property is adjacent to a two-story office building to the west and townhomes to the south. Adjacent to the east and north is the border limits with Chicago Heights with single-family homes to the east and commercial property on the north side of Vollmer Road.

The petitioner is seeking approval of a rezoning from the existing B-4 Office District to R-7 Planned Multifamily Residential District, and a Special Use to operate a place of public worship. The reason for the request of an R-7 zoning is due to the fact that the adjacent residential district is R-7.

While places of public worship may be permitted as a Special Use in residential districts, site and structure requirements for such uses include a minimum lot area of 45,000 square feet, minimum lot width of 150 feet, minimum front yard of 60 feet, minimum rear yard of 20 percent of the depth of the lot, and a minimum side yard on each side of a building of 20 percent of the width of the lot.

In 1996, variations were granted for the construction of this office building as a Special Use allowing for a front yard of 27 feet, a side yard of 15 feet, as well as parking in required yards. The Village has already granted variations far exceeding those site and structure requirements for other permitted and special uses.

The existing building had been previously used as an office with several separate smaller office spaces and a larger open office space with half partition cubicles. The building has been vacant since 2019.

The petitioner had indicated there would be some future renovations though the interior will largely remain unchanged at this time. They advised that the congregation is small with

approximately 20 weekly attendees. There are no planned changes to the exterior other than possibly signage.

Proposed hours of operation would be Saturday mornings for services, Wednesday and Thursday evenings for prayer and bible study as well as minimal office staff operations during the week.

There were no public comments either in favor or opposed to the petitioner's request.

At the close of the public hearing the Plan Commission voted 4-0 in favor of recommending that the petitioners request for a Rezoning from B-4 to R-7 and a Special Use be granted as requested.

To assist you in consideration of this matter please find attached the following materials:

- Application for Land Use Review and Zoning Application letter
- Legal Brief from Attorney
- Findings and Recommendations
- Site Photos
- Legal Notice and Notice to Residents
- Address map locating the subject property

VILLAGE OF FLOSSMOOR

Office of the Zoning Administrator

Application for Land Use Review

This application is to be used for petitions for Village approval of consolidations, subdivisions, changes in zoning, planned unit developments, non-residential site plans and special use permits. If you should have any questions regarding the type of land use review that applies to your situation please contact the Office of the Zoning Administrator at (708) 798-2300. The application must be completed and returned to the Building Department accompanied by the required fee (see attached schedule) and submittals. Submittal requirements are contained in the Village's Zoning and Subdivision Ordinances. No petition will be scheduled for consideration by the Village Plan Commission unless a completed application (including required submittals) has been received. Petitions must be received no later than twenty one (21) calendar days prior to the Plan Commission meeting.

PROPERTY INFORMATION

1615 Vollmer Rd., Flossmoor, IL 60422

Address/Location of Property for which a review is being requested (Subject Property)

The Word Seed Church, d/b/a Word of Truth Kingdom Ministries

Name of Applicant

15432 Kedzie Avenue, Markham, IL 60428

Applicant's Mailing Address

Applicant - 708-407-3227; Attorney - 312-977-0479

Applicant Home Telephone Number

Applicant Work Telephone Number

Contract Purchaser

Applicant's Interest in Subject Property (Owner, contract purchaser etc)

If the applicant is not the owner of the property please provide the following information:

Cadlerock Joint Venture, L.P.

Owner's Name

100 N. Center Street, Newton Falls, OH 44444

Owner's Address

330-872-0918 Ext. 3167

Owner's Telephone Numbers

Owner's Work Telephone Number

Attachment: 1615 Vollmer Land Use Application (Rezoning and Special Use- 1615 Vollmer Road)

ALL APPLICANTS MUST ANSWER THE FOLLOWING QUESTIONS

PLEASE INDICATE WHICH TYPE OF LAND USE REVIEW YOU ARE SEEKING:

- ☐ Approval of a Plat of Subdivision, Resubdivision or Consolidation
- ☒ Approval of a Request for Rezoning
- ☒ Approval of a Special Use Permit
- ☐ Approval of an Amendment to an existing Special Use Permit
- ☐ Approval of a Site Plan (Non-Single Family Residential)
- ☐ Approval of a Planned Unit Development
- ☐ Approval of an Amendment to an approved Planned Unit Development

What is the current Zoning of the subject property (i.e., R-1 Single Family Residential)?

B-4

What is the current use of the subject property (i.e. vacant, improved with single family home etc)?

Vacant office building

Please provide a brief description of the proposed request:

Applicant seeks a permit for a "place of public worship" use for a religious assembly that will meet approximately twice per week in the building.

In accordance with the requirements for special use permits in § 285-26-9(E) of the Zoning Code, the proposed use will comply with all applicable regulations in the district in which the use is to be located. Id. at (2). The location and size of the proposed use, as well as the nature and intensity of the applicant's operation will be in harmony with the appropriate and orderly development of the district in which it is located. Id. at (3). The location, nature and height of buildings, walls and fences, and the nature and extent of the landscaping will not be materially disturbed nor will the use unreasonably hinder or discourage the appropriate development and use of adjacent land and buildings. Id. at (4). Parking areas are adequate size for the applicant's use, as and are properly located and suitably screened from adjoining uses. Id. at (5). The entrance and exit drives will not cause traffic hazards or nuisances. Id. The proposed use will not cause substantial injury to the value of other property in the neighborhood. Id. at (6).

Please provide a brief description of the property involved including such information as dimensions, area, current use and existing improvements on the site.

The building is currently vacant but was previously used as a commercial office use.

The lot size is approximately 25,120 sq. ft. The structure is approximately 6,435 sq. ft. The lot has 23 parking spots.

To your knowledge, is the request in conformance with all requirements of the Flossmoor Zoning Ordinance? If not, please describe:

To the Applicant's knowledge, Applicant needs to obtain a map amendment to rezone the property from a B-1 zone to a R-1 zone, as well as obtain a special use permit for a "place of public worship" use. To the Applicant's knowledge, the request is otherwise in conformance with the requirements of the Flossmoor Zoning Ordinance.

/s/ Keinon Washington

4/26/2021

Applicant's Signature

Date

CADLEROCK JOINT VENTURE, L.P. BY CADLEROCK, INC. ITS GENERAL PARTNER

Richard B. Bersinger

4/27/21

Owner's Signature

By: RICHARD B. BERSINGER

Date

(Applicant must have property owner's signature)

OWNER WILL NOT BE RESPONSIBLE FOR ANY COSTS & FEES - NO CHANGE IN ZONING SHALL BE DONE UNLESS CLOSING TAKES PLACE AND TITLE TRANSFERS

Do Not Write Below, For Office Use Only:

Date Submitted:

4/29/21

Fee Paid:

\$600.00

Requested Hearing Date:

5/20/21

Date Published:

5/2/21

Date Residents Notified:

5/13/21

MAUCK & BAKER, LLC

7.b

RICHARD C. BAKER

SOO YEON LEE

JOHN W. MAUCK

ONE NORTH LASALLE STREET, SUITE 600
CHICAGO, ILLINOIS 60602

TERRY S. LU
ANDREW S. WILLIS

WHITMAN H. BRISKY
OF COUNSEL

WWW.MAUCKBAKER.COM
TEL: 312.726.1243 FAX: 866.619.8661

Writer's Direct Line:
(312) 977-0479
awillis@mauckbaker.com

April 27, 2021

Scott Bugner
Village of Flossmoor
2800 Flossmoor Road
Lower Level
Flossmoor, IL 60422

Via U.S. Mail

RE: Zoning Applications for 1615 Vollmer Road - The Word Seed Church (d/b/a Word of Truth Kingdom Ministries)

Mr. Bugner:

I represent The Word Seed Church d/b/a Word of Truth Kingdom Ministries, an Illinois not-for-profit corporation. Enclosed is a \$600 check for a special use application and a map amendment rezoning application for the property at 1615 Vollmer Road, Flossmoor. The application was submitted to via email on April 27, 2021.

If you have questions or need additional information, please contact me at the address or email above. Thank you for your attention to this matter.

Very truly yours,

MAUCK & BAKER, LLC



Andrew S. Willis

RECEIVED

APR 29 2021

By _____

ASW

F:\Clients\3587\Correspondence\20210427_Ltr_ASU_Flossmoor.docx

Attachment: 1615 Vollmer Zoning Application Letter (Rezoning and Special Use- 1615 Vollmer Road)

MAUCK & BAKER, LLC

RICHARD C. BAKER

SOO YEON LEE

JOHN W. MAUCK

ONE NORTH LASALLE STREET, SUITE 600
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(312) 853-8709

jmauck@mauckbaker.com

May 13, 2021

Scott Bugner
Planning & Zoning Department
Village of Flossmoor
2800 Flossmoor Road, Lower Level
Flossmoor, IL 60422

Re: SPECIAL USE APPLICATION FOR 1615 VOLLMER ROAD, FLOSSMOOR, IL

Mr. Bugner,

Our firm represents the Word Seed Church d/b/a Word of Truth Kingdom Ministries ("Church"), which is under contract to purchase the property at 1615 Vollmer Road, Flossmoor. The property is the subject of the Special Use Permit application and map amendment. Mauck & Baker, LLC has a concentration in representing religious institutions and has extensive experience in zoning issues under the Religious Land Use and Institutionalized Person Act ("RLUIPA"). This brief is intended to raise awareness of the heightened protections for religious institutions under Federal and Illinois law as the Flossmoor Planning Commission considers the Special Use and map amendment applications.



1615 Vollmer Road, Flossmoor

Attachment: 20210513_1615 Vollmer Rd Brief (002) (Rezoning and Special Use- 1615 Vollmer Road)

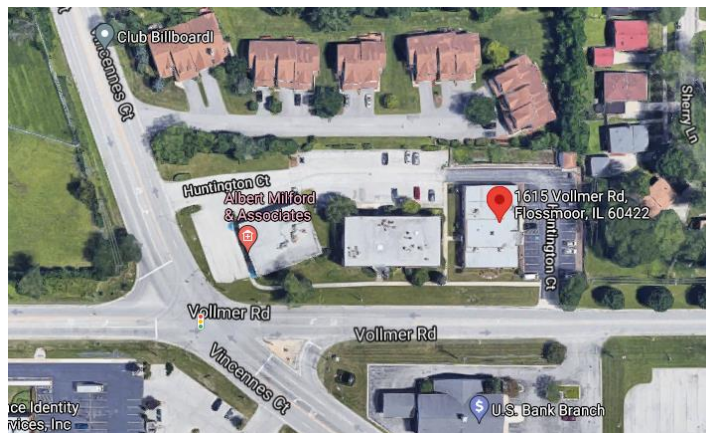
Background of the Applications for 1615 Vollmer Road, Flossmoor

The Word Seed Church is a small Black congregation that was founded in 2000 in Harvey, Illinois. The Church is currently led by Pastor Keinon Washington who became the Church's pastor in 2018 and has seven members. The Church has been searching for property since the summer of 2020, and the Church is currently in litigation regarding property in two other villages.

In April 2021, the Church obtained a contract to purchase the property at 1615 Vollmer Road which is located in a B-4 District and the property abuts a residential district on its northern boundary. The Church seeks to use the property for its weekly worship services and applies as a "place of public worship" use. According to the Flossmoor Zoning Code ("Code"), "places of public worship" are only allowed in residential districts as a Special Use. Thus, the church simultaneously seeks a map amendment to rezone the property as a R-7 (the residential district that abuts the property) and a Special Use Permit for the property at 1615 Vollmer Road, Flossmoor.

The Church has approximately twenty weekly attendees, and plans to use the facility as part of its Christian Worship approximately two to three times per week, on Saturday morning and on weekday evenings for prayer and Bible study. The property has 22 parking spots which is more than adequate for the Church's needs. The Church has no plans to change the exterior of the building other than possibly signage.

The building has been vacant for at least 2 years. The seller of the property bought it as a foreclosure. The property borders office buildings on the left side and residential neighborhoods along the north and east boundaries. It is located on a moderately busy non-residential road and not on a street corner. Vehicles can only access the property from Vincennes



Satellite Image from Google Maps

Court and Vollmer Road and not through any neighborhood street. Thus, the effect on the neighboring residential properties will be minimal. Furthermore, the Church's relatively light use will not interfere with the commercial buildings to the west that do not depend on retail traffic.

RLUIPA's Substantial Burden Provision

The Church's use of the property receives heightened protection under the Religious Land Use and Institutionalized Persons Act ("RLUIPA"). *Cutter v. Wilkinson*, 544 U.S. 709, 714-15 (2005). RLUIPA was enacted by Congress in 2000 to combat the widespread municipal practice of using "individualized and discretionary processes to exclude churches" *Midrash Sephardi v. Village of Surfside*, 366 F.3d 1214, 1236-37 (11th Cir. 2004); 42 U.S.C 2000cc.

There are two RLUIPA provisions relevant to the Church's situation. The first is RLUIPA's Substantial Burden" provision, 42 U.S.C. 2000cc, which states:

(a) (1) No government shall impose or implement a land use regulation in a manner that imposes a substantial burden on the religious exercise of a person, including a religious assembly or institution, unless the government demonstrates that imposition of the burden on that person, assembly, or institution –

(A) is in furtherance of a compelling governmental interest; and

(B) is the least restrictive means of furthering that compelling governmental interest.

Thus, according to RLUIPA, if a religious institution can show that a land use regulation substantially burdens its religious exercise, the zoning authority must show that the regulation furthers a "compelling government interest" and is the "least restrictive means" to furthering that interest. This test is called "strict scrutiny" and is the most difficult test for a government to overcome in constitutional law. Strict scrutiny generally leads to the government regulation being struck down.

RLUIPA does not define "substantial burden," but the United States Court of Appeals for the Seventh Circuit has recently explained that the question is whether the

government's conduct "seriously violates" the individual or institution's religious exercise. See *Immanuel Baptist Church v. City of Chicago*, 473 F. Supp. 3d 813, 817 (N.D. Ill. 2020) quoting *Schlemm v. Wall*, 784 F.3d 362, 364 (7th Cir. 2015). Note, RLUIPA explicitly defines religious exercise as "The use, building, or conversion of real property" for an entity "that uses or intends to use the property..." 42 U.S.C.A. § 2000cc-2(a).

There are numerous factors that contribute to a substantial burden on religious exercise: whether the land regulation imposes undue delay, uncertainty, and expense on a religious institution; whether the land use regulation was imposed after the religious institution purchased the property; the availability of alternative solutions for the religious institutions; whether the relevant land use regulation targets religion; whether the land use regulation is "arbitrary and capricious." See *World Outreach Conference Ctr. v. City of Chicago*, 949 F. Supp. 2d 836, 849 (N.D. Ill. 2013); see also *Livingston Christian Sch. v. Genoa Charter Twp.*, 858 F.3d 996, 998 (6th Cir. 2017).

For example, the Seventh Circuit held that a zoning ordinance which caused a church the "delay, uncertainty, and expense" to obtain zoning approval constituted a substantial burden for the purposes of RLUIPA. *Saints Constantine & Helen Greek Orthodox Church v. City of New Berlin*, 396 F.3d 895, 899-901 (7th Cir.2005); see also *Vill. of W. Dundee v. First United Methodist Church of W. Dundee*, 2017 IL App (2d) 150278, ¶ 20, 74 N.E.3d 144, 152 (a church's allegations that a village's continuing to deny the church a permit to demolish its building was causing the church great expense was sufficient for a substantial burden claim under RLUIPA). Although the Church has no present intention of litigation, a court may find that delay, uncertainty and expense in granting zoning approval constitutes a substantial burden on the Church's religious exercise.

RLUIPA's "Unreasonable Limitations" Provision

In addition to violating RLUIPA's "Equal Terms" provision, the Village's zoning ordinance also facially violates RLUIPA's "Unreasonable Limitations" provision. Section 2000cc (b)(3)(B) of RLUIPA provides that:

No government shall impose or implement a land use regulation that –

(B) unreasonably limits religious assemblies, institutions, or structures within a jurisdiction.

The purpose of RLUIPA’s “unreasonable limitations” claim is to “prevent municipalities from broadly limiting where religious entities can locate.” *Adhi Parasakthi Charitable, Med., Educ., & Cultural Soc’y of N. Am. v. Twp. of W. Pikeland*, 721 F. Supp. 2d 361, 387 (E.D. Pa. 2010). This provision prohibits any “policies that make it difficult for religious institutions to locate anywhere within the jurisdiction.” *Bethel World Outreach Ministries v. Montgomery County Council*, 706 F.3d 548, 560 (4th Cir. 2013). “The purpose of this provision is not to examine restrictions placed on individual landowners, but to prevent municipalities from broadly limiting where religious entities can locate.” *Church of Our Savior v. City of Jacksonville Beach*, 69 F. Supp. 3d 1299, 1325 (M.D. Fla. 2014). (internal citation omitted). Moreover, the Seventh Circuit has opined that “[w]hat is reasonable must be determined in light of all the facts, including the actual availability of land and the economics of religious organizations.” *Vision Church v. Vill. of Long Grove*, 468 F.3d 975, 990 (7th Cir. 2006) (internal citation omitted).

According to the Flossmoor Zoning Code, “places of public worship” are only allowed in residential districts and only after obtaining a Special Use Permit. In other words, there is no place in Flossmoor for the Church is permitted meet *as of right*, that is without a Special Use Permit. Furthermore, Flossmoor is a mature community, and the residential districts are already filled with residential homes which makes it an exceedingly difficult for a new congregation to move into the community. Other non-religious assembly uses do not face the same restrictions. Art galleries for example are permitted in the B-2 and B-3 districts. Day cares are permitted in B-2. Schools are permitted in the B-2 district. Based on its zoning ordinance, a court may find that the Village has a policy of making it more difficult for religious uses to locate within its jurisdiction, and particularly in light of the Church’s relatively small size and limited resources.

