



FLOSSMOOR

Welcoming. Beautiful. Connected.

MAYOR: Michelle I. Nelson | VILLAGE CLERK: Cecil Porter | VILLAGE MANAGER: Bridget A. Wachtel
TRUSTEES: Gary Daggett | Kevin Dorsey | Rosalind Henderson Mustafa | George Lofton | James Mitros | Carolyn D. Rodgers

AGENDA

FOR THE REGULAR MEETING OF THE BOARD OF TRUSTEES OF THE VILLAGE OF FLOSSMOOR, ILLINOIS

MONDAY, FEBRUARY 2, 2026 • 7:00 PM • VILLAGE HALL

Join Zoom Meeting: <https://us02web.zoom.us/j/85210894513?pwd=uZUHbLuNGHvJ6BUE21v70fK1RLbeBa.1>
ID: 852 1089 4513 Passcode: 60422 Or join by phone (312) 626-6799

CALL TO ORDER

ROLL CALL

RECOGNITIONS AND APPOINTMENTS

PUBLIC PRESENT WISHING TO ADDRESS THE BOARD

CONSENT AGENDA

- 1. Approval of the Minutes of the Meeting Held on January 20, 2026**
- 2. Presentation of Bills for Approval and Payment as Approved by the Finance Committee (February 2, 2026)**
- 3. Consideration of an Ordinance Amending Article 1, Chapter 245 of the Village Municipal Code (E-Scooters and E-Bikes)**
- 4. Consideration of an Ordinance Amending Chapters 100 and 150 of the Municipal Code (Alarm Permits and Fees)**

REPORTS OF COMMITTEES, COMMISSIONS AND BOARDS

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

ACTION ITEMS

- 5. Consideration of an Ordinance Approving an Amendment to a Final Plan for a Planned Unit Development, a Special Use and a Plat of Re-subdivision -3900 Vollmer Road (Chipotle and 7 Brew)**
- 6. Consideration of a Resolution of the Village of Flossmoor, Cook County, Illinois Approving a Memorandum of Understanding (SDA)**
- 7. Consideration of a Resolution of the Village of Flossmoor, Cook County, Illinois Approving the Purchase of Boilers for Village Hall**

DISCUSSION ITEMS

OTHER BUSINESS

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

ADJOURNMENT OF MEETING

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MINUTES OF MAYOR NELSON AND BOARD OF TRUSTEES FOR THE REGULAR MEETING
OF THE VILLAGE OF FLOSSMOOR, ILLINOIS HELD ON JANUARY 20, 2026

VILLAGE HALL

January 20, 2026

7:00 PM

DRAFT

Mayor Nelson called the meeting to order at 7:03 p.m.

Village Clerk Porter took roll. There was a quorum.

PRESENT: Mayor Nelson and Trustees Daggett, Dorsey, Lofton, Mitros, Mustafa, and Rodgers.

ABSENT: None

ALSO PRESENT:

Ann Novoa, Finance Director	Carl Estelle, Chief of Police
John Brunke, Public Works Director	Bob Kopec, Fire Chief
Bridget Wachtel, Village Manager	Karl Ottosen, Village Attorney
Jonathan Bogue, Asst Village Manager	

GENERAL STATEMENT/RULES OF ORDER (Announced by Mayor Nelson):

The meeting was streamed via Zoom. Mayor Nelson reviewed the public comment policy, which is available on the Village website.

RECOGNITIONS AND APPOINTMENTS:

1. Recognition of HF Robotics Cricketeers:

Mayor Nelson recognized the HF Robotics Cricketeers for their successful year. The students gave a detailed presentation on their proposal to erect Flossmoor's first historical marker at the Horton site to recognize Flossmoor's Native American heritage. The students discussed the archeological dig conducted at the Horton Site by The Field Museum, Native American artifacts uncovered during the excavation of the site, and their proposed historical marker. The students also discussed their fundraising efforts for the historical marker. Will Kelley, President of the South Suburban Archeological Society, joined the Cricketeers and read a letter from one of the original students who discovered the site in support of the historical marker.