Furthermore, the setback requirements in the residential districts required by the zoning code would require the Church to buy multiple lots to construct a suitable building. See e.g. Flossmoor Zoning Ordinance § 285-5-6. Figure 1 is an example of a site plan for a worship center with 80 seats complying with the required setbacks for a residential district with a 25 foot setback for the front yard and 40 feet for the rear yard. The only way to comply with such setback requirements would be to purchase multiple residential lots. However, requiring a church to buy multiple lots makes building a church in a residential district effectively impractical. See *Civil Liberties for Urban Believers v. City of Chi.*, 342 F.3d 752, 755-58 (7th Cir. 2003).

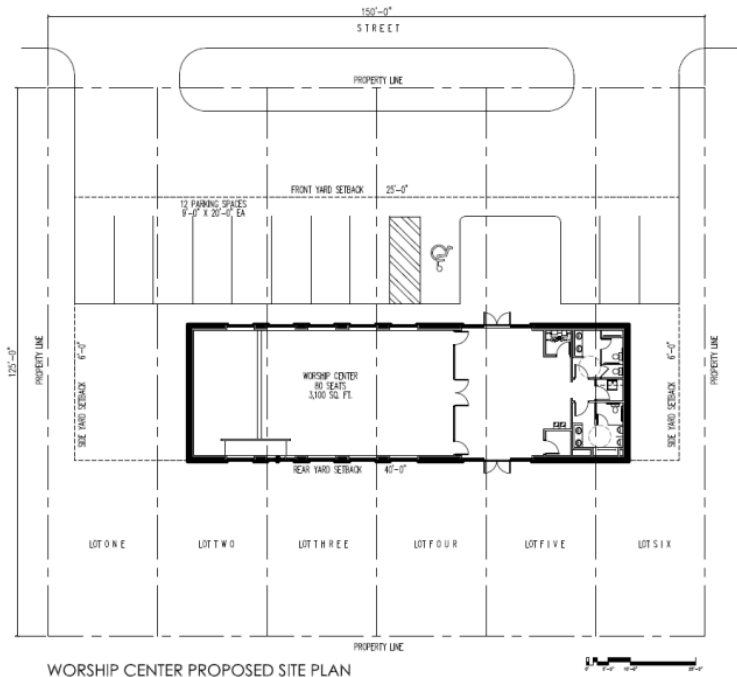


Figure 1

Therefore, the only practical solution for the Church to locate in the Village of Flossmoor is to locate in a non-residential district such as the property at 1615 Vollmer Road.

First Amendment, Free Exercise of Religion Clause

Heightened protection for religious land use extends beyond RLUIPA. Illinois case law holds that the First Amendment's Free Exercise of Religion clause gives heightened protections to religious institutions against zoning restrictions. In *Columbus Park Congregation of Jehovah Witnesses v. City of Chicago*, a small congregation of eighty-two Jehovah Witnesses, was denied a Special Use Permit in a solid business district in Chicago. 25 Ill. 2d 65, 68 (1962). In rejecting the church's application, the city gave two reasons: an increase in congestion of traffic, and a depreciation value of the surrounding business properties.

The Illinois Supreme Court held the zoning authorities violated the church's rights, finding "the right of freedom of religion, and other first amendment freedoms, rise above mere property rights." *Id.* at 71. While the location of churches may be regulated with proper cause, a religious institution's rights "rise far above public inconvenience, annoyance, or unrest." *Id.* Thus, a zoning ordinance that prevents citizens from practicing their religion in a particular location "limit[s] the free exercise of religion." *Id.*

As to Chicago's concerns over parking and the detriment to the surrounding business community, the Court rejected these justifications as being "arbitrary and capricious" and bearing "no substantial relation to the public health, safety and welfare." *Id.* at 73. For parking, the Court noted the fears of traffic congestion were "speculative." *Id.* at 72.

Like the church in *Columbus Park*, the Church here is a small religious minority congregation and seeking a permit in a business district. As such, the Church's First Amendment rights are at issue and obstacles to their map amendment and Special Use applications would be held to heightened standards under *Columbus Park*. Thus, as the Zoning Committee considers the Church's applications, it should only consider non-speculative factors related to public health and safety.

In summary, there are three relevant legal principles in considering the 1615 Vollmer Road applications:

1. The Flossmoor Zoning Code's restrictions on religious institutions may impose a substantial burden on the Church, in violation of RLUIPA's "Substantial Burden" provision;
2. The Flossmoor Zoning Code may place unreasonable limitations on a religious institution, in violation of RLUIPA's "Unreasonable Limitations" provision; and

3. Illinois case law prohibits placing land use restrictions on religious institutions that are “arbitrary and capricious” and bear “no substantial relation to the public health, safety and welfare.”

Finally, it should be noted if an entity’s civil rights (e.g. the right to use a building for worship) are improperly denied, U.S. Code § 1988 requires that the citizens’ attorney’s fees be compensated by the government entity.

We trust that this summation of the law regarding religious land use rights will be helpful to the Village in approving the Church’s pending requests. We ask that the Plan Commission at the May 18th meeting will recommend to the Board of Trustees that the Village approve simultaneously the map amendment and the Special Use Permit. The Church looks forward to many years of involvement in the community. If there are any questions regarding these matters, I can be contacted at 312-853-8709 or jmauck@mauckbaker.com.

Very truly yours,

MAUCK & BAKER, LLC

/s/ John W. Mauck

John W. Mauck

FINDINGS AND RECOMMENDATIONS

FLOSSMOOR PLAN COMMISSION

MAY 20, 2021

Rezoning from B-4 to R-7 Special Use Permit for a Place of Public Worship – Word Seed Church d/b/a Truth Kingdom Ministries – 1615 Vollmer Road

1. The petitioner, Word Seed Church is the contract purchaser of the subject property at 1615 Vollmer Road.
2. The Subject property is an interior lot improved with a 6,435 square foot one-story office building, accessory parking, stormwater detention pond and an accessory shed.
3. The property is zoned **B-4**.
4. Flossmoor Zoning Ordinance regulations permits “places of worship” as a Special Use in residential districts.
5. The petitioner is seeking a rezoning from B-4 to R-7 and Special Use Permit to operate a “place of worship”.
6. On May 20, 2021 the Plan Commission held a Public Hearing for a Rezoning and a Special Use.

Upon review of all submittals and considering testimony offered by the petitioner and the public at the Public Hearing the Flossmoor Plan Commission finds that:

- A. Rezoning from B-4 Office District to R-7 Planned Multifamily Residential District may be permitted as there is R-7 zoning adjacent to the subject property.
- B. There are limited no other areas within the Village where the petitioner could operate a Place of Worship without purchasing multiple parcels in order to conform with the regulations for Special Uses.
- C. The property has been vacant since 2018.
- D. Variations were granted in 1996 for minimum setbacks and parking in required yards for the subject property to construct an office building as a Special Use.
- E. The proposed use would be permitted as a Special Use if zoned R-7.
- F. The location and size of the proposed use, and the nature and intensity of the operation will not cause substantial injury to the value other property in the neighborhood.

In conclusion the Plan Commission recommends to the Mayor and Board of Trustees that a Rezoning from B-4 to R-7 and a Special Use be **approved** as submitted.



Attachment: Pictures of 1615 Vollmer Road (002) (Rezoning and Special Use- 1615 Vollmer Road)

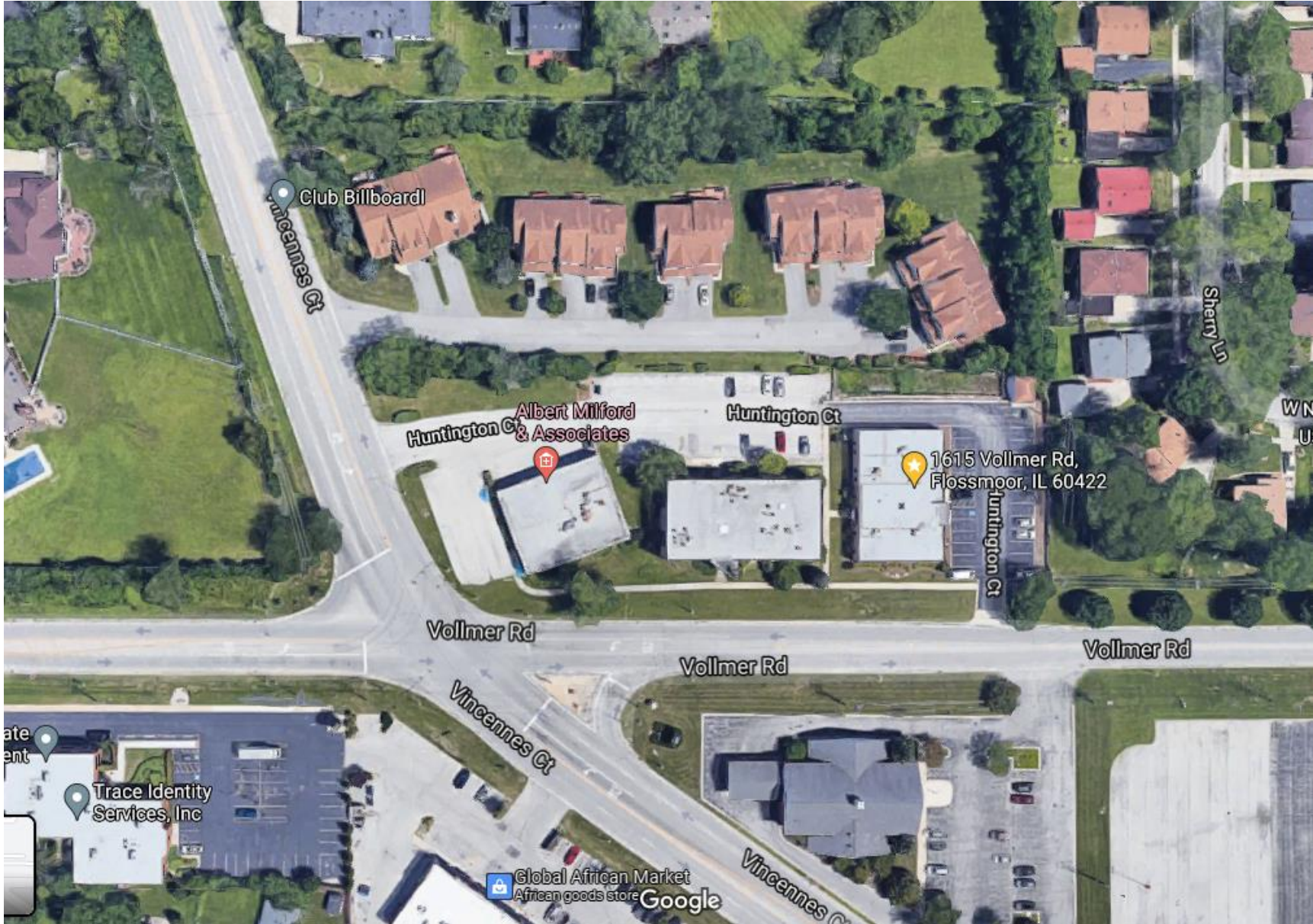


Attachment: Pictures of 1615 Vollmer Road (002) (Rezoning and Special Use- 1615 Vollmer Road)



Attachment: Pictures of 1615 Vollmer Road (002) (Rezoning and Special Use- 1615 Vollmer Road)





Attachment: Pictures of 1615 Vollmer Road (002) (Rezoning and Special Use- 1615 Vollmer Road)

Chicago Tribune

Printed: 4/29/2021 8:14:03 AM

Page 2 of 2

Order ID: 6943017

* Agency Commission not included

GROSS PRICE * : \$79.50

PACKAGE NAME: IL Govt Legal Daily Southtown

Product(s): SubTrib_Daily Southtown, Publicnotices.com

AdSize(s): 1 Column

Run Date(s): Sunday, May 2, 2021

Color Spec. B/W

Preview

LEGAL NOTICE PUBLIC HEARING FLOSSMOOR PLAN COMMISSION

Notice is hereby given that on Thursday, May 20, 2021, the Flossmoor Plan Commission will hold a public hearing to consider a request of a Rezoning and Special Use Permit for the use as a house of worship.

LEGAL DESCRIPTIONS:

LOT 3 AND THE EAST 157 FEET OF LOT 4 IN FLOSSMOOR OFFICE CENTER SUBDIVISION OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 7, TOWNSHIP 35 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT FROM SAID LOT 4 THE SOUTH 50.00 FEET THEREOF TAKEN FOR VOLLMER ROAD) COOK COUNTY, ILLINOIS.

LOCATION:

1615 Vollmer Road Flossmoor, Illinois 60422

APPLICANT:

Word Seed Church, d/b/a Word of Truth Kingdom Ministries

HEARING DATE:

Thursday, May 20, 2021, beginning at 7:30 p.m. in the Flossmoor Village Hall, 2800 Flossmoor Road, Flossmoor, Illinois. This meeting will be held in person and remotely. Visit www.flossmoor.org for dial-in instructions.

All interested parties are encouraged to attend and to present oral or written testimony.

/s/ John Curran, Chairperson
Flossmoor Plan Commission
5/2/2021 6943017

LEGAL NOTICE PUBLIC HEARING FLOSSMOOR PLAN COMMISSION

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All interested parties are encouraged to attend and to present oral or written testimony.

/s/ John Curran, Chairperson
Flossmoor Plan Commission
5/2/2021 6943017

Attachment: 1615 Vollmer Legal Notice (Rezoning and Special Use- 1615 Vollmer Road)



FLOSSMOOR

Welcoming. Beautiful. Connected.

Village of Flossmoor
 Building Department
 2800 Flossmoor Road
 Flossmoor, Illinois 60422
 Phone: 708.957.4101
 TDD: 708.647.0179
 Fax: 708.335.5490
www.flossmoor.org

Building and Zoning Administrator
 Scott Bugner

Mayor
 Michelle Nelson

Trustees
 Joni Bradley-Scott
 Gary Daggett
 Brian Driscoll
 Perry Hoag
 George Lofton
 James Mitros

Village Clerk

Village Manager
 Bridget A. Wachtel

May 12, 2021

***THIS IS A COURTESY NOTICE ONLY**

Dear Resident:

On Thursday, May 20, 2021 at 7:30 PM, the Flossmoor Plan Commission will hold a public hearing to consider a request for a Rezoning and a Special Use Permit. If approved it would permit the Rezoning of 1615 Vollmer Road (PINS 32-07-401-027-0000 and 32-07-401-029-0000) from B-4 Office District to R-1 Single-Family Residential District and a Special Use Permit to operate a Place of Worship.

A map locating the property is shown on the back of this letter.

The May 20, 2021 meeting of the Flossmoor Plan Commission will be conducted in person at Village Hall and remotely via Zoom, which is permitted by Illinois Public Act 2020-0620. The public is invited to monitor the meeting using the dial-in number below. Public participation will be permitted during the Public Hearing portion of the meeting agenda. Members of the public may also comment on the Public Hearing by email to info@flossmoor.org. Comments received by 5:00 p.m. Wednesday, May 19 will be read into the record of the meeting.

Join Zoom Meeting:

+1 312 626 6799 US

Meeting ID: 884 2925 5437

Passcode: 60422

Please call me at 708-957-4101 or email me at sbugner@flossmoor.org if you have any questions.

Sincerely,

Scott M. Bugner

Building and Zoning Administrator

SMB/jf

Attachment: Letter to Residents and Address Map-1615 Vollmer (Rezoning and Special Use- 1615 Vollmer Road)

Resident
1603 Huntington Court
Flossmoor, IL 60422

Resident
1605 Huntington Court
Flossmoor, IL 60422

Resident
1609 Huntington Court
Flossmoor, IL 60422

Resident
1615 Huntington Court
Flossmoor, IL 60422

Resident
1617 Huntington Court
Flossmoor, IL 60422

Resident
1619 Huntington Court
Flossmoor, IL 60422

Resident
1623 Huntington Court
Flossmoor, IL 60422

Resident
1627 Huntington Court
Flossmoor, IL 60422

Resident
1631 Huntington Court
Flossmoor, IL 60422

Resident
1635 Huntington Court
Flossmoor, IL 60422

Resident
1639 Huntington Court
Flossmoor, IL 60422

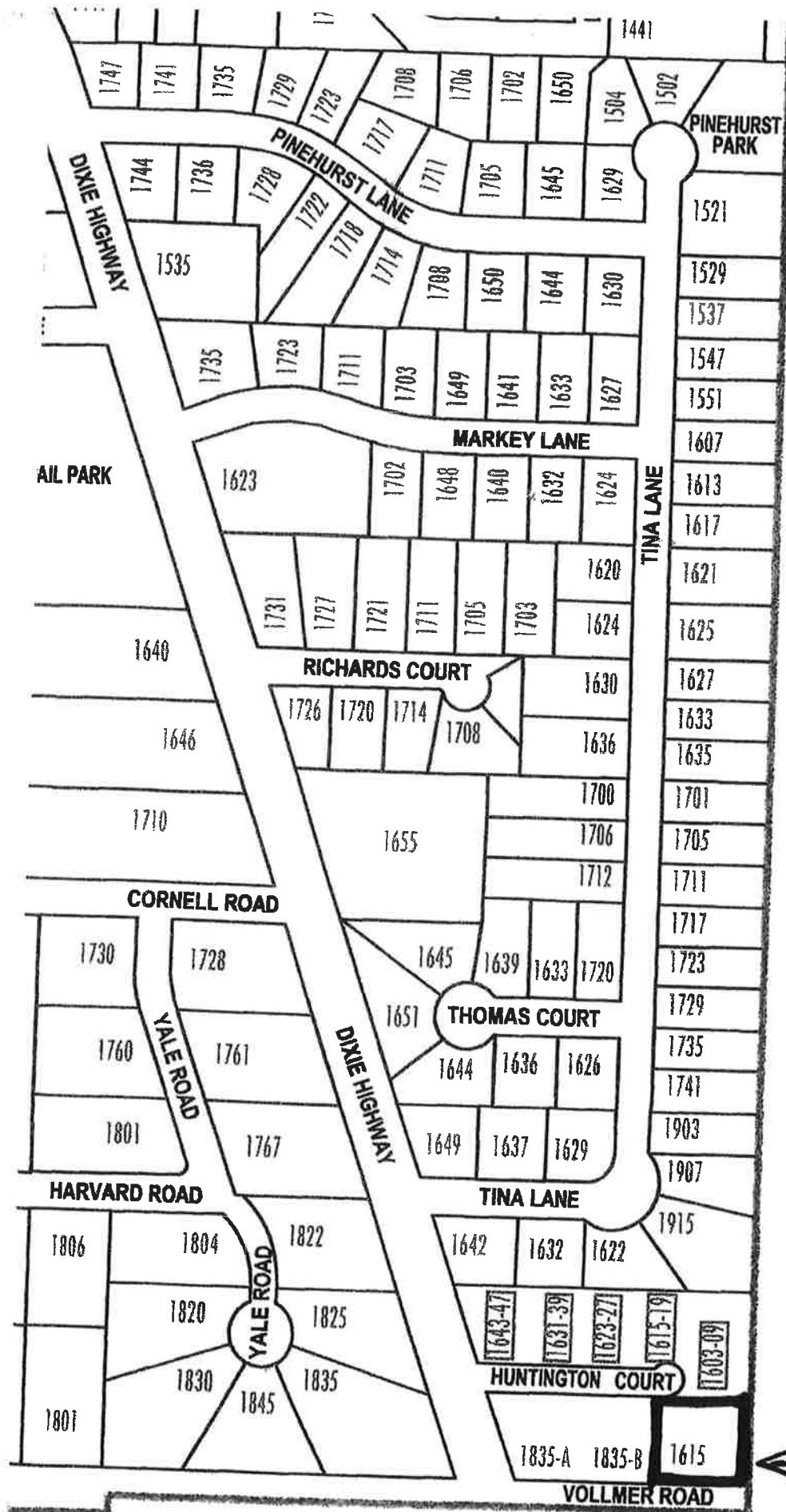
Resident
1643 Huntington Court
Flossmoor, IL 60422

Resident
1647 Huntington Court
Flossmoor, IL 60422

Resident
1622 Tina Lane
Flossmoor, IL 60422

Resident
1632 Tina Lane
Flossmoor, IL 60422

Resident
1915 Tina Lane
Flossmoor, IL 60422



SUBJECT
PROPERTY

ORDINANCE NO. _____

**AN ORDINANCE OF THE VILLAGE OF FLOSSMOOR, COOK COUNTY, ILLINOIS, APPROVING A
REZONING AND A SPECIAL USE – 1615 VOLLMER ROAD (The Word Seed Church d/b/a Truth
Kingdom Ministries)**

WHEREAS, the Village of Flossmoor, Cook County, Illinois (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; and,

WHEREAS, The Word Seed Church doing business as Truth Kingdom Ministries is the contract purchaser (the “Petitioner”) of the property commonly known as 1615 Vollmer Road, legally described in Exhibit “A” (the “Subject Property”); and,

WHEREAS, Places of Public Worship may be permitted in residential zoning districts only; and,

WHEREAS, The Petitioner is requesting a Rezoning from B-4 Office District to R-7 Planned Multifamily Residential District and a Special Use to operate a Place of Public Worship; and,

WHEREAS, on May 20, 2021, after providing all notices required by law, the Village’s Plan Commission convened and held a public hearing on the Petitioner’s application for approval of a Rezoning and a Special Use; and,

WHEREAS, the Plan Commission reviewed Petitioner’s request in accordance with the Flossmoor Zoning Ordinance’s standards for Special Uses set forth in Section 285-26-9E., and, upon conclusion of the public hearing, issued its findings of fact and recommended approval of the Petitioner’s request to approve a Rezoning to R-7 and a Special Use to operate a Place of Public Worship; and,

WHEREAS, the Corporate Authorities have reviewed the Plan Commission’s findings of fact and recommendations.

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

Section 1: The above recitals are incorporated herein and made a part of this Ordinance.

Section 2: The Corporate Authorities hereby approve the Petitioner’s

request for approval of a Rezoning from B-4 Office District to R-7 Planned Multifamily Residential District and a Special Use to permit the Petitioner to operate a Place of Public Worship and an exception to Section 285-11-7 regulating site and structure requirements for Special Uses in the R-7 District and otherwise pursuant and subject to all the provisions of (a) Article 11 (R-7 Planned Multifamily Residential District) and (b) Article 26 Section 285-26-9 (Special Use Permits), all within the 1981 Comprehensive Amendment to the Zoning Ordinance of the Village of Flossmoor (hereinafter the "Zoning Ordinance"), except as expressly modified by this Ordinance.

Section 3: This Ordinance shall be in full force and effect upon its passage, approval, and publication as provided by law.

AYES: _____

NOES: _____

ABSENT: _____

ABSTAINED: _____

PASSED: _____

APPROVED: _____

PUBLISHED: _____

APPROVED:

Mayor

ATTEST:

Village Clerk

EXHIBIT "A"

1615 VOLLMER ROAD
FLOSSMOOR, IL 60422

LOT 3 AND THE EAST 157 FEET OF LOT 4 IN FLOSSMOOR OFFICE CENTER SUBDIVISION OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 7, TOWNSHIP 35 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT FROM SAID LOT 4 THE SOUTH 50.00 FEET THEREOF TAKEN FOR VOLLMER ROAD, COOK COUNTY, ILLINOIS.

Attachment: EXHIBIT A -1615 Vollmer (Rezoning and Special Use Permit - 1615 Vollmer Road - Ordinance)

TO: Bridget Wachtel, Village Manager
FROM: Dan Milovanovic, Assistant Public Works Director
DATE: June 7, 2021
SUBJECT: Turf Grass Maintenance



FLOSSMOOR

As a follow up to resident inquiry about the use of herbicides on Village properties, the Public Works department researched a number of possible herbicide alternatives for its turf grass maintenance program. To frame the conversation, the Village could decide to maintain the current program (apply traditional fertilizer and herbicides), move toward organic alternatives as described below, or consider a no herbicide/pesticide regime, similar to the HF Park District for certain parks.

Currently, a Village contractor applies fertilizer and herbicides to provide high quality turf, with minimal weeds. 46 of the 47 locations that are sprayed for weeds are areas that are not designed for recreational use, meaning families and children are not intended to be actively engaged on the property. The contractor uses Trimec 992 herbicide for weed control. This is a selective herbicide that is sprayed over the turf and only kills weeds. Treated areas are marked with flags and are considered hazardous only until the product is dry. The drying time for herbicides can vary depending on a number of environmental factors. Once dry, there is no risk to the public who may be on the property.

For reference, Village properties have a turfgrass maintenance program based on three priority locations. First priority locations receive the most herbicide and fertilizer applications with a five-step maintenance plan. Second priority locations receive a four-step maintenance plan. Third priority locations receive the lowest herbicide applications with two herbicides treatments per season. No fertilizer is applied at third priority locations. The Public Works department also has two employees who are licensed to apply weed control and periodically use Roundup to spot treat the landscape rock areas, curb lines, etc. in our central business district and surrounding parking lots.

The Village also provides cultural techniques to improve turf health including aeration and mowing turf at a taller height. The Village aerates one time per year to help reduce compaction in soil and improve turf health. Additional over seeding and restoring of turf areas allow dense turf growth, both of which help choke out weeds and improve turf aesthetics.

In researching alternatives Public Works found there are various organic herbicides and fertilizers that are available. However, weed control is a challenge for an organic turf grass maintenance program. Organic herbicides do not provide high levels of weed control compared to chemical herbicides. Applications of organic products are labor intensive and are high cost. Organic herbicides must also be used with caution as they can too be toxic. Similar to standard chemical products, the applicator of organic herbicides must wear personal protective equipment. The following weed control alternatives were evaluated for potential use. All

alternatives would have to be used in a new organic maintenance program in order to achieve an acceptable quality of turf grass.

Corn gluten pre-emergent herbicide is marketed to prevent germination of weeds, such as crabgrass. Established weeds are not affected by the product. The Village surveyed five local lawn care contractors, Coyote Run Golf Course, and Conserv FS landscape supplier regarding use of the product. One contractor currently uses corn gluten at request of customers. The contractor reported minimal weed control with corn gluten and does not recommend the product. The product must be applied 3-4 times per season for the best outcome. The landscape supplier Conserv FS no longer sells the product due to reports of insufficient weed control and low demand.

Liquid organic herbicide products are available for weed control. Liquid organic herbicides are nonselective. Nonselective herbicides kill all plants sprayed including grass. The toxicity to grass makes spot spraying weeds with the organic herbicides difficult and labor intensive. Liquid organic herbicides only kill top growth of weeds, not the root systems. Weeds can return very quickly. One selective liquid herbicide available is an iron-based product called Fiesta Turf Weed Killer. The Fiesta product is marketed to be less toxic than traditional chemical herbicides. Fiesta herbicide does not kill all weeds and very specific instructions must be followed to prevent turf grass damage. Fiesta herbicide can cause environmental issues to surface water, if not cautiously applied. The surveyed contractors and businesses do not currently use liquid organic herbicides or Fiesta product. Spot spraying weeds with herbicides is best suited for small residential lawns and landscape bed locations. Liquid organic herbicides can be toxic to humans and animals until the product dries. The Flossmoor Public Works Department is interested in testing liquid organic herbicides in landscape beds and public right-of-ways.

The following is the estimated contractor and in-house cost of providing organic turf grass maintenance for all Village properties.

Current Contracted Herbicide/Fertilizer Program: \$4,300 per season

Estimated Contracted Organic Herbicide/Fertilizer Programs - Eternally Green Lawn Care (current Village contractor)

<u>Products/Equipment</u>	<u>Cost</u>
4 applications of corn gluten	\$260,000
4 applications of Fiesta herbicide	\$32,000
4 applications of organic fertilizer	\$3,000
Total organic services per season	\$295,000

Estimated In-house Organic Herbicide/Fertilizer Programs - includes product and labor

Product/Equipment Cost	
4 applications of corn gluten	\$38,000
4 applications of Fiesta herbicide	\$33,000
4 applications of organic fertilizer	\$5,000
Spreader for tractor	\$600 (one-time purchase)
Sprayer for tractor	\$500 (one-time purchase)
Total organic services per season	\$76,000

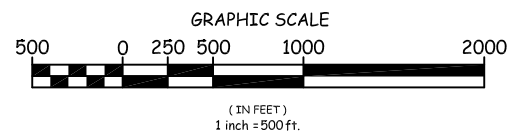
Some time ago, the Public Works Department requested the Flossmoor Green Commission discuss pesticides and organic turf maintenance for Village properties. Although the Green Commission did not provide any specific information regarding pesticides or the turfgrass maintenance program, the commission did communicate to Public Works support for any efforts the Village can take to reduce pesticide use. The commission expressed understanding of the many considerations for such an undertaking including budget constraints, environmental concerns, public opinion, time constraints and aesthetics of Village property. The Green Commission encouraged the Village to provide outreach to residents and promote organic pesticides, if effective and economically feasible. An educational campaign was also recommended to help residents learn ways to manage turfgrass and landscapes to reduce pesticide use.

The Homewood-Flossmoor Park District has recently begun to move away from using herbicides and has agreed to accept weeds in the turf grass. At this time, only certain parks are free of herbicides such as Heather Hill Park and Pinehurst, but there are plans to add more locations in the future. Currently, bio-solids are applied to the herbicide-free parks for fertilizer and no organic weed controls are used. In taking this approach the Park District has agreed to accept weeds in the turf grass.

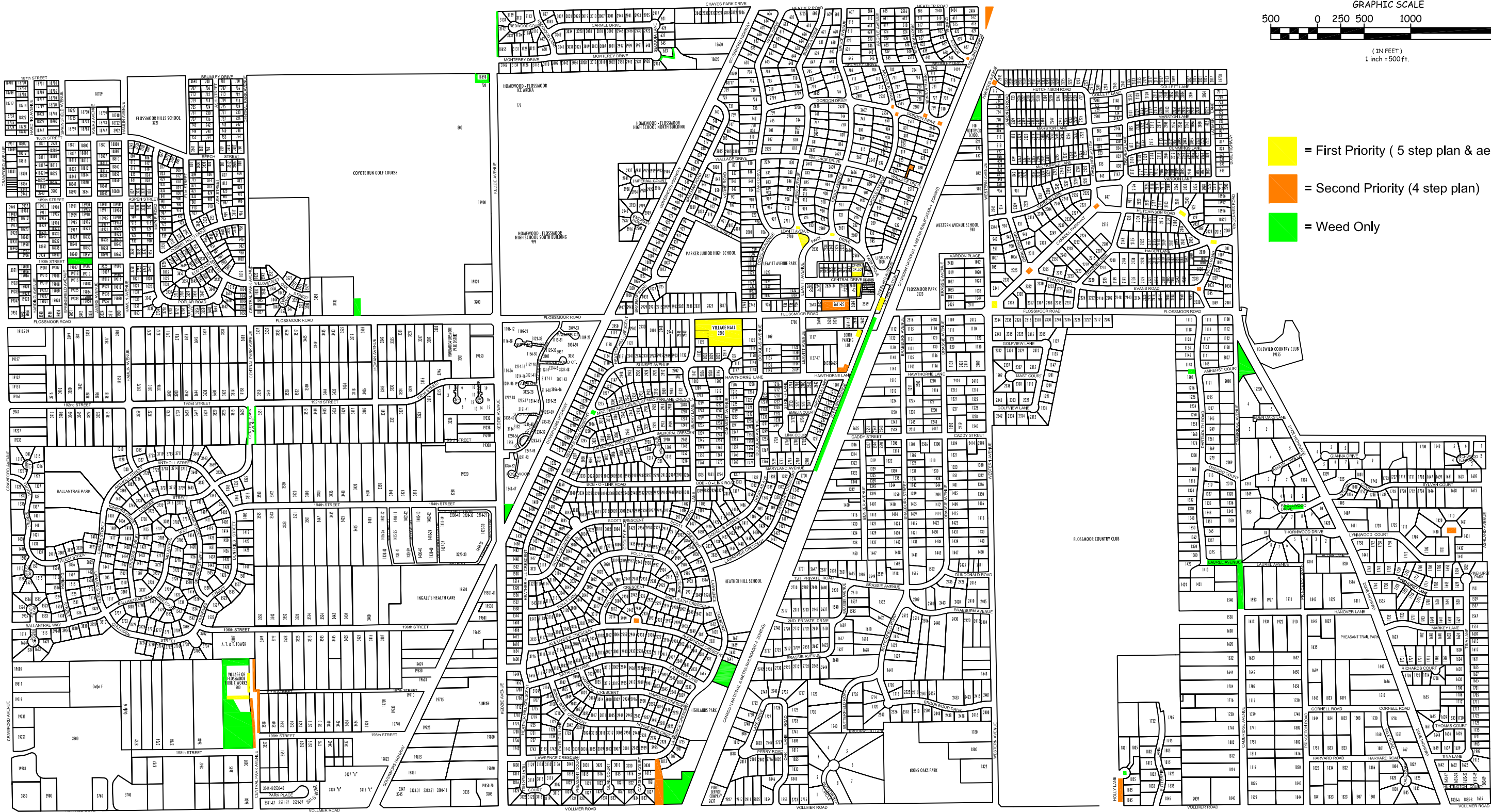
With the above discussion in mind, Public Works Department recommends the Village maintain the current herbicide/fertilizer program due to high visibility of Village-owned property and the high cost and limited weed control of organic products. All pesticides in Flossmoor are applied by licensed pesticide applicators and operators. Herbicides and fertilizers are applied at proper rates to prevent environmental damage and provide high quality turf grass for residents.



VILLAGE OF FLOSSMOOR FLOSSMOOR, ILLINOIS LAWN MAINTENANCE MAP REVISED: APRIL, 2021



- = First Priority (5 step plan & aeration)
- = Second Priority (4 step plan)
- = Weed Only



Attachment: FY22 Lawn Maintenance Map (Turf Grass Maintenance)

TO: Bridget Wachtel, Village Manager
FROM: John Brunke, Public Works Director
DATE: June 7, 2021
SUBJECT: MWRD Stormwater Partnership Program
Intergovernmental Agreement - Hagen Lane/Evans Road
and Douglas Avenue Drainage Improvements



FLOSSMOOR

In February of 2020, Staff worked with our consultant on an application to the MWRD's Stormwater Partnership Program for the Evans Road and Douglas Avenue Drainage Improvements project. The purpose of this grant application was to seek project funding for the installation of new and upsized storm sewers on Douglas Avenue and Hagen Lane/Evans Road to address two separate flooding locations in rear yard areas. These flooding areas involve structure flooding during heavier events.

In August of 2020, Staff learned that we had been selected for participation in this program. The total estimated cost of the project is \$904,000, and this program will fund 95.2% of the total construction cost up to an amount not-to-exceed \$754,000. The Village's matching funds for this project will be an estimated \$150,000, which is included in the FY22 Budget.

In order to move forward with participation in this program, the attached intergovernmental agreement must be approved by resolution by the Village Board.

With the above information in mind, Staff recommends that the Mayor and Board of Trustees approve the attached Intergovernmental Agreement and Resolution for the Hagen Lane/Evans Road and Douglas Avenue Drainage Improvements.