Mayor Nelson asked the Board if there were any questions for the students and Will Kelley. The Board praised the students for their thorough presentation and expressed unanimous support for the historical marker.

PUBLIC PRESENT WISHING TO ADDRESS THE BOARD: None.

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CONSENT AGENDA

Mayor Nelson called for a Motion to approve **Consent Agenda Items #1-4**. Trustee Daggett so moved, Trustee Lofton seconded. Mayor Nelson asked if there were any items on the Consent Agenda that were requested to be removed for discussion, and there were none.

A vote on the Motion was presented and passed unanimously by a roll call vote.

AYES: Trustees Daggett, Dorsey, Lofton, Mitros, Mustafa, and Rodgers
ABSENT: None
ABSTAIN: None
NAYS: None

REPORTS OF COMMITTEES, COMMISSIONS AND BOARDS ACTION ITEMS:

Mayor Nelson recognized Flossmoor's Annual MLK Day of Service, and the work put in by the Community Relations Commission, Nicole Castagna (Assistant to the Village Manager/Communications Manager), and highlighted the Public Art Commission's project that made this a successful event.

ACTION ITEMS:

Agenda Item #5: Consideration of an Ordinance of the Village of Flossmoor, Cook County, Illinois, Approving a Development Agreement by and between the Village of Flossmoor and OBE Studios, LLC

Mayor Nelson called for a Motion to approve Agenda Item #5. Trustee Mustafa so moved, Trustee Lofton seconded.

Mayor Nelson introduced the Board to **Barry and Jasmine Brewer, the owners of OBE Studios** (www.obestudio.com) (Only Believe Entertainment)(hereafter "OBE"). Mayor Nelson recognized **Flossmoor resident Phil Lee**, who introduced her to Barry Brewer to discuss moving OBE from Indiana to Flossmoor. Mayor Nelson also recognized Village staff who worked over the holidays to complete the proposal for OBE to acquire the property for its development plans.

Barry Brewer gave a presentation on his personal background (Olympia Fields resident with children at Parker Junior High School and Flossmoor Montessori School), his professional background, his business operations in Indiana, his plan to greatly expand his business, and his vision to bring OBE to Flossmoor. He also discussed how he believes OBE will benefit Flossmoor.

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Village Manager Wachtel provided the Board with information about the parcels of land that OBE has requested from the Village that were acquired through the “no cash bid program”, the proposed agreement between the Village and OBE that was drafted by Kathleen Orr (Village Attorney) that is similar to other agreements approved by the Board, and the steps that OBE is required to complete before any property transfer. Village Manager Wachtel further advised the Board that, in the future, it will need to consider a Class 8 tax abatement for OBE; that there is a “make whole agreement” to make the Village whole for its taxes in recognition of the services we provide the property; and that the Village retains the right to recapture the ownership of this property if OBE’s development plans fail.

Mayor Nelson asked the Board if there were any questions for Mr. Brewer. The Board had very high praise for Mr. Brewer and his vision and expressed overwhelming support in favor of OBE’s proposal to acquire this Village-owned property.

A vote on the Motion was presented and passed unanimously by a roll call vote.

AYES: Trustees Daggett, Dorsey, Lofton, Mitros, Mustafa, and Rodgers
ABSENT: None
ABSTAIN: None
NAYS: None

DISCUSSION ITEMS

6. Discussion of the FY25-26 Mid-Year Financial Review

Village Manager Wachtel gave a detailed presentation about the Village’s mid-year financial review. Village Manager Wachtel provided information about the mid-year review of the general fund (used for general Village operations), the water and sewer fund (one of the Village’s larger enterprise funds), variances for revenues and expenditures, and reports from each of the Village’s department directors discussing goals for Fiscal Year 2026. This presentation included, in part, a discussion on the following topics:

- The reasons that the Village performs this non-mandated mid-year financial review and conducts it in a public forum.