RESOLUTION # _____
A RESOLUTION OF THE VILLAGE OF FLOSSMOOR, COOK COUNTY, ILLINOIS, APPROVING AN
INTERGOVERNMENTAL AGREEMENT WITH THE METROPOLITAN WATER RECLAMATION
DISTRICT OF GREATER CHICAGO

WHEREAS, the Village of Flossmoor, Cook County, Illinois (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 this State; and,

WHEREAS, the Metropolitan Water Reclamation District of Greater Chicago (the “MWRDGC”) will reimburse the Village for ninety-five and 20/100 percent (95.2%) of the total construction cost of the Project, but in no event will that amount exceed Seven Hundred Fifty-Four Thousand and 00/100 Dollars (\$754,000.00) to construct new storm sewers and upsize existing storm sewers at Evans Road as well as construct new storm sewers at Douglas Avenue to improve stormwater drainage and conveyance (the “*Project*”); and,

WHEREAS, the MWRDGC has submitted an Intergovernmental Agreement (“IGA”) to the Village requiring the Village to fund the construction of the project and to such other terms which have been received and found acceptable; and,

WHEREAS, the outcomes of the Project should result in substantial benefits to the residents of Douglas Avenue, Evans Road, and Hagen Lane and therefore the IGA as presented to this meeting is recommended for approval as hereinafter provided.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Board of Trustees of the Village of Flossmoor, Cook County, Illinois, as follows:

Section 1. That the recitals set forth above are incorporated herein as if fully set out in this Section.

Section 2. That the Intergovernmental Agreement by and between the Village of Flossmoor and the Metropolitan Water Reclamation District of Greater Chicago, in the form attached hereto, is hereby approved.

Section 3. That this Resolution shall be in full force and effect from and after its passage, approval and publication as provided by law.

Passed this ____ day of _____, 2021.

AYES: _____

NOES: _____

ABSENT: _____

ABSTAINED: _____

PASSED: _____

APPROVED: _____

PUBLISHED: _____

APPROVED:

Mayor

ATTEST:

Village Clerk

**INTERGOVERNMENTAL AGREEMENT BY AND BETWEEN THE VILLAGE OF
FLOSSMOOR AND THE METROPOLITAN WATER RECLAMATION DISTRICT OF
GREATER CHICAGO FOR THE DESIGN, CONSTRUCTION, OPERATION AND
MAINTENANCE OF THE DRAINAGE IMPROVEMENTS AT EVANS ROAD AND
DOUGLAS AVENUE IN FLOSSMOOR, ILLINOIS**

THIS INTERGOVERNMENTAL AGREEMENT (“Agreement”) is entered into by and between the Metropolitan Water Reclamation District of Greater Chicago (“MWRDGC”), a unit of local government and corporate and body politic organized and existing under the laws of the State of Illinois, and the Village of Flossmoor (“Village”), a municipal corporation. Together, the MWRDGC and the Village may be referred to as the “Parties” and each individually as a “Party.”

WITNESSETH:

WHEREAS, on November 17, 2004, Public Act 093-1049 amended the Metropolitan Water Reclamation District Act (“Act”) in various ways; and

WHEREAS, the Act, as amended, declares that stormwater management in Cook County, Illinois is under the general supervision of the MWRDGC; and

WHEREAS, Public Act 098-0652 amended the Act again on June 18, 2014 by specifically authorizing the MWRDGC to plan, implement, and finance activities relating to local stormwater management projects in Cook County; and

WHEREAS, the Village is located within the boundaries of Cook County, Illinois; and

WHEREAS, pursuant to 65 ILCS 5/11-80-1, *et seq.*, 65 ILCS 5/11-139-1, *et seq.* and other applicable provisions of the Illinois Municipal Code, as from time to time supplemented and amended, the Village is empowered to construct and maintain stormwater infrastructure and manage water, sewers, and stormwater within its corporate limits; and

WHEREAS, the Village proposes constructing new storm sewers and upsizing existing storm sewers at Evans Road as well as constructing new storm sewers at Douglas Avenue to improve stormwater drainage and conveyance in Flossmoor, Illinois, for the public benefit of reducing flooding in the general area (“Public Benefit”); and

WHEREAS, the Village intends to design, construct, operate, maintain, and own the proposed stormwater infrastructure; and

WHEREAS, the Village's plans to construct the proposed stormwater infrastructure may be accomplished more effectively, economically, and comprehensively with the Village and the MWRDGC cooperating and using their joint efforts and resources; and

WHEREAS, the Intergovernmental Cooperation Act, 5 ILCS 220/1 *et seq.*, and Section 10 of Article VII of the Illinois Constitution, allow and encourage intergovernmental cooperation; and

WHEREAS, on May 20th, 2021, the MWRDGC's Board of Commissioners authorized the MWRDGC to enter into an intergovernmental agreement with the Village; and

WHEREAS, on _____, the Board of the Village of Flossmoor, Cook County, Illinois, authorized the Village to enter into an intergovernmental agreement with the MWRDGC; and

NOW THEREFORE, in consideration of the mutual covenants and agreements contained in this Agreement and for other good and valuable consideration, the Village and the MWRDGC agree as follows:

Article 1. Incorporation of Recitals

The above recitals are incorporated by reference and made a part of this Agreement.

Article 2. Scope of Work

1. The work contemplated by this Agreement will include design, construction, operation, and maintenance of Drainage Improvements at Evans Road and Douglas Avenue ("Project"). These improvements are categorized by the MWRDGC as "local stormwater infrastructure."
2. The Village, at its sole cost and expense, will prepare construction drawings, specifications, and details ("Construction Documents") for the Project.
3. The Project will realize the Public Benefit of helping to alleviate flooding within and around the Project area, as shown in Exhibit 1.

4. The Village will provide the MWRDGC with a copy of thirty percent (30%), sixty percent (60%), and ninety-eight percent (98%) complete Construction Documents for the MWRDGC's approval as to the Public Benefit.
5. Upon execution of this Agreement and until commencement of Project construction, the Village will provide monthly updates to the MWRDGC on (1) the status and progress of Project design and (2) the schedule for Bid Advertisement and Award for the Project.
6. The MWRDGC will review and provide written comments to the Village as to the Public Benefit within thirty (30) calendar days of receipt of the thirty percent (30%), sixty percent (60%), and ninety-eight percent (98%) complete Construction Documents. The Village will incorporate the MWRDGC's review comments into the Construction Documents.
7. Upon award of any Project-related construction contracts, the Village will provide monthly updates to the MWRDGC as to (1) construction progress and (2) anticipated timeframes for submission of reimbursement requests, with the final request being submitted no later than sixty (60) calendar days upon final completion of the construction Project.
8. After construction, the Village will provide the MWRDGC with a copy of as-built drawings and related Project documentation, including any addenda, change orders, stormwater-related shop drawings, and field changes.
9. The MWRDGC retains the discretion to adjust the amount of its reimbursement commitment if, based on the MWRDGC's review of the final Construction Documents—including any addenda, change orders, shop drawings, or field changes—it determines that the Project will not provide the intended Public Benefit.
10. Although the MWRDGC will reimburse the Village for a portion of the Project, the Village bears sole responsibility for the overall cost, expense, and payment for the Project, which the Village will construct in accordance with the final Construction Documents.
11. To the extent practicable, the Village, its agents, contractors, or employees will use the MWRDGC's biosolids in any amendments performed to the soil of the Project area, including but not limited to landscaping. Subject to availability, the MWRDGC will provide biosolids free of charge. The Village may be required to arrange and pay for the transportation necessary to deliver the biosolids to the Project area.
12. The Village will publicly advertise the Project and publicly award all Project-related construction contracts to the lowest responsible bidder as determined by the Village. The

Village will consider and act in general accord with the applicable standards of the MWRDGC's Purchasing Act, 70 ILCS 2605/11.1-11.24 (attached to this Agreement as Exhibit 2), when advertising and awarding the construction contracts. The Village will also require a payment bond and performance bond for all Project-related construction contracts in general accord with the applicable standards of Exhibit 2. The Village may impose more stringent requirements than those contained in Exhibit 2 when awarding Project-related construction contracts, but in no event will the Village's requirements fall below the MWRDGC's applicable general standards. Although the Village need not include the attached Exhibit 2 as part of its bid documents, the Village is responsible for ensuring that these applicable minimum requirements are met.

13. The Village agrees that the Project is a "Covered Project" as defined in the MWRDGC's Multi-Project Labor Agreement for Cook County ("MPLA") (attached to this Agreement as Exhibit 3). As such, the Village agrees to be obligated as the MWRDGC would be in the MPLA and will ensure that the standards and requirements for "Covered Projects" will be met for the Project, as applicable. The Village may impose more stringent requirements than those contained in the MPLA when awarding Project-related construction contracts, but in no event will the Village's requirements fall below the standards for "Covered Projects" detailed in it. Although the attached Exhibit 3 need not be included as part of the Project's bid documents, the Village is responsible for ensuring that its applicable minimum requirements are met.
14. The Village must comply with the applicable portions of the MWRDGC's Affirmative Action Ordinance and Diversity Policies. Revised Appendix D governs Affirmative Action goal requirements for subcontracting with Minority- and Women-owned Small Business Enterprises (attached to this Agreement as Exhibit 4). Appendix V governs the diversity policy requirements for subcontracting with Veteran-owned Small Business Enterprises (attached to this Agreement as Exhibit 5.) Collectively these goals are referred to as "participation goals."
15. The Village **must** meet the following participation goals applicable to the Project before construction is completed:
 - a. twenty percent (20%) of the total amount of reimbursement provided by the MWRDGC for the Project must be applied to work performed by Minority-owned Business Enterprises ("MBE"); and

- b. ten percent (10%) of the total amount of reimbursement provided by the MWRDGC for the Project must be applied to work performed by Women-owned Business Enterprises (“WBE”); and
 - c. ten percent (10%) of the total amount of reimbursement provided by the MWRDGC for the Project must be applied to work performed by Small Business Enterprises (“SBE”).
16. The Village **should** meet the following participation goal applicable to the Project before construction is completed: three percent (3%) of the total amount of reimbursement provided by the MWRDGC for the Project should be applied to work performed by Veteran-owned Small Business Enterprise (“VBE”).
17. The determination as to whether the Village has complied with the requirements of this Agreement by attaining the MWRDGC’s participation goals is solely in the MWRDGC’s discretion. If the Village fails to attain each goal as determined by the MWRDGC, the MWRDGC may withhold payments to the Village up to or equal to the dollar amount by which the Village failed to attain the participation goal(s).
18. The Village will provide the MWRDGC access to inspect, with reasonable notice, any records or documentation related to the Village’s compliance with the MWRDGC’s participation goals and requirements.
19. To evidence compliance with the MWRDGC’s participation goals, the Village must submit the following items to the MWRDGC’s Diversity Administrator prior to the start of construction: (1) a completed Utilization Plan for MBE/WBE/SBE participation, attached to this Agreement as Exhibit 6 and a completed VBE Commitment Form, attached to this Agreement as Exhibit 7 and (2) a current letter from a certifying agency that verifies as appropriate the MBE/WBE/SBE/VBE status of each vendor listed as a subcontractor on the MBE/WBE/SBE Utilization Plan and/or VBE Commitment Form. A certification letter will be deemed current so long as its expiration date is after the date of the Utilization Plan or Commitment Form. Failure to timely submit a Utilization Plan, Commitment Form, or certifying letter may result in a payment delay or denial.
20. Together with each and every Reimbursement Request, the Village must submit to the MWRDGC the following: (1) a MBE/WBE/SBE and VBE Status Report (“Status Report”), attached to this Agreement as Exhibit 8; (2) full or partial lien waivers from the participating

MBE/WBE/SBE/VBE vendors, as applicable; and (3) proof of payment to the participating MBE/WBE/SBE/VBE vendors (e.g., canceled checks), as applicable. Failure to submit a Status Report and any supporting documentation may result in a payment delay or denial.

21. The Village will comply with the Prevailing Wage Act, 820 ILCS 130/0.01 *et seq.* Current prevailing wage rates for Cook County are determined by the Illinois Department of Labor. The prevailing wage rates are available on the Illinois Department of Labor's official website. It is the responsibility of the Village to obtain and comply with any revisions to the rates should they change throughout the duration of this Agreement.
22. The Village, at its sole cost and expense, will provide (1) the final design of the Project; (2) land acquisition and remediation, if any; and (3) construction oversight and administrative support for the Project.
23. The Village will submit an Operation and Maintenance Plan ("O&M Plan") for the MWRDGC's review and approval. The O&M Plan will be included as part of the Agreement as Exhibit 9. At its sole cost and expense, the Village will operate and maintain the Project in accordance with the O&M Plan.
24. The MWRDGC will reimburse the Village for ninety-five and 20/100 percent (95.2%) of the total construction cost of the Project, but in no event will that amount exceed Seven Hundred Fifty-Four Thousand and 00/100 Dollars (\$754,000.00) (the "Maximum Reimbursement Amount"). For purposes of this Agreement, "construction" will mean all work necessary to build the Project as depicted in the Construction Documents. The Village will be responsible for securing funding or contributing its own funds for all costs necessary to construct the Project in accordance with the Construction Documents. The Village will be solely responsible for change orders, overruns, or any other increases in the cost of the Project. All funding provided by the MWRDGC will be exclusively to reimburse the Village for construction of the Project.
25. The MWRDGC will disburse funds to the Village in accordance with the following schedule:

- a. Twenty-five percent (25%) of the Maximum Reimbursement Amount at receipt of Reimbursement Request for twenty-five percent (25%) completion of construction;
- b. Twenty-five percent (25%) of the Maximum Reimbursement Amount at receipt of Reimbursement Request for fifty percent (50%) completion of construction;
- c. Twenty-five percent (25%) of the Maximum Reimbursement Amount at Receipt of Reimbursement Request for seventy-five percent (75%) completion of construction; and
- d. The remaining amount necessary to cover the MWRDGC's share of the total construction cost will be paid upon receipt of invoices for final completion and after final inspection by the MWRDGC.

The Village must submit invoices for the representative percentage of construction within thirty (30) calendar days of meeting its respective completion percentage, through seventy-five percent (75%) completion, and within sixty (60) calendar days of final completion for the final reimbursement cost. The MWRDGC will only pay invoices submitted in strict accordance with the foregoing schedule. The District may opt to not pay any late Reimbursement Request or invoices.

- 26. The MWRDGC's Maximum Reimbursement Amount under this Agreement is based on the funding amount that the MWRDGC's Board of Commissioners approved and appropriated for the calendar year in which the Agreement is executed. Any additional funding from the MWRDGC beyond that which was approved and appropriated for the initial calendar year is subject to the approval of the MWRDGC's Board of Commissioners.
- 27. The Village is responsible for all other Project costs including engineering, property acquisition, other design-related costs, construction inspection, and the remainder of the construction cost that is not reimbursed by the MWRDGC.
- 28. As a condition for reimbursement, the Village must submit copies of construction invoices to the MWRDGC for review along with the respective Reimbursement Requests.

Article 3. Permits and Fees

- 1. Federal, State, and County Requirements. The Village will obtain all federal, state, county, and local permits required by law for the construction of the Project and will assume any costs in procuring said permits. Additionally, the Village will obtain all consents and approvals

required by federal, state, and/or county regulations for the construction of the Project and will assume any costs incurred in procuring all such consents and approvals.

2. Operation and Maintenance. The Village will obtain all permits necessary for the performance of any operations or maintenance work associated with the improvements to be constructed by the Village in connection with the Project, and in accordance with Article 5 of this Agreement.

Article 4. Property Interests

1. If the Project Site is located entirely within a right of way or perpetual easement or on other property represented to be owned solely by and within the Village, prior to execution of this Agreement, the Village must have an enforceable property interest in the Project site and provide proof of that interest to the MWRDGC. If the Project site is situated entirely in a right of way or perpetual easement or on other property owned solely by and within the Village, and no proof of dedication, perpetual easement, or ownership is available, the Village may request and submit the form affidavit that the MWRDGC will provide upon request which must be executed by an authorized officer of the Village. Acceptance of the affidavit is at the MWRDGC's discretion. Exhibit 10 appended to this Agreement contains the executed affidavit or, in the alternative, all relevant documentary evidence of dedication, perpetual easement, or ownership.
2. For all surrounding property impacting or being impacted by the Project, prior to starting construction of the Project, the Village will acquire any temporary or permanent easements, license agreements, or fee simple title necessary for access to the Project site as well as construction and maintenance of the Project. Any property interests acquired by the Village must be consistent with the MWRDGC's right to access the Project to conduct an inspection or perform maintenance as set out in Article 5 of this Agreement.
3. Should acquisition of property interests via condemnation be necessary, the Village will incur all associated costs, including purchase price and/or easement fee as well as any attorney's fees.
4. The Village will record all easements, licenses, or deeds acquired for the Project.
5. The Village will own all the improvements constructed for the Project. Nothing in this Agreement creates an ownership or property interest for the MWRDGC in any part of the Project.

6. The Village may not lease the Project site or property owned by the Village that is necessary for construction, maintenance, and access to the Project site, in whole or part, to a third-party during the term of the IGA without the MWRDGC's prior written approval. The Village must provide the MWRDGC with at least sixty (60) days' written notice of the date on which it intends to execute a lease. Failure to comply with this term of the Agreement may result in termination by the MWRDGC pursuant to Article 7 of this Agreement.
7. The Village may not sell or transfer ownership of the Project site or property owned by the Village that is necessary for construction of the Project, maintenance of the Project, or access to the Project site, in whole or part, during the term of the IGA without the MWRDGC's prior written approval. The Village must provide the MWRDGC with sixty (60) days' written notice of the date on which it intends to sell or transfer the property. Failure to comply with this term of the Agreement may result in termination by the MWRDGC pursuant to Article 7 of this Agreement.

Article 5. Maintenance

1. The Village, at its sole cost and expense, will perpetually maintain the drainage improvements and any other associated appurtenances in accordance with the MWRDGC-approved O&M plan.
2. The Village must conduct annual inspections to ensure adequate maintenance of the Project. The Village must submit a report to the MWRDGC detailing the Village's annual inspection, observations, and conclusions including whether the Project is operating as designed, functioning, and providing the intended Public Benefit. Each report must include at least one date-stamped photo taken at the Project location or a date-stamped video of the entire Project site. The annual inspection report must either be stamped by a Professional Engineer licensed by the State of Illinois or signed by the head of the department responsible for maintenance duties. The stamped or signed annual inspection report will be provided to the MWRDGC within thirty (30) calendar days of completion, and the Village must submit annual reports to the MWRDGC by December 31st of each following year.
3. The MWRDGC will have the right (including any necessary right of access) to conduct its own annual inspection of the constructed Project upon reasonable notice to the Village.
4. In the event of failure of the Village to maintain the Project as described above to the satisfaction of the MWRDGC, the MWRDGC may issue a thirty (30) day written notice by

certified, registered, or electronic mail to the Village directing the Village to perform such maintenance. If maintenance has not been accomplished on or before thirty (30) calendar days after such notice, the MWRDGC may cause such maintenance to be performed and the Village will pay the MWRDGC the entire cost the MWRDGC incurred to perform the required maintenance.

5. In addition to paragraph 4 above, if the MWRDGC determines that the Village has failed to maintain the Project's improvements to provide the intended Public Benefit, the MWRDGC may require the Village to repay some or all the funding that the MWRDGC provided under this Agreement. The amount of repayment is at the sole discretion of the MWRDGC.
6. In performing its obligations under this Article, the Village will comply with all access restrictions and notice requirements set forth in the easements, licenses, or deeds recorded pursuant to Article 4 of this Agreement.

Article 6. Notification

1. Bid Advertisement. The Village will provide the MWRDGC with thirty (30) calendar days' notice prior to Bid Advertisement for the Project.
2. Construction. The Village will provide the MWRDGC with a construction schedule and a minimum of seventy-two (72) hours' notice before the following project milestones:
 - Start of work
 - Substantial completion
 - Completion of work

Article 7. Termination

1. Prior to commencement of construction of the Project, the Village may, at its option, and upon giving notice to the MWRDGC in the manner provided in Article 24 below, terminate this Agreement as it pertains to the entire Project. The Village will return all Project-related funds received from the MWRDGC no later than fourteen (14) calendar days following its termination of the Agreement.
2. Prior to Bid Advertisement of the Project, the MWRDGC may, at its option, and upon giving notice to the Village in the manner provided in Article 24 below, terminate this Agreement as it pertains to the entire Project. The MWRDGC may also terminate this Agreement if: (a) the Village does not award construction of the Project within one (1) year from the date of

execution of the IGA or (b) the Project is not completed in accordance with the Construction Documents within two (2) years of the Village's initial award of a construction contract related to the Project. If the MWRDGC elects to terminate this Agreement based on expiration of the two (2) year completion period, then the Village must return all funds provided by the MWRDGC within fourteen (14) calendar days of termination. In its sole discretion, the MWRDGC may approve an extension prior to the expiration of the one (1) year award period or two (2) year completion period for delays outside the Village control and where the Village made good faith efforts to advance the Project.

3. If during the term of this Agreement, either Party fails to comply with any of the provisions contained in the Agreement, the other Party may seek to terminate this Agreement upon thirty (30) days' written notice. Upon receiving written notice of desire to terminate, the Parties shall commence discussion regarding conformance with the Agreement. If a resolution is reached, the Agreement shall proceed. If no resolution is reached, the Agreement shall be deemed terminated. Within thirty (30) days of such termination, all funds received from the MWRDGC shall be returned, unless other arrangements are agreed upon in writing.

Article 8. Effective Date

This Agreement becomes effective on the date that the last signature is affixed to the signature pages.

Article 9. Duration

Subject to the terms and conditions of Article 7 above, this Agreement will remain in full force and effect for perpetuity.

Article 10. Non-Assignment

Neither Party may assign its rights or obligations under this Agreement without the prior written consent of the other Party.

Article 11. Waiver of Personal Liability

No official, employee, or agent of either Party to this Agreement will be charged personally by the other Party with any liability or expenses of defense incurred as a result of the exercise of any rights, privileges, or authority granted in this Agreement, nor will he or she be held personally

liable under any term or provision of this Agreement, or because of a Party's execution or attempted execution of this Agreement, or because of any breach of this Agreement.

Article 12. Indemnification

The Village will defend, indemnify, and hold harmless the MWRDGC, its Commissioners, officers, employees, and other agents ("MWRDGC Party") from liabilities of every kind, including losses, damages and reasonable costs, payments and expenses (such as, but not limited to, court costs and reasonable attorney fees and disbursements), claims, demands, actions, suits, proceedings, judgments, or settlements, any or all of which are asserted by any individual, private entity, or public entity against the MWRDGC Party and arise out of or are in any way related to: (1) design, construction, or maintenance of the Project that is the subject of this Agreement or (2) the exercise of any right, privilege, or authority granted to the Village under this Agreement.

Article 13. Representations of the Village

The Village covenants, represents, and warrants as follows:

1. The Village has full authority to execute, deliver, and perform or cause to be performed this Agreement; and
2. The individuals signing this Agreement and all other documents executed on behalf of the Village are duly authorized to sign on behalf of and to bind the Village; and
3. The execution and delivery of this Agreement, consummation of the transactions provided for in this Agreement, and the fulfillment of the terms will not result in any breach of any of the terms or provisions of or constitute a default under any agreement of the Village or any instrument to which the Village is bound or any judgment, decree, or order of any court or governmental body or any applicable law, rule, or regulation; and
4. The funds allocated by the Village for this Project are separate from and in addition to the funds the MWRDGC will provide under this Agreement.

Article 14. Representations of the MWRDGC

The MWRDGC covenants, represents, and warrants as follows:

1. The MWRDGC has full authority to execute, deliver, and perform or cause to be performed this Agreement; and

2. The individuals signing this Agreement and all other documents executed on behalf of the MWRDGC are duly authorized to sign on behalf of and to bind the MWRDGC; and
3. The execution and delivery of this Agreement, consummation of the transactions provided for in this Agreement, and the fulfillment of its terms will not result in any breach of any of the terms or provisions of or constitute a default under any agreement of the MWRDGC or any instrument to which the MWRDGC is bound or any judgment, decree, or order of any court or governmental body or any applicable law, rule, or regulation.

Article 15. Disclaimers

This Agreement is not intended, nor will it be construed, to confer any rights, privileges, or authority not permitted by Illinois law. Nothing in this Agreement will be construed to establish a contractual relationship between the MWRDGC and any party other than the Village.

Article 16. Waivers

Whenever a Party to this Agreement by proper authority waives the other Party's performance in any respect or waives a requirement or condition to performance, the waiver so granted, whether express or implied, will only apply to the particular instance and will not be deemed a waiver for subsequent instances of the performance, requirement, or condition. No such waiver will be construed as a modification of this Agreement regardless of the number of times the performance, requirement, or condition may have been waived.

Article 17. Severability

If any provision of this Agreement is held to be invalid, illegal, or unenforceable, such invalidity, illegality, or unenforceability will not affect any other provisions of this Agreement, and this Agreement will be construed as if such invalid, illegal, or unenforceable provision has never been contained herein. The remaining provisions will remain in full force and will not be affected by the invalid, illegal, or unenforceable provision or by its severance. In lieu of such illegal, invalid, or unenforceable provision, there will be added automatically as part of this Agreement a provision

as similar in its terms to such illegal, invalid, or unenforceable provision as may be possible and be legal, valid, and enforceable.

Article 18. Necessary Documents

Each Party agrees to execute and deliver all further documents, and take all further action reasonably necessary, to effectuate the purpose of this Agreement. Upon the completion of the Project, the Village will provide the MWRDGC with a full-sized copy of “As-Built” drawings for the Project. The drawings will be affixed with the “As-Built” printed mark and must be signed by both the Village resident engineer and the contractor.

Article 19. Compliance with Applicable Laws and Deemed Inclusion of Same

The Parties agree to observe and comply with all federal, State, and local laws, codes, and ordinances applicable to the Project. Provisions required (as of the effective date) by law, ordinances, rules, regulations, or executive orders to be inserted in this Agreement are deemed inserted in this Agreement whether or not they appear in this Agreement or, upon application by either Party, this Agreement will be amended to make the insertions. However, in no event will the failure to insert such provisions before or after this Agreement is signed prevent its enforcement. The Parties to this Agreement will comply with all applicable federal, State, and local laws, rules, and regulations in carrying out the terms and conditions of this Agreement, including the Equal Opportunity clause set forth in Appendix A to the Illinois Department of Human Rights’ regulations, which is incorporated by reference in its entirety as though fully set forth in this Agreement.

The Village agrees that it will ensure that all contractors and sub-contractors that perform work on the Project are properly registered to transact business with the Illinois Secretary of State, are

properly licensed for the work to be performed, and are properly insured during the entire term of this Agreement.

Article 20. Entire Agreement

This Agreement, and any exhibits or riders attached hereto, constitute the entire agreement between the Parties. No other warranties, inducements, considerations, promises, or interpretations may be implied that are not expressly set forth in this Agreement.

Article 21. Amendments

This Agreement cannot be amended unless it is done so in writing and signed by the authorized representatives of both Parties.

Article 22. References to Documents

All references in this Agreement to any exhibit or document will be deemed to include all supplements and/or authorized amendments to any such exhibits or documents to which both Parties hereto are privy.

Article 23. Judicial and Administrative Remedies

The Parties agree that this Agreement and any subsequent Amendment will be governed by, and construed and enforced in accordance with, the laws of the State of Illinois in all respects, including matters of construction, validity, and performance. The Parties further agree that the proper venue to resolve any dispute which may arise out of this Agreement is an appropriate court of competent jurisdiction located in Cook County, Illinois.

The rights and remedies of the MWRDGC or the Village will be cumulative, and election by the MWRDGC or the Village of any single remedy will not constitute a waiver of any other remedy that such Party may pursue under this Agreement.

Article 24. Notices

Unless otherwise stated in this Agreement, all notices given in connection with this Agreement will be deemed adequately given only if in writing and addressed to the Party for whom such notices are intended at the address set forth below. All notices will be sent by personal delivery, overnight messenger service, first class registered or certified mail with postage prepaid and return

receipt requested, or by electronic mail. A written notice will be deemed to have been given to the recipient Party on the earlier of (a) the date it is hand-delivered to the address required by this Agreement; (b) with respect to notices sent by overnight courier service, on the next business day following deposit with the overnight courier; (c) with respect to notices sent by mail, two (2) calendar days (excluding Sundays and federal holidays) following the date it is properly addressed and placed in the U.S. Mail, with proper postage prepaid; or (d) with respect to notices sent electronically by email, on the date of notification of delivery receipt, if delivery was during normal business hours of the recipient, or on the next business day, if delivery was outside normal business hours of the recipient. In the heading of all notices, the Parties must identify the project by stating as follows: "IGA between the Village of Flossmoor and the MWRDGC for the Stormwater Improvements at Evans Road and Douglas Avenue."

The Parties must address all notices referred to in this Agreement, or that either Party desires to give to the other, as set forth in Article 25, unless otherwise specified and agreed to by the Parties.

Article 25. Representatives

Immediately upon execution of this Agreement, the following individuals will represent the Parties as primary contacts and must receive notice in all matters under this Agreement.

For the MWRDGC:	For the Village:
Director of Engineering	Public Works Director
Metropolitan Water Reclamation District of	Village of Flossmoor
Greater Chicago	
100 East Erie Street	1700 Central Park Avenue
Chicago, Illinois 60611	Flossmoor, Illinois 60422
Phone: (312) 751-7905	Phone: (708) 957-4100
Email: oconnorc@mwr.org	Email: jbrunke@flossmoor.org

Each Party agrees to promptly notify the other Party of any change in its designated representative, and provide the new representative's name, address, telephone number, and email address.

Article 26. Interpretation and Execution

1. The Parties agree that this Agreement will not be construed against a Party by reason of who prepared it.

2. Each Party agrees to provide a certified copy of the ordinance, by law, or other authority demonstrating that the person(s) signing this Agreement is/are authorized to do so and that this Agreement is a valid and binding obligation of the Party.
3. The Parties will execute this Agreement with original signatures unless the Parties otherwise agree.

Article 27. Exhibits and Attachments

The following Exhibits are attached and incorporated into this Agreement, with amended versions attached, as applicable:

- Exhibit 1:** Project Location Map
- Exhibit 2:** MWRDGC's Purchasing Act, 70 ILCS 2605/11.1-11.24
- Exhibit 3:** MWRDGC's Multi-Project Labor Agreement (Cook County) with Certificate of Compliance (effective date of October 6, 2017) ("MPLA")
- Exhibit 4:** Affirmative Action Ordinance, Revised Appendix D
- Exhibit 5:** Veteran's Business Enterprise Contracting Policy, Appendix V
- Exhibit 6:** M/W/SBE Utilization Plan
- Exhibit 7:** VBE Commitment Form
- Exhibit 8:** Affirmative Action Status Report
- Exhibit 9:** Operation and Maintenance Plan, Inspection Log
- Exhibit 10:** Project site property interest documents or Affidavit

The Metropolitan Water Reclamation District of Greater Chicago and the Village of Flossmoor, have executed this Agreement, by their authorized officers, duly attested and their seals affixed, as of the date of the last signature affixed hereto.

VILLAGE OF FLOSSMOOR

BY: _____
Michelle Nelson, Mayor Date

ATTEST:

Gina LoGalbo, Village Clerk

Date _____

Attachment: Flossmoor IGA Evans-Douglas_final (MWRD IGA Evans Rd & Douglas Ave - Resolution)

METROPOLITAN WATER RECLAMATION DISTRICT OF GREATER CHICAGO

Chairman of the Committee on Finance	Date
--------------------------------------	------

Executive Director	Date
--------------------	------

ATTEST:

Clerk	Date
-------	------

APPROVED AS TO ENGINEERING AND TECHNICAL MATTERS:

Director of Engineering	Date
-------------------------	------

APPROVED AS TO FORM AND LEGALITY:

Head Assistant Attorney	Date
-------------------------	------

General Counsel	Date
-----------------	------

Attachment: Flossmoor IGA Evans-Douglas_final (MWRD IGA Evans Rd & Douglas Ave - Resolution)

STATE OF ILLINOIS
COUNTY OF COOK

AFFIDAVIT OF OWNERSHIP

Michelle Nelson, being first duly sworn on oath, deposes and says:
(Print Name of Affiant)

1. I am the _____ of _____,
(Print Title) (Local Governmental Entity)

and duly authorized to execute and deliver this affidavit to the Metropolitan Water Reclamation District of Greater Chicago ("District") for the purpose of establishing the dedication of, or ownership over, the Project site for which the parties have entered into an Intergovernmental Agreement ("IGA"), described and referred to as:

Intergovernmental Agreement By and Between the Village of Flossmoor and the Metropolitan Water Reclamation District of Greater Chicago for the Design, Construction, Operation and Maintenance of the Drainage Improvements at Evans Road and Douglas Avenue in Flossmoor, Illinois
(IGA Title)

2. I caused a search of reasonably accessible real property records to be conducted, and that no evidence of dedication, perpetual easement, or ownership of the Project site was found, thus necessitating execution of this affidavit.

3. The Local Government Entity ("LGE") represents that the site on which the Project will be constructed ("Project site") lies entirely within a dedicated public right-of-way, perpetual easement, temporary construction easement, or property owned solely by the LGE and is located at:

1022 Douglas Avenue, 2121 Evans Road, 2125 Evans Road, 2122 Hagen Lane, 2128 Hagen Lane, and public right-of-ways, all in Flossmoor, Cook County, Illinois 60422
(Print Street Address)*

4. The LGE represents that the most current Cook County Tax map (also known as "Sidwell map") depicting the area(s) encompassing the entire Project site can be found at www.cookcountyclerk.com and confirms paragraph 3 above.

5. The LGE represents that it will maintain an exclusive and uninterrupted property interest the Project site as a dedicated public right-of-way, perpetual easement, or solely owned property for the duration of the IGA term.

6. The LGE will immediately advise the District in writing of changes or modifications to the information disclosed in this Affidavit.

7. This Affidavit is made for the purpose of complying with Article 4, paragraph 1 of the IGA.

(Affiant)

ATTEST:

Clerk

Date

*Use additional sheet, if necessary

TO: Bridget Wachtel, Village Manager
FROM: Clinton Wagner, Deputy Chief
DATE: June 7, 2021
SUBJECT: Replacement of Administrative and Patrol Vehicles



FLOSSMOOR

The Police Department has analyzed the vehicle fleet comparative to the capital equipment schedule and is recommending the replacement of two older patrol vehicles, both 2017 Ford Utilities (Explorers) and two older administrative vehicles.

During this past year the pandemic has caused numerous secondary effects regarding the manufacturing of parts needed to build police vehicles. The auto manufacturing industry has seen a shortage of semiconductor micro-chips which is resulting in a slow-down of production and an overall estimated \$60 billion in revenue loss to the auto industry in 2021. Following this trend is the up-fitting market. The majority of after-market supply parts come from overseas vendors. From the loss of production workers to cargo ships stuck during transit we are experiencing a delay in acquiring the needed materials to up-fit our police vehicles in a timely manner.

The two administrative vehicles (the chief's vehicle and detective's vehicle) outlined in the capital equipment fund were deferred from the previous budget year to this budget year, FY21-22. As a reminder, a significant amount of capital equipment was deferred in FY21 since the economic impact of the pandemic was unknown. The new vehicles will replace the chief's vehicle and the main detective's vehicle, respectively. The recommendation is to remain with a cost-effective sedan, and Chrysler is the only manufacturer offering a sedan, the Dodge Charger, with the police-pursuit package. Ford and Chevrolet have discontinued their sedan police equipped vehicles.