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- Revenues that are trending higher than expected from sales taxes, non-home rule sales taxes, state income sales taxes, ambulance fees, and the casino tax from Wind Creek Casino.
- Revenues that are trending lower than expected from local use taxes, utility taxes, grant monies, and property taxes.
- Expenditures that have been less than budgeted.
- Fringe benefits that are trending over budget.
- Expenses related to maintaining Village Hall.
- Expenses that are offset by a grant from ComEd for crosswalk flashing beacons, and expenses for the purchase of cameras that are offset by the Retail Theft Grant from the Illinois Attorney General's Office.
- Expenses that are trending under budget because of capital projects that will not be completed by the fiscal year end.
- Personnel-related savings due to vacancies in different departments.
- General Fund contributions to the annual street resurfacing program.
- Projected fund balance used to support operations with over one million in savings for cash flow.
- The General Fund operating position is better than expected by approximately \$870,000.00, and there is a higher fund balance than what was budgeted.
- The delay in Cook County property tax bills is due to Cook County's major technology conversion.
- Property tax bills were due December 15th, and so far, the Village has received only about **\$683,000.00** in property tax revenue, whereas the second installment of the Village's tax levy is approximately **\$3.5 million**.
- Cash flow issues that have resulted from Cook County's delay in tendering property tax receipts, the Village not being able to benefit from the interest that it normally earns on property tax revenues, and the steps the Village is taking to mitigate cash flow issues caused by Cook County's failure to timely distribute property tax revenues.
- Cook County has failed to provide a firm time period for the distribution of property tax receipts.
- It is uncertain when Cook County will distribute to the Village any of its property tax revenues.
- Cook County's untimely payment of property tax revenues has caused the Village to suffer from a loss of investment and interest revenue.
- Steps to consider for reducing the impact of this loss in property tax monies.
- The Water and Sewer Fund and payment for projects using cash on hand.
- Revenue from water and sewer sales, and the costs.

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- Penalty revenues are trending higher for residents. The Village is evaluating monthly billing for water and sewer to help residents budget and pay for services.
- Water purchase costs are projected to be higher, and this will be offset by lower overtime expenses.
- The Water and Sewer Fund balance is expected to decrease from \$1.8 million to \$1.7 million due to expenditures for capital infrastructure improvements.
- The water bill-to-purchase ratio is holding steady at 79%.
- The Village has healthy reserves that have been aided by the receipt of grant monies.
- The Village needs to continue to diversify revenue resources.
- In a worst-case scenario, it may be necessary for the Village to use interfund borrowing temporarily to support operations because of the decreased cash flow that has resulted from not receiving property tax revenues from Cook County.
- The Village has a very strong financial history that has aided it in successfully managing various financial issues such as that caused by Cook County not distributing property tax revenues.

Mayor Nelson advised the Board that Village Manager Wachtel first flagged in November of 2025 that issues will arise from Cook County's failure to timely send out property tax bills and distribute payments. The Village has been diligently contacting numerous Cook County officials about this problem and has not received a satisfactory response. The Village is also working with the South Suburban Mayors and Managers Association to build a coalition to lobby Cook County to solve this problem as soon as possible.

Mayor Nelson asked the Board for any questions and/or comments about the Village's mid-year financial review as reported by Village Manager Wachtel. Trustee Lofton praised the Village for being able to manage these issues on a high level and also inquired about the sources of grants received by the Village. Village Manager Wachtel advised that federal grants have been a large source of funding, and current federal grants have been put on hold pending administrative review. Trustee Dorsey inquired about interest being paid to the Village on delayed property tax payments. Village Manager Wachtel responded that this issue is being evaluated and turned to Village Attorney Ottosen for a response. Village Attorney Ottosen advised that Cook County is supposed to turn over money received from property taxes within 30 days; this has not happened, and there are discussions between various taxing agencies about whether litigation should be pursued against Cook County. Mayor Nelson advised that the goal is to work with Cook County to rectify this issue without resorting to litigation. Trustee Dorsey and Trustee Rodgers both voiced support for exploring litigation against Cook County. Trustee Daggett expressed his disappointment in Cook County for creating this problem and for its lack of adequate communication. Trustee Mustafa praised the Village directors and manager for having a strong history of successful financial

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management and expressed optimism that the Village will “weather this storm.” Trustee Mitros praised the Village for its strong financial history and noted that the Village has planned for situations like this for years.