The current vehicles in use in these positions will be pushed down into the fleet as a secondary detective's vehicle and the deputy chief's vehicle. Currently, the secondary detective vehicle, a 2012 Chevrolet Impala, is also utilized as a training vehicle. The training vehicle had been a 2008 Ford Crown Victoria but has become inoperable due to a mechanical failure. The deputy chief's vehicle, a 2009 Ford Crown Victoria, is also older, suffering from body rust, mechanical issues, and reliability issues. Once both of the Ford Crown Victorias are replaced, both vehicles will be sent through the auction process as the trade-in value is \$500 for 209 and nothing for 208. The best course of action for the maximum value of the assets will be the auction process.

The two patrol vehicles to be replaced are two 2017 Ford Utilities (Explorers). The 2017s are numbered in our fleet as 217 and 317 and have been in service for four years. Both vehicles have met their life expectancy as patrol vehicles and are ready for replacement. Both vehicles will be replaced with two 2021 Ford Hybrid Utilities. There are no police department vehicles scheduled for vehicle purchases during the next fiscal year FY22-23.

Administrative Vehicles

(2) Two Dodge Charger AWD administrative vehicles - \$28,090.00 each

(2) Up-fitting costs, lights, sirens, etc. - \$2,049.98 each

Total \$60,279.96

Patrol Vehicles

(2) 2021 Ford Hybrid Utilities - \$36,387.00 each

(2) Up-fitting costs, lights, sirens, safety equip., computer, camera, etc. \$10,941.44

Total \$94,656.88

The State Contract Price was \$2,337 higher than the Suburban Purchasing Cooperative on Ford Utilities and \$1,184 higher on Dodge Chargers. The recommendation will be to purchase the vehicles through the Suburban Purchasing Cooperative. Both joint purchasing options are competitively bid.

Capital Equipment Budgeted Amount

Administrative Vehicles, Chief - \$30,000 and Detective \$30,000 total \$60,000

Patrol Vehicles \$85,000.00

Total: \$145,000.00

The Capital budget will need to be increased from \$145,000.00 to \$154,936.84 a difference of \$9,936.84.

The overall unexpected increase in pricing is due to the high demand for vehicles and an increase in up-fitting costs both caused by an increase in material costs, such as iron, and electronic components related to the pandemic. During fiscal year 19-20 the Village purchased and up-fitted Ford Hybrid Utilities for \$33,072 each and the up-fitting was \$7,790 each, (\$40,862 total per vehicle); in comparison, this equates to a 15% increase from pre-pandemic costs to this 2021 request which was not anticipated.

Budget Amendment

Even though the purchases will be \$9,936.84 over the budgeted amount, we anticipate higher than average trade-in values at \$11,000 which will off-set the increase to the Capital Budget.

Recommendation

Based upon the above information, I am recommending the purchase, trade-in, and up-fitting of the following vehicles:

Purchase (2) two administrative vehicles, Dodge Charger AWD through the Suburban Purchasing Cooperative - Roesch Dodge Elmhurst, IL for \$56,180.00.

Purchase (2) two patrol vehicles, Ford Hybrid Utilities through the Suburban Purchasing Cooperative - Currie Motors Frankfort, IL for \$72,774.00.

Purchase (2) administrative vehicle up-fittings through Public Safety Direct in Crestwood, Illinois for \$4,099.96 and (2) Patrol vehicle up-fittings through Public Safety Direct in Crestwood, Illinois for \$21,882.88.

Trade-in (2) two 2017 police squads to Currie Motors in Frankfort for \$11,000.00

2017 Ford Utility Fleet No.: 217 - VIN No.:1FM5K8AR0HGD13561 - \$5,500.00

2017 Ford Utility Fleet No.: 317 - VIN No.:1FM5K8AR2HGD13562 - \$5,500.00

Auction (2) two Ford Crown Victorias

2008 Ford Crown Victoria Fleet No.: 208 - VIN No.:2FAFP71VX8X157269

2009 Ford Crown Victoria Fleet No.: 209 - VIN No.:2FaFP71V39X100986

Finally, I recommend a budget amendment increase to the capital equipment fund, Police Squads, 16-01-7-748 by \$9,936.84 to accommodate the increased costs.

TO: Mayor Nelson and Board of Trustees
FROM: Bridget Wachtel, Village Manager
DATE: June 7, 2021
SUBJECT: Emergency Declaration Granting Powers to the Mayor



The purpose of the attached ordinance is to ensure the continued operations for the Village of Flossmoor during a Declaration of Emergency, specifically the COVID-19 pandemic. As a unit of government, the Village has several checks and balances to ensure that the democratic process is upheld in policy making and the expenditure of funds. This ordinance provides extraordinary authority during the pandemic.

Up to this point, the Village Board has approved this ordinance in anticipation of some extraordinary set of circumstances impacting the Board as a public body or management staff. As the State has moved through the Restore Illinois phases, this authority at first seems less needed but has continued to be adopted by the Board with regard to the potential to make needed decisions and address regulations to restore our local economy and/or provide for the safety of the community.

It is anticipated that the State will move to Phase 5 on June 11. Staff is working with the Village Attorney to add a section in our Municipal Code to address these emergency powers should a State of Emergency be called again.

ORDINANCE NO. _____
**AN ORDINANCE GRANTING EMERGENCY POWERS TO THE MAYOR OF THE VILLAGE OF
FLOSSMOOR, COOK COUNTY, ILLINOIS**

WHEREAS, the Village of Flossmoor, Cook County, Illinois (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; and

WHEREAS, the United States Centers for Disease Control (CDC), the United States Department of Health and Human Services (HHS), and the World Health Organization (WHO) have each determined that SARS-CoV-2 virus causes the COVID-19 respiratory disease which is a new strain of coronavirus that had not been previously identified in humans and is easily spread from person to person causing serious illness or death; and

WHEREAS, on January 31, 2020, the Secretary of Health and Homeland Security declared a public health emergency for the entire United States of America concerning COVID-19; on March 9, 2020, Governor Pritzker issued a disaster proclamation concerning the spread of COVID-19 in Illinois which has since been extended; and on March 13, 2020, President Trump declared a national emergency concerning the COVID-19 pandemic; and

WHEREAS, the Illinois Department of Public Health has now confirmed localized community person-to-person transmission of COVID-19 in Illinois, significantly increases the risk of exposure and infection to Illinois’ general public and creating an extreme public health risk in the City and throughout the State. As has been experienced around the world with the SARS-CoV-2, the COVID-19 virus has the potential to infect large numbers of people in a short amount of time, placing extreme burdens on the health care system and the economy; and

WHEREAS, in order to prevent the spread of COVID-19 in the Village, and to protect the residents of the Village from disease and death, the Mayor and Board of Trustees deem it to be in the best interest of the Village’s residents, business owners, Village officials and Village staff to declare a State of Emergency and authorize the Mayor to undertake the actions hereinafter set forth deemed necessary to respond to this emergency; and

WHEREAS, the Illinois Municipal Code, 65 ILCS 5/11-1-6, provides for the declaration of

a state of emergency and the grant of extraordinary authority to the Mayor by ordinance passed by the Board of Trustees; and

WHEREAS, the Illinois Emergency Management Agency Act, 20 ILCS 3305/11, further provides for emergency local disaster declaration by the principal executive officer which is the Mayor in the case of the Village.

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

Section 1. - RECITALS

The foregoing recitals shall be and are hereby incorporated as findings of fact as if said recitals were fully set forth herein.

Section 2. - LOCAL STATE OF EMERGENCY

It is hereby found that the declaration of the Department of Health and Human Services and the proclamation of the Governor of the State of Illinois of the existence of a pending disaster collectively affirm there exists a State of Emergency in the Village.

Section 3. - ORDERS AUTHORIZED

In the interest of public safety and welfare and to address the issues caused by the emergency, the Mayor is authorized to take the following actions during the State of Emergency:

- 1) Take all actions reasonably necessary to respond to the emergency;
- 2) In the event the State of Emergency extends beyond the current fiscal year and a new budget has not been approved, the Mayor shall be authorized to approved new spending by the Village during the existence of this State of Emergency;
- 3) Take any and all actions authorized by the Illinois Emergency Management Agency Act, 20 ILCS 3305/1 et seq., and in particular those set out in Section 10 "Local Disaster Declarations" as may be made applicable to the Village;
- 4) Authorize the delay or suspension of Village ordinances, programs or services,

application deadlines, penalty or late payment provisions associated with payment of Village fees, adjudication hearings, code enforcement, and zoning provisions;

- 5) Implement such emergency procedures as may be necessary for the preservation of the health and safety of Village employees;
- 6) In consultation with the Village Manager, implement alternative staffing, protocols, and procedures for the Village's Police Department, Fire Department, Public Works Department and other administrative offices; and
- 7) Cooperate and coordinate with all emergency operations of the Cook County, State of Illinois and all other local governments to best utilize the resources of all governments and agencies in the area to respond to the state of emergency.

Section 4. - DURATION

This Ordinance shall be in full force and effect until the first to occur, a declaration that the State of Emergency no longer exists or the first regular meeting of the Board of Trustees after the state of emergency has been declared. This Ordinance may be reinstated by the Board of Trustees at any regular meeting so long as the state of emergency remains.

Section 5. This ordinance shall be in full force and effect upon its passage, approval, and publication as provided by law.

AYES: _____

NOES: _____

ABSENT: _____

ABSTAINED: _____

PASSED: _____

APPROVED: _____

PUBLISHED: _____

APPROVED:

Mayor

ATTEST:

Village Clerk

VILLAGE OF FLOSSMOOR
6/7/2021
CLAIMS LIST SUMMARY

HAND CHECKS
INVOICES

\$6,560.11
\$148,330.69

TOTAL

\$154,890.80

Village of Flossmoor
Detail Board Report
Invoices Due On/Before: 06/08/21

Vendor Name	Invoice #	Invoice Date	Invoice Amount	PO #	Invoice Description	GL Number	GL Description	Line Amount
AIRGAS USA, LLC	9978956303	04/30/21	\$70.24		WELDING GAS CYLINDER RENTAL	01-60-6-671	MAINTENANCE AND SUPPLIES	\$17.56
						07-01-6-671	MAINTENANCE AND SUPPLIES	\$17.56
						08-11-6-671	MAINTENANCE AND SUPPLIES	\$17.56
						08-21-6-671	MAINTENANCE AND SUPPLIES	\$17.56
	9978956304	04/30/21	\$56.11		WELDING CYLINDER GAS LEASE	01-60-6-671	MAINTENANCE AND SUPPLIES	\$18.70
						08-11-6-671	MAINTENANCE AND SUPPLIES	\$18.70
						08-21-6-671	MAINTENANCE AND SUPPLIES	\$18.71
						VENDOR TOTAL:		\$126.35
	AL WARREN OIL COMPANY INC	05/04/21	\$1,152.22		DPW DIESEL TANK	01-60-3-608	PETROLEUM PRODUCTS	\$429.13
						08-11-3-608	PETROLEUM PRODUCTS	\$252.56
						08-21-3-608	PETROLEUM PRODUCTS	\$271.87
						01-49-3-608	PETROLEUM PRODUCTS	\$198.66
	W1382340	04/12/21	\$1,054.45		DPW DIESEL TANK	01-60-3-608	PETROLEUM PRODUCTS	\$395.21
						08-11-3-608	PETROLEUM PRODUCTS	\$153.77
						08-21-3-608	PETROLEUM PRODUCTS	\$158.33
						01-49-3-608	PETROLEUM PRODUCTS	\$347.14
	W1383545	04/16/21	\$1,910.23		VILLAGE GAS	01-55-3-608	PETROLEUM PRODUCTS	\$64.76
						01-60-3-608	PETROLEUM PRODUCTS	\$303.92
						08-11-3-608	PETROLEUM PRODUCTS	\$254.24
						08-21-3-608	PETROLEUM PRODUCTS	\$218.30
ALLISON MATSON	051921	05/19/21	\$466.93		REIMBURSE ZOOM MONTHLY PAYMENTS & WEBINAR UPGRADES	01-48-3-608	PETROLEUM PRODUCTS	\$830.18
						01-49-3-608	PETROLEUM PRODUCTS	\$208.68
						01-53-3-608	PETROLEUM PRODUCTS	\$30.15
						VENDOR TOTAL:		\$4,116.90
						01-42-6-672	COMPUTER SOFTWARE MAINTENANC	\$466.93
						VENDOR TOTAL:		\$466.93
						01-42-6-672	COMPUTER SOFTWARE MAINTENANC	\$466.93
						VENDOR TOTAL:		\$466.93
						01-42-6-672	COMPUTER SOFTWARE MAINTENANC	\$466.93
						VENDOR TOTAL:		\$466.93

Village of Flossmoor
Detail Board Report
Invoices Due On/Before: 06/08/21

Vendor Name	Invoice #	Invoice Date	Invoice Amount	PO #	Invoice Description	GL Number	GL Description	Line Amount
ALTA CONSTRUCTION EQUIPMENT IL LLC								
	SP428381	04/26/21	\$325.98		ASPHALT ROLLER SCRAPER REPAIR	08-22-3-615	SMALL TOOLS & EQUIPMENT	\$325.98
							VENDOR TOTAL:	\$325.98
ANDREW MCCANN LAWN SPRINKLER								
	IN0000210340	05/12/21	\$205.25		TURN ON SPRINKLER @ DPW SERVICE CENTER	08-11-4-634	MISCELLANEOUS SERVICES	\$205.25
							VENDOR TOTAL:	\$205.25
BERGSTEIN'S NY DELICATESSEN								
	974	05/06/21	\$112.92		THANK YOU FOR HFHS HOSTING 5/3/21 BOARD MEETING	01-41-4-652	COMMUNITY SERVICE ACTIVITIES	\$112.92
							VENDOR TOTAL:	\$112.92
BOUND TREE MEDICAL LLC								
	84045083	05/03/21	\$186.86		EMS SUPPLIES	01-49-3-622	EMS EQUIPMENT & SUPPLIES	\$186.86
	84053343	05/10/21	\$37.58		ARS NEEDLE DECOMPRESSION KIT	01-49-3-622	EMS EQUIPMENT & SUPPLIES	\$37.58
							VENDOR TOTAL:	\$224.44
BS&A SOFTWARE								
	133731	05/14/21	\$1,000.00		REMOTE ADDITIONAL PAYROLL TRAINING 1/5/21-SARAH TURKOVICH	16-01-7-730	COMPUTER EQUIPMENT	\$1,000.00
							VENDOR TOTAL:	\$1,000.00
CALL ONE								
	406360	05/15/21	\$2,653.85		PHONE LINES FOR VH, PD, PW, FD	01-42-4-637	TELEPHONE	\$56.61
						01-43-4-637	TELEPHONE	\$448.06
						01-53-4-637	TELEPHONE	\$114.36
						01-50-4-637	TELEPHONE	\$986.39
						01-49-4-637	TELEPHONE	\$284.08
						01-55-4-637	TELEPHONE	\$764.35
							VENDOR TOTAL:	\$2,653.85

Village of Flossmoor
Detail Board Report
Invoices Due On/Before: 06/08/21

Vendor Name	Invoice #	Invoice Date	Invoice Amount	PO #	Invoice Description	GL Number	GL Description	Line Amount
CALUMET CITY PLUMBING								
	46213	05/06/21	\$352.35		REPAIR BROKEN VALVE @1342 WESTERN AVE.	08-11-6-677	WATER FACILITY MAINTENANCE	\$352.35
							VENDOR TOTAL:	\$352.35
CANON SOLUTIONS AMERICA , INC.								
	4036239497	05/07/21	\$43.93		FY22 MONTHLY COPIER BASE	01-55-6-670	OFFICE EQUIPMENT MAINTENANCE	\$43.93
	4036239081	05/07/21	\$51.65		COPIER MAINT USAGE 4/7/21-5/6/21	01-55-6-670	OFFICE EQUIPMENT MAINTENANCE	\$51.65
							VENDOR TOTAL:	\$95.58
CHARLES BAKER								
	050721	05/07/21	\$100.00		PERMIT #17539 REFUND 1451 CAMBRIDGE AVE	01-00-2-430	BUILDING PERMITS	\$100.00
							VENDOR TOTAL:	\$100.00
CHICAGO SOUTHLAND ECONOMIC								
	0000065	01/26/21	\$500.00		INVESTOR FEES	01-41-5-660		\$500.00
							VENDOR TOTAL:	\$500.00
CLARK BAIRD SMITH LLP								
	043021	04/30/21	\$4,590.00		LEGAL SERVICES	01-44-4-644	OTHER LEGAL SERVICES	\$4,590.00
							VENDOR TOTAL:	\$4,590.00
COMED								
	5007104015 050421	05/04/21	\$372.00		WOODS LIFT STATION POWER	08-21-4-631	ELECTRIC, POWER, & LIGHT	\$372.00
	1498044037 050521	04/29/21	\$96.83		WESTERN TOWER POWER	08-11-4-631	ELECTRIC, POWER, AND LIGHT	\$96.83
							VENDOR TOTAL:	\$468.83
COOK COUNTY DEPARTMENT OF								
	050421	05/04/21	\$200.00		SANITARIAN INSPECTIONS JAN 2021-MAR 2021	01-53-4-659	SANITARIAN INSPECTION SERVICES	\$200.00
							VENDOR TOTAL:	\$200.00

Village of Flossmoor
Detail Board Report
Invoices Due On/Before: 06/08/21

Vendor Name		Invoice #	Invoice Date	Invoice Amount	PO #	Invoice Description	GL Number	GL Description	Line Amount
CORE & MAIN LP									
	O122411	04/27/21	\$18.00			WASHERS FOR METERS	08-11-6-675	WATER SYSTEM MAINT & REPAIRS	\$9.00
							08-13-3-619	PROGRAM COMMODITIES	\$9.00
	O133606	01/28/21	\$274.10			CLAMP RESTOCK	08-11-6-675	WATER SYSTEM MAINT & REPAIRS	\$137.05
							08-13-3-619	PROGRAM COMMODITIES	\$137.05
	O130462	04/28/21	\$213.20			FITTINGS FOR LEAD & COPPER WATER LINES	08-11-6-675	WATER SYSTEM MAINT & REPAIRS	\$106.60
							08-13-3-619	PROGRAM COMMODITIES	\$106.60
	O115413	04/28/21	\$48.00			GASKET FOR VALVES	08-11-6-675	WATER SYSTEM MAINT & REPAIRS	\$24.00
							08-13-3-619	PROGRAM COMMODITIES	\$24.00
	O147268	04/30/21	\$1,127.54			CLAMPS RESTOCK	08-11-6-675	WATER SYSTEM MAINT & REPAIRS	\$563.77
							08-13-3-619	PROGRAM COMMODITIES	\$563.77
	O159908	05/04/21	\$681.66			CURB STEPS RESTOCK	08-11-6-675	WATER SYSTEM MAINT & REPAIRS	\$340.83
							08-13-3-619	PROGRAM COMMODITIES	\$340.83
	O171401	05/07/21	\$2,553.40			B-BOX EXTENSIONS & METER RESTOCK	08-11-6-675	WATER SYSTEM MAINT & REPAIRS	\$140.70
							08-13-3-619	PROGRAM COMMODITIES	\$140.70
	O203591	05/11/21	\$435.66			CLAMP RESTOCK	08-11-6-672	WATER METERS AND ROMS	\$2,272.00
							08-11-6-675	WATER SYSTEM MAINT & REPAIRS	\$217.83
							08-13-3-619	PROGRAM COMMODITIES	\$217.83
VENDOR TOTAL:									\$5,351.56
CORPORATE WAREHOUSE SUPPLY									
	64987	03/12/21	\$1,039.75			KONICA TONER	01-43-6-670	OFFICE EQUIPMENT MAINTENANCE	\$1,039.75
VENDOR TOTAL:									\$1,039.75
CROSSMARK PRINTING, INC.									
	82677	05/17/21	\$186.03			FY22 RESTOCK EXCEPTION LIST HANGER	01-55-4-635	PRINTING	\$186.03
VENDOR TOTAL:									\$186.03

Village of Flossmoor
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Vendor Name		Invoice #		Invoice Date	Invoice Amount	PO #	Invoice Description	GL Number	GL Description	Line Amount
CURRENT TECHNOLOGIES CORP		11224		05/06/21	\$1,406.25		BARRACUDA EMAIL SECURITY FOR FIRE DEPT EMAILS	01-49-6-672	COMPUTER SOFTWARE MAINTENANC	\$1,406.25
		10985		02/09/21	\$163.04		DELL LATITUDE 5580 UPGRADES & EXTENSIONS	01-49-6-672	COMPUTER SOFTWARE MAINTENANC	\$163.04
		11024		02/25/21	\$1,544.89		WIRELESS ACCESS POINT	01-55-6-673	COMPUTER NETWORK MAINTENANCE	\$666.63
								01-55-6-672	COMPUTER SOFTWARE MAINTENANC	\$878.26
		11210		05/04/21	\$832.00		INTERNET LOAD BALANCING SOFTWARE	01-42-6-672	COMPUTER SOFTWARE MAINTENANC	\$85.17
								01-43-6-672	COMPUTER SOFTWARE MAINTENANC	\$39.31
								01-45-6-672	COMPUTER SOFTWARE MAINTENANC	\$6.55
								01-48-6-672	COMPUTER SOFTWARE MAINTENANC	\$248.94
								01-49-6-672	COMPUTER SOFTWARE MAINTENANC	\$281.69
								01-50-6-672	COMPUTER SOFTWARE MAINTENANC	\$39.31
								01-53-6-672	COMPUTER SOFTWARE MAINTENANC	\$32.76
								01-55-6-672	COMPUTER SOFTWARE MAINTENANC	\$98.27
VENDOR TOTAL:										\$3,946.18
EAGLE UNIFORM CO INC		INV1603		05/17/21	\$146.95		VANWITZENBURG BOOTS	01-48-3-612	UNIFORMS & RELATED SUPPLIES	\$146.95
		INV1488		05/10/21	\$80.50		UNIFORM/SUPPLIES	01-49-3-612	UNIFORMS & RELATED SUPPLIES	\$80.50
VENDOR TOTAL:										\$227.45
EBEL'S ACE HARDWARE		345089		05/10/21	\$17.79		BILLY GOAT & WELDER CART REPAIR PARTS	01-60-6-671	MAINTENANCE AND SUPPLIES	\$4.44
								07-01-6-671	MAINTENANCE AND SUPPLIES	\$4.45
								08-11-6-671	MAINTENANCE AND SUPPLIES	\$4.45
								08-21-6-671	MAINTENANCE AND SUPPLIES	\$4.45
VENDOR TOTAL:										\$17.79
ELMER & SON LOCKSMITHS INC		390778		05/12/21	\$75.00		RANGE KEYS	01-48-3-611	SPECIAL POLICE COMMODITIES	\$75.00
VENDOR TOTAL:										\$75.00

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Vendor Name	Invoice #	Invoice Date	Invoice Amount	PO #	Invoice Description	GL Number	GL Description	Line Amount
ETERNALLY GREEN LAWN CARE	04012021FLOSS	05/01/21	\$4,720.00		CONTRACT LANDSCAPE SERVICES 4/8/21	01-60-6-678	LANDSCAPE MAINTENANCE	\$4,720.00
							VENDOR TOTAL:	\$4,720.00
EXPERT CHEMICAL & SUPPLY INC	856735	05/13/21	\$430.04		FY22 RESTOCK CLEANING SUPPLIES	01-67-3-616	CLEANING SUPPLIES	\$430.04
							VENDOR TOTAL:	\$430.04
GALLAGHER MATERIALS CORP.	18945	04/30/21	\$227.25		ASPHALT MIX	01-68-3-619 02-01-3-606 08-14-3-612 08-24-3-612	PROGRAM COMMODITIES ASPHALT MIX ASPHALT MIX ASPHALT MIX	\$56.82 \$56.81 \$56.81 \$56.81
							VENDOR TOTAL:	\$227.25
GALLS, LLC	018183371	04/20/21	\$48.15		BROSAN UNIFORM	01-48-3-612	UNIFORMS & RELATED SUPPLIES	\$48.15
	018240504	04/23/21	\$77.35		CAGLE UNIFORM	01-48-3-612	UNIFORMS & RELATED SUPPLIES	\$77.35
	018210511	04/23/21	\$38.45		WAGNER UNIFORM	01-48-3-612	UNIFORMS & RELATED SUPPLIES	\$38.45
	018232569	04/27/21	\$137.37		DANAHER UNIFORM	01-48-3-612	UNIFORMS & RELATED SUPPLIES	\$137.37
	018254100	04/29/21	\$32.13		BAUSCH UNIFORM	01-48-3-612	UNIFORMS & RELATED SUPPLIES	\$32.13
	018255765	04/29/21	\$33.69		FREEMAN UNIFORM	01-48-3-612	UNIFORMS & RELATED SUPPLIES	\$33.69
							VENDOR TOTAL:	\$367.14
GASVODA & ASSOCIATES INC	INV2100790	04/28/21	\$1,647.97		AIR VALVE REPLACEMENT	08-11-6-677	WATER FACILITY MAINTENANCE	\$1,647.97
							VENDOR TOTAL:	\$1,647.97

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Vendor Name		Invoice #	Invoice Date	Invoice Amount	PO #	Invoice Description	GL Number	GL Description	Line Amount
GOVHR USA, LLC		30521204	05/10/21	\$9,943.00		RECRUITMENT ADS FOR ASST FINANCE DIRECTOR			
							01-43-4-634	MISCELLANEOUS SERVICES	\$6,000.00
							08-10-4-634	MISCELLANEOUS SERVICES	\$1,000.00
							08-20-4-634	MISCELLANEOUS SERVICES	\$1,000.00
							01-43-4-638	ADVERTISING	\$1,943.00
							VENDOR TOTAL:		\$9,943.00
HOLLAND PRINTING INC		69584	05/11/21	\$30.00		LEVY BUSINESS CARDS			
							01-48-3-612	UNIFORMS & RELATED SUPPLIES	\$30.00
							VENDOR TOTAL:		\$30.00
HOME CLEANING CENTERS -AMERICA		10056	05/01/21	\$3,304.00		FY22 CLEANING SERVICES FOR MAY			
							01-67-4-630	CLEANING SERVICE	\$1,768.00
							01-42-7-710	COVID-19 EXPENSES	\$1,536.00
							VENDOR TOTAL:		\$3,304.00
HOME DEPOT		2014910	04/20/21	\$1,812.70		TOOLS/SUPPLIES FOR FIELD & SHOP			
		2952991	04/20/21	\$1,738.53		OFFICE BLINDS	01-60-3-615	SMALL TOOLS & EQUIPMENT	\$1,812.70
		4022645	04/28/21	\$516.00		SAW & BATTERIES-STREET DEPT	01-67-4-634	MISCELLANEOUS SERVICES	\$1,738.53
		4022646	04/29/21	\$1,341.82		CONCRETE BARRIER PAINT-CBD	08-14-3-615	SMALL TOOLS & EQUIPMENT	\$200.00
		8071075	05/04/21	\$837.93		PRESSURE WASHER/PIPE BRACKET	08-22-3-615	SMALL TOOLS & EQUIPMENT	\$316.00
							40-33-4-634	MISCELLANEOUS SERVICES	\$1,341.82
							01-60-3-615	SMALL TOOLS & EQUIPMENT	\$276.33
							08-11-3-615	SMALL TOOLS & EQUIPMENT	\$276.33
							08-21-3-615	SMALL TOOLS & EQUIPMENT	\$276.34
							01-60-3-605	OPERATING SUPPLIES	\$8.93
		6020680	05/06/21	\$360.17		MISC SUPPLIES			
							01-60-3-605	OPERATING SUPPLIES	\$180.08
							08-11-3-605	OPERATING SUPPLIES	\$180.09
							VENDOR TOTAL:		\$6,607.15

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Vendor Name		Invoice #	Invoice Date	Invoice Amount	PO #	Invoice Description	GL Number	GL Description	Line Amount
HR DIRECT		INV10193744	05/11/21	\$79.99		EMPL. POSTER	01-48-3-602	BOOKS AND MAPS	\$79.99
								VENDOR TOTAL:	\$79.99
INDIANA CPA SOCIETY		1079FY22	05/21/21	\$1,088.00		TRAINING - 4 COURSES	01-43-5-661	TRAINING	\$1,088.00
								VENDOR TOTAL:	\$1,088.00
INVOICE CLOUD		189120213	04/23/21	\$133.85		INVOICE CLOUD MARCH 2021	08-10-4-654 08-20-4-654	CUSTOMER PAYMENT PORTAL CUSTOMER PAYMENT PORTAL	\$66.93 \$66.92
								VENDOR TOTAL:	\$133.85
IRMA		SALES0019233	04/30/21	\$5,094.01		2021 CLOSED CLAIMS APRIL	01-48-4-642 01-49-4-642 01-60-4-642	IRMA INSURANCE DEDUCTIBLE IRMA INSURANCE DEDUCTIBLE IRMA INSURANCE DEDUCTIBLE	\$2,500.00 \$94.01 \$2,500.00
								VENDOR TOTAL:	\$5,094.01
JEFFREY DAVIS JR		051421	05/14/21	\$50.00		PERMIT BP21-0177 REFUND	01-00-4-456	PUBLIC WORKS INSPECTION FEES	\$50.00
								VENDOR TOTAL:	\$50.00
KATHLEEN FIELD ORR & ASSOCIATE		JUNE 2021	05/03/21	\$11,300.00		VILLAGE ATTY RETAINER JUNE 2021	01-44-4-630	VILLAGE ATTY RETAINER	\$11,300.00
								VENDOR TOTAL:	\$11,300.00
KONICA MINOLTA		9007745785	05/08/21	\$425.00		KONICA MONTHLY	01-43-6-670	OFFICE EQUIPMENT MAINTENANCE	\$425.00
								VENDOR TOTAL:	\$425.00

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Vendor Name	Invoice #	Invoice Date	Invoice Amount	PO #	Invoice Description	GL Number	GL Description	Line Amount
LEGACY FIRE APPARATUS								
	1251	05/07/21	\$1,250.00		PUMP TESTING	01-49-6-677	EQUIPMENT SERVICE CONTRACTS	\$1,250.00
							VENDOR TOTAL:	\$1,250.00
M.E. SIMPSON COMPANY, INC.								
	36751	04/30/21	\$1,090.00		LEAK DETECTION 3200 FLOSSMOOR RD	08-11-4-632	LEAK DETECTION PROGRAM	\$1,090.00
							VENDOR TOTAL:	\$1,090.00
MENARD CONSULTING INC.								
	050321	05/03/21	\$300.00		ACTUARIAL SERVICES	01-43-4-632	ACTUARY SERVICES	\$300.00
							VENDOR TOTAL:	\$300.00
MENARDS								
	45507	05/07/21	\$58.12		VEHICLE CLEANING SUPPLIES	01-60-6-671	MAINTENANCE AND SUPPLIES	\$14.53
						07-01-6-671	MAINTENANCE AND SUPPLIES	\$14.53
						08-11-6-671	MAINTENANCE AND SUPPLIES	\$14.53
						08-21-6-671	MAINTENANCE AND SUPPLIES	\$14.53
	46080	05/17/21	\$84.72		CBD BARRICADE PAINT SUPPLIES	40-33-6-671	MAINTENANCE AND SUPPLIES	\$84.72
	45807	05/12/21	\$194.85		LIGHTS FOR PD	01-67-3-605	OPERATING SUPPLIES	\$194.85
	45818	05/12/21	\$(194.85)		RETURNED LIGHTS FOR PD	01-67-3-605	OPERATING SUPPLIES	\$(194.85)
	45822	05/12/21	\$79.60		LIGHTS FOR POLICE DEPT	01-67-3-605	OPERATING SUPPLIES	\$79.60
							VENDOR TOTAL:	\$222.44

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Vendor Name Invoice #	Invoice Date	Invoice Amount	PO #	Invoice Description	GL Number	GL Description	Line Amount
MENARD'S-HOMEWOOD							
11661	05/13/21	\$496.06		MECHANIC TOOLS/SUPPLIES	01-60-6-671	MAINTENANCE AND SUPPLIES	\$124.01
					07-01-6-671	MAINTENANCE AND SUPPLIES	\$124.01
					08-11-6-671	MAINTENANCE AND SUPPLIES	\$124.02
					08-21-6-671	MAINTENANCE AND SUPPLIES	\$124.02
11682	05/13/21	\$88.77		LIGHTS FOR FIRE DEPARTMENT	01-67-3-605	OPERATING SUPPLIES	\$88.77
11657	05/13/21	\$35.82		LIGHTS FOR FIRE DEPARTMENT	01-67-3-605	OPERATING SUPPLIES	\$35.82
11730	05/14/21	\$39.95		LIGHTS FOR FIRE DEPARTMENT	01-67-3-605	OPERATING SUPPLIES	\$39.95
11729	05/14/21	\$(35.04)		RETURNED LIGHTS FOR FIRE DEPARTMENT	01-67-3-605	OPERATING SUPPLIES	\$(35.04)
						VENDOR TOTAL:	\$625.56
MICHEL'S CORPORATION							
1712045	05/05/21	\$36,676.54		EMERGENCY SEWER REHAB-VOLLMER & CRAWFORD FINAL	08-21-6-677	SEWER SYSTEM MAINTENANCE	\$36,676.54
						VENDOR TOTAL:	\$36,676.54
MONARCH AUTO SUPPLY INC							
6981525502	05/10/21	\$178.61		FILTERS & BRAKES FOR PD 617	01-48-6-671	VEHICLE MAINTENANCE & SUPPLIES	\$178.61
6981525501	05/10/21	\$(19.89)		REFUND FILTERS FOR 617PD	01-48-6-671	VEHICLE MAINTENANCE & SUPPLIES	\$(19.89)
6981525268	05/06/21	\$19.89		FILTERS FOR 617PD	01-48-6-671	VEHICLE MAINTENANCE & SUPPLIES	\$19.89
						VENDOR TOTAL:	\$178.61
NANCY CONNER CONSULTING LLC							
2105	04/30/21	\$200.00		CONTRACTOR SEARCH-FD WOMENS LOCKER ROOM REMODEL	01-42-4-630	PROFESSIONAL SERVICES	\$200.00
						VENDOR TOTAL:	\$200.00