OTHER BUSINESS

Mayor Nelson called for other business and the Board responded as follows:

Trustee Rodgers: Expressed thanks to the police department for handling the recent gun situation at Homewood-Flossmoor High School.

Trustee Daggett: Gave thanks for the Village’s MLK Day of Service, recommended everyone see the video created by Tom Dobrez called “A More Perfect Place” about the Village, and praised the police department and Village for the communications about the incident at the high school.

Trustee Dorsey: Was impressed by the large turnout for the Village’s MLK Day of Service and gave appreciation to the police department for its response at the high school.

Trustee Lofton: Wished everyone a Happy New Year.

Trustee Mitros: No comments.

Trustee Mustafa: Gave thanks to everyone in the community who volunteered from the Village’s MLK Day of Service events.

Clerk Porter: No Comments

Attorney Ottosen: Provided information about tax exemptions for overtime earnings. He will provide a client alert with this information.

Village Manager Wachtel: Gave thanks to the Flossmoor Police Department and neighboring police departments, who responded to the events at the high school. Also expressed thanks to Nicole Castagna and staff for their work to make Flossmoor’s MLK Day of Service a success.

Mayor Nelson stated the following:

- Crane’s Chicago Business highlighted Flossmoor’s 12% growth in its home prices while the rest of the Chicago area remained stagnant and praised the work done by Village staff, volunteers in the Village and all the Village partners for making this happen.

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- Plans for Chipotle and 7-Brew have been approved and will be presented to the Board in early February.
- Requested everyone to go to the Trader Joe's website to ask for a store location in Flossmoor.

EXECUTIVE SESSION:

Mayor Nelson called for a Motion to go into Executive Session to discuss the potential sale of Village-owned property. Trustee Daggett, so moved, Trustee Mustafa seconded.

A vote on the Motion was presented and passed unanimously by a roll call vote.

AYES: Trustees Daggett, Dorsey, Lofton, Mitros, Mustafa, and Rodgers
ABSENT: None
ABSTAIN: None
NAYS: None

RETURN TO REGULAR SESSION:

The Board returned from Executive Session and Mayor Nelson called the meeting to order at approximately 9:41p.m.

PRESENT: Mayor Nelson and Trustees Daggett, Dorsey, Lofton, Mitros, Mustafa, and Rodgers

ABSENT: None

ALSO PRESENT:

Bridget Wachtel, Village Manager
Jonathan Bogue, Asst Village Manager
Karl Ottosen, Village Attorney

ADJOURNMENT OF MEETING

Mayor Nelson called for a motion to adjourn the meeting. Trustee Mitros so moved, seconded by Trustee Daggett. All were in favor, none opposed.

AYES: Trustees Daggett, Dorsey, Lofton, Mitros, Mustafa, and Rodgers
ABSENT: None

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ABSTAIN: None

NAYS: None

The Regular Meeting was adjourned at approximately 9:42 p.m.

Respectfully Submitted,

Cecil E. Porter
Village Clerk

VILLAGE OF FLOSSMOOR
2/2/2026
CLAIMS LIST SUMMARY

HAND CHECKS	\$453,028.86
INVOICES	<u>\$315,438.45</u>
 TOTAL	 <u><u>\$768,467.31</u></u>