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Vendor Name	Invoice #	Invoice Date	Invoice Amount	PO #	Invoice Description	GL Number	GL Description	Line Amount
ORKIN EXTERMINATING COMPANY								
	213300101	05/12/21	\$114.00		PEST CONTROL-DPWSC			
	213300850	05/12/21	\$119.00		PEST CONTROL-VILLAGE HALL	01-67-4-634	MISC SVCS	\$114.00
						01-67-4-634	MISC SVCS	\$119.00
							VENDOR TOTAL:	\$233.00
PETTY CASH (PW)								
	050721	05/07/21	\$289.00		REPLENISH PETTY CASH	01-60-3-605	OPERATING SUPPLIES	\$80.00
						08-11-5-661	TRAINING	\$100.00
						08-11-3-605	OPERATING SUPPLIES	\$25.00
	050721 2	05/07/21	\$32.00		REPLENISH PETTY CASH	01-67-3-605	OPERATING SUPPLIES	\$84.00
						01-55-5-661	TRAINING	\$32.00
							VENDOR TOTAL:	\$321.00
PORTER LEE CORPORATION								
	25304	05/01/21	\$965.00		BEAST EVIDENCE ANNUAL SOFTWARE JUNE 2021-MAY 2022			
						01-48-6-670	OFFICE EQUIPMENT MAINTENANCE	\$965.00
							VENDOR TOTAL:	\$965.00
PREMIER GLASS SERVICES LLC								
	2111421	04/30/21	\$3,075.00		PD DOOR REPLACEMENT			
						16-01-7-767	BUILDING MAINTENANCE	\$3,075.00
							VENDOR TOTAL:	\$3,075.00
PUBLIC SAFETY DIRECT, INC.								
	97865	05/11/21	\$11.00		LABELED NEW PORTABLE LIGHTS			
						01-48-6-671	VEHICLE MAINTENANCE & SUPPLIES	\$11.00
							VENDOR TOTAL:	\$11.00
RAY O'HERRON CO INC								
	2115005IN	05/18/21	\$1,987.13		EMERGENCY LIGHTS			
						01-48-3-615	SMALL TOOLS & EQUIPMENT	\$1,987.13
							VENDOR TOTAL:	\$1,987.13

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Vendor Name	Invoice #	Invoice Date	Invoice Amount	PO #	Invoice Description	GL Number	GL Description	Line Amount
RELIABLE FIRE EQUIPMENT CO	42855	05/14/21	\$74.50		FIRE EXTINGUISHER RECHARGE	01-49-6-674	EQUIP MAINTENANCE & SUPPLIES	\$74.50
							VENDOR TOTAL:	\$74.50
RICHARD G. CRUSOR, JR.	051321	05/13/21	\$105.00		ADMIN HEARING OFFICER 4/22/21	01-44-4-646	LOCAL ADJUDICATION SERVICES	\$105.00
							VENDOR TOTAL:	\$105.00
ROBERT KOPEC	051821	05/18/21	\$221.76		REIMBURSE LODGING IFCA SYMPOSIUM	01-49-5-661	TRAINING	\$221.76
							VENDOR TOTAL:	\$221.76
RR LANDSCAPE SUPPLY	121085	04/07/21	\$401.00		LANDSCAPE MATERIALS	08-12-3-619 08-22-3-619 09-01-3-620	PROGRAM COMMODITIES PROGRAM COMMODITIES GROUND REPAIR MATERIAL	\$133.67 \$133.67 \$133.66
							VENDOR TOTAL:	\$401.00
RUNCO OFFICE SUPPLY	8271100	05/19/21	\$148.44		OFFICE SUPPLIES	01-55-3-601 01-60-3-601 08-11-3-601 08-21-3-601	OFFICE SUPPLIES OFFICE SUPPLIES OFFICE SUPPLIES OFFICE SUPPLIES	\$37.11 \$37.11 \$37.11 \$37.11
							GENERAL FINANCE CLERK SUPPLIES-MERCHANT PARKING PLACARDS	
							01-43-3-601 OFFICE SUPPLIES	\$33.04
							VENDOR TOTAL:	\$181.48
RUSSO POWER EQUIPMENT	SP110631433	04/22/21	\$99.98		ASPHALT RAKES	08-14-3-615	SMALL TOOLS & EQUIPMENT	\$99.98
							VENDOR TOTAL:	\$99.98

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Vendor Name		Invoice #	Invoice Date	Invoice Amount	PO #	Invoice Description	GL Number	GL Description	Line Amount
SHARK SHREDDING INC.									
51002		05/07/21	\$105.00			VH & PD SHREDDING SERVICES			
							01-42-4-634	OTHER MISCELLANEOUS SERVICES	\$27.50
							01-48-3-611	SPECIAL POLICE COMMODITIES	\$77.50
								VENDOR TOTAL:	\$105.00
SITEONE LANDSCAPE SUPPLY, LLC									
108483159001		04/28/21	\$880.00			CBD ISLAND/LEAVITT PARK MULCH			
							01-62-3-619	PROGRAM COMMODITIES	\$880.00
								VENDOR TOTAL:	\$880.00
SOUTH SUBURBAN COLLEGE									
6561		05/10/21	\$704.00			PIATTONI SPRING 2021 TUITION			
							01-49-5-663	FIRE TUITION AND FEES	\$704.00
								VENDOR TOTAL:	\$704.00
SOUTH SUBURBAN HUMANE SOCIETY									
000349		05/04/21	\$50.00			STRAY DOG IMPOUND-MARCH 2021			
							01-48-4-645	ANIMAL CONTROL SERVICES	\$50.00
								VENDOR TOTAL:	\$50.00
SOUTHWEST TOWN MECHANICAL									
I210427239		04/27/21	\$2,650.00			HVAC MAINTENANCE 5/1/21-7/31/21			
							01-67-6-680	MAINT CONTRACT	\$2,650.00
SI2060921		04/27/21	\$1,015.00			HVAC MAINTENANCE 5/1/21-7/31/21			
							01-67-6-680	MAINT CONTRACT	\$1,015.00
								VENDOR TOTAL:	\$3,665.00
SPRINT									
715869128218		05/13/21	\$1,160.24			MOBILE PHONES 4/10/21-5/9/21			
							01-42-4-637	TELEPHONE	\$128.61
							01-43-4-637	TELEPHONE	\$43.78
							01-45-4-637	TELEPHONE	\$21.89
							01-53-4-637	TELEPHONE	\$21.89
							01-50-4-637	TELEPHONE	\$302.79
							01-55-4-637	TELEPHONE	\$641.28
								VENDOR TOTAL:	\$1,160.24

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SSACOP		TAYLOR 2021	05/07/21	\$50.00		ANNUAL MEMBERSHIP TAYLOR	01-48-5-660	DUES AND SUBSCRIPTIONS	\$50.00
								VENDOR TOTAL:	\$50.00

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Invoice #	Invoice Date	Invoice Amount	PO #	Invoice Description	GL Number	GL Description	Line Amount
SYNCB/AMAZON							
643836473758	04/19/21	\$399.99		DRILL PRESS VISE	08-24-3-615	SMALL TOOLS & EQUIPMENT	\$399.99
673955749876	04/21/21	\$59.99		ASPHALT RAKE	08-14-3-614	ASPHALT MATERIALS	\$59.99
456987863649	04/21/21	\$117.88		HIGH VISIBILITY SAFETY SHIRTS	01-60-3-612	UNIFORMS & RELATED SUPPLIES	\$117.88
638778598444	04/22/21	\$189.98		HAND SANITIZER	01-42-7-710	COVID-19 EXPENSES	\$189.98
973596883398	04/24/21	\$161.47		AIR PURIFIER	01-67-4-634	MISCELLANEOUS SERVICES	\$161.47
469757576673	04/24/21	\$159.95		WINDOW CLEANING KIT	01-67-4-634	MISCELLANEOUS SERVICES	\$159.95
567747699355	04/26/21	\$15.95		FIRST AID KIT SUPPLIES/BLD DEPT OFFICE SUPPLIES	01-42-4-632	SAFETY COMMITTEE	\$7.97
					01-53-3-601	OFFICE SUPPLIES	\$7.98
938936956874	04/29/21	\$45.98		DANAHER UNIFORM	01-48-3-612	UNIFORMS & RELATED SUPPLIES	\$45.98
884865734874	04/23/21	\$48.14		INFECTIOUS WASTE BAGS	01-49-3-622	EMS EQUIPMENT & SUPPLIES	\$48.14
436855399435	04/23/21	\$27.49		BANDAGES/SANDING DISCS	01-49-3-622	EMS EQUIPMENT & SUPPLIES	\$9.50
					01-49-3-615	SMALL TOOLS & EQUIPMENT	\$17.99
788539368448	04/28/21	\$26.97		TAPE FOR HOSE NOZZLE REPAIR	01-49-3-617	HOSE AND PAGER SUPPLIES	\$26.97
589737566888	04/18/21	\$18.88		EXTENSION CORD ORGANIZER	01-49-3-605	OPERATING SUPPLIES - EXTEN CORD	\$18.88
945756489439	04/21/21	\$288.51		UNIFORM-BERK	01-49-3-612	UNIFORMS & RELATED SUPPLIES - BE	\$288.51
843577577894	04/21/21	\$138.99		SHARPENER GRINDER	01-60-6-671	MAINTENANCE AND SUPPLIES	\$34.74
					08-11-6-671	MAINTENANCE AND SUPPLIES	\$34.75
					08-21-6-671	MAINTENANCE AND SUPPLIES	\$34.75
					07-01-6-671	MAINTENANCE AND SUPPLIES	\$34.75
658796767888	04/12/21	\$39.99		OTTERBOX PHONE CASE	01-49-3-605	OPERATING SUPPLIES - PHONE CASE	\$39.99
493645447763	04/13/21	\$137.16		T19 EXTENSION CORDS	01-49-3-615	SMALL TOOLS & EQUIPMENT	\$137.16
459849999999	04/13/21						

Village of Flossmoor Detail Board Report

Invoices Due On/Before: 06/08/21

Vendor Name		Invoice #	Invoice Date	Invoice Amount	PO #	Invoice Description	GL Number	GL Description	Line Amount
TELEFLEX LLC		544355664947	04/19/21	\$144.47		WEAPON MOUNTED LIGHT-CAGLE	01-42-7-710	COVID-19 EXPENSES	\$444.00
							01-48-3-612	UNIFORMS & RELATED SUPPLIES	\$144.47
							VENDOR TOTAL:		\$2,465.79
THE COP FIRE SHOP		202778	04/30/21	\$81.54		EZ-IO 45MM TRAINING NEEDLE	01-49-5-664	TRAINING MATERIALS	\$81.54
							VENDOR TOTAL:		\$81.54
THE HORTON GROUP		78486	05/19/21	\$1,275.00		APRIL 2021 VIRGIN PULSE REWARDS	01-49-3-612	UNIFORMS & RELATED SUPPLIES	\$88.50
							VENDOR TOTAL:		\$88.50
THE LOCKER SHOP		86809	04/30/21	\$84.00		STRATMAN UNIFORM	01-42-2-592	EAP & WELLNESS PROGRAMS	\$125.00
							01-43-2-592	EAP & WELLNESS PROGRAMS	\$125.00
							01-48-2-592	EAP & WELLNESS PROGRAMS	\$1,000.00
							01-49-2-592	EAP & WELLNESS PROGRAMS	\$25.00
							VENDOR TOTAL:	\$1,275.00	
THOMSON REUTERS-WEST		844278664	05/01/21	\$303.88		WEST INFO CHARGES APRIL 2021	01-49-3-612	UNIFORMS & RELATED SUPPLIES	\$84.00
							VENDOR TOTAL:		\$84.00
TINY BOLD CREATIVE, LLC		0000503	04/29/21	\$562.50		SHOP LOCAL MARKETING CAMPAIGN	01-48-4-630	PROFESSIONAL SERVICES	\$303.88
							VENDOR TOTAL:		\$303.88
							01-41-4-653	MARKETING PROGRAMS	\$562.50
							VENDOR TOTAL:		\$562.50

Village of Flossmoor
Detail Board Report
Invoices Due On/Before: 06/08/21

Vendor Name	Invoice #	Invoice Date	Invoice Amount	PO #	Invoice Description	GL Number	GL Description	Line Amount
TONYA MCKILLIP	051021	05/10/21	\$10.00		VEHICLE STICKER REFUND	01-00-2-420	VEHICLE STICKERS	\$10.00
							VENDOR TOTAL:	\$10.00
TREETOP PRODUCTS, INC.	SOTRE79716	05/17/21	\$617.50		BIKE RACK REPLACEMENT	40-30-6-677	MAINTENANCE AND REPAIRS	\$617.50
							VENDOR TOTAL:	\$617.50
TRIBUNE MEDIA GROUP	035632702000	04/30/21	\$832.50		LEGAL ADS: BUDGET/HYDRANT PAINT BID/LANDSCAPE MAINT/STREET SWEEPING/PKWY TREE SVC	01-43-4-638	ADVERTISING	\$49.50
							ADVERTISING	\$198.00
							ADVERTISING	\$195.00
							ADVERTISING	\$201.00
							ADVERTISING	\$189.00
							VENDOR TOTAL:	\$832.50
UDO'S PROFESSIONAL CAR WASH	261	05/06/21	\$85.50		PD CAR WASHES APRIL 2021	01-48-6-671	VEHICLE MAINTENANCE & SUPPLIES	\$85.50
							VENDOR TOTAL:	\$85.50
UTERMARK & SONS	61861	05/14/21	\$75.00		LAWN CUTTING 910 ASH STREET	01-64-4-653	CODE ENFORCE MOWING SERVICES	\$75.00
							CODE ENFORCE MOWING SERVICES	\$90.00
							CODE ENFORCE MOWING SERVICES	\$75.00
							CODE ENFORCE MOWING SERVICES	\$75.00
							CODE ENFORCE MOWING SERVICES	\$75.00
							VENDOR TOTAL:	\$390.00

Village of Flossmoor
Detail Board Report
Invoices Due On/Before: 06/08/21

Vendor Name		Invoice #	Invoice Date	Invoice Amount	PO #	Invoice Description	GL Number	GL Description	Line Amount
VAN DRUNEN FORD CO									
		FOCS78836	05/07/21	\$456.84		V09 METER VAN REPAIR			
							08-11-6-671	MAINTENANCE AND SUPPLIES	\$228.42
		FOCB78199	05/04/21	\$2,864.36		#1114 REPAIRS	08-21-6-671	MAINTENANCE AND SUPPLIES	\$228.42
							01-00-0-153	IRMA RECEIVABLE	\$2,864.36
							VENDOR TOTAL:		\$3,321.20
VILLAGE OF HOMEWOOD									
		9988	05/06/21	\$10,085.00		WATER SAMPLE TESTING-CORROSION CONTROL STUDY			
							08-11-7-771	WATER SUPPLY FEASIBILITY STUDY	\$10,085.00
							VENDOR TOTAL:		\$10,085.00
WORKING WELL									
		0035425700	04/30/21	\$1,328.00		SHELTON & SLISZ PRE-EMPLOYMENT PHYSICALS			
							01-49-4-636	PRE-EMPLOYMENT PHYSICALS	\$1,328.00
		0035425800	04/30/21	\$136.00		CORGETT/BUTCHKO PRE-EMPLOYMT DRUG SCREENS			
							01-60-4-636	PRE-EMPLOYMENT PHYSICALS	\$136.00
							VENDOR TOTAL:		\$1,464.00

Village of Flossmoor
Detail Board Report
Invoices Due On/Before: 06/08/21

Vendor Name		Invoice #	Invoice Date	Invoice Amount	PO #	Invoice Description	GL Number	GL Description	Line Amount
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Total Amount Being Paid: \$148,330.69
Total Number of Invoices: 145

Village of Flossmoor Detail Board Report

Manual Checks Issued: 05/21/21 thru 05/21/21

Vendor Name

Invoice #	Invoice Date	Amount	Check #	Check Date	PO #	Invoice Description	GL Number	GL Description	Line Amount
AT&T									
0536241607	05/11/21	\$698.93	74304	05/21/21		VH INTERNET			
							01-42-4-639	WEBSITE & INTERNET SERVICES	\$698.93
								VENDOR TOTAL:	\$698.93
COMCAST									
0001666 050621	05/06/21	\$351.70	74306	05/21/21		VH & DPWSC INTERNET			
							01-42-4-639	WEBSITE & INTERNET SERVICES	\$243.35
							01-55-6-673	COMPUTER NETWORK MAINTENAN	\$108.35
								VENDOR TOTAL:	\$351.70
THE BISTRO ON STERLING									
051921	05/19/21	\$5,210.08	74305	05/21/21		ECONOMIC DEVELOPMENT INCENTIVE GRANT			
							01-45-7-703	ECON DEV INCENTIVE-BISTRO ON	\$5,210.08
								VENDOR TOTAL:	\$5,210.08

Total Amount Being Paid: \$6,260.71

Total Number of Invoices: 3

Vendor Code	Vendor Name	1099	Invoice Total	Check Total	Net Inv/C
AT&T3	AT&T	N	(1) 698.93	(1) 698.93	0.
COMCAST3	COMCAST	N	(1) 351.70	(1) 351.70	0.
BISTRO	THE BISTRO ON STERLING	N	(1) 5,210.08	(1) 5,210.08	0.
	Grand Totals:		Total: 3 6,260.71	Total: 3 6,260.71	

Village of Flossmoor Detail Board Report

Manual Checks Issued: 05/14/21 thru 05/14/21

Vendor Name

Invoice #	Invoice Date	Amount	Check #	Check Date	PO #	Invoice Description	GL Number	GL Description	Line Amount
SAM'S CLUB/SYNCHRONY BANK 050221	05/02/21	\$299.40	74197	05/14/21	PD - OFFICE & KITCHEN SUPPLIES, ECOM DISPATCH RECOGNITION FD - CLEANING SUPPLIES				
						01-49-3-616	CLEANING SUPPLIES	\$192.68	
						01-48-3-601	OFFICE SUPPLIES	\$18.46	
						01-48-3-611	SPECIAL POLICE COMMODITIES	\$36.34	
						01-48-3-611	SPECIAL POLICE COMMODITIES	\$51.92	
						VENDOR TOTAL:			

Total Amount Being Paid: \$299.40
Total Number of Invoices: 1

Vendor Code	Vendor Name	1099	Invoice Total	Check Total	Net Inv/C
SAMSCLU	SAM'S CLUB/SYNCHRONY BANK	N	(1) 299.40	(1) 299.40	0.
Grand Totals:			Total: 1 299.40	Total: 1 299.40	