Village of Flossmoor Detail Board Report

Invoices Due On/Before: 02/02/26

Vendor Name	Invoice #	Invoice Date	Invoice Amount	PO #	Invoice Description	GL Number	GL Description	Line Amount
AMAZON CAPITAL SERVICES								
	1179RLDRDT4K	01/12/26	\$81.77		MARKERS/BLANK YARD SIGNS WITH STAKES			
						27-01-4-645	SPECIAL EVENTS/PROJECTS	\$81.77
	1K7L3M767XDP	01/09/26	\$27.01		CALENDAR BOOK			
						01-55-3-601	OFFICE SUPPLIES	\$27.01
	141LVTFNML4P	12/29/26	\$85.48		DRY ERASE MARKERS/DESKBOARD BUDDY			
						01-48-3-601	OFFICE SUPPLIES	\$85.48
	1HWLY9RNGKNG	12/29/26	\$342.00		SAMSUNG T7 PORTABLE SSD HARD DRIVE			
						01-48-3-607	COMPUTER EQUIPMENT & SUPP	\$342.00
	1MKXMLKCGP9M	12/29/26	\$342.00		SAMSUNG T7 PORTABLE SSD HARD DRIVE			
						01-48-3-607	COMPUTER EQUIPMENT & SUPP	\$342.00
	199N66RJDLOT	12/22/26	\$50.65		COFFEE KCUPS			
						01-41-4-652	COMMUNITY SERVICE ACTIVITI	\$50.65
	13JKHXL9GGF	12/22/26	\$902.79		TEK-MOUNT QUICK CONNECT MOUNTING SYSTEM FOR HOLSTERS			
						01-48-3-612	UNIFORMS & RELATED SUPPLIE	\$902.79
	16GCRX4H9FCM	12/22/26	\$22.28		FLASHLIGHT STRAP & EPAULET CLIP MOUNT ACCESSORY			
						01-48-3-612	UNIFORMS & RELATED SUPPLIE	\$22.28
	1CQVKTTGC4X7	01/14/26	\$252.53		2025 W-2/1099-NEC/1099-MISC FORMS			
						01-43-4-635	PRINTING	\$227.27
						08-10-4-635	PRINTING	\$12.63
						08-20-4-635	PRINTING	\$12.63
						VENDOR TOTAL:		\$2,106.51
BARCO PRODUCTS LLC								
	INVRCO35749	11/12/25	\$1,301.85		BENCH IN CBD ISLAND			
						01-55-7-772	CBD STREETScape IMPROVEME	\$1,301.85
	INVRCO36324	12/15/25	\$324.51		BENCH PLAQUE			
						27-01-3-619	PROGRAM COMMODITIES	\$324.51
						VENDOR TOTAL:		\$1,626.36
BAXTER & WOODMAN, INC.								
	0280160	12/15/25	\$2,761.00		FLOSS RD VIADUCT STORM SEWER PHASE 3			
						17-01-4-742	FLOSSMOOR RD VIAD CONS OB	\$2,761.00
	0280245	12/15/25	\$1,568.00		1413 HEATHER HILL PROJECT			
						07-01-7-762	1413 HEATHER HILL CRESCENT	\$1,568.00
	0280237	12/15/25	\$1,320.00		FLOSSMOOR RD SANITARY SEWER CS			
						08-21-7-750	CBD SANITARY SEWER RELOCA	\$1,320.00
	0280159	12/15/25	\$2,000.00		HEATHER HILL ELEM. DETENTION BASIN CS			
						17-01-4-742	FLOSSMOOR RD VIAD CONS OB	\$2,000.00

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Invoices Due On/Before: 02/02/26

Vendor Name	Invoice #	Invoice Date	Invoice Amount	PO #	Invoice Description	GL Number	GL Description	Line Amount
VENDOR TOTAL:								\$7,649.00
BENISTAR								
	02012026	01/23/26	\$1,109.20		FEBRUARY 2026 - RETIREES			
						01-00-0-219	HEALTH INSURANCE PAYABLE	\$1,109.20
VENDOR TOTAL:								\$1,109.20
BERKOTS SUPER FOODS								
	000169104	12/15/25	\$73.86		CAKE FOR SWEARING IN CEREMONY OF NEW POLICE OFFICERS 12/15/25			
						01-48-3-611	SPECIAL POLICE COMMODITIES	\$73.86
	000118175	12/18/25	\$83.25		HOLIDAY STAFF BREAKFAST			
						01-42-4-652	MEETINGS AND EVENTS	\$83.25
VENDOR TOTAL:								\$157.11
BMO FINANCIAL GROUP								
	BERK 101525	10/15/25	\$132.29		PARALLELS CPU SOFTWARE			
						01-49-6-672	DEPARTMENT IT MAINTENANCE	\$132.29
	BOOTH 101525	10/15/25	\$1,860.18		NOVOA/CALVERT BSA CONFERENCE LODGING			
						01-43-5-661	TRAINING	\$1,860.18
	KOPEC 101525	10/15/25	\$1,729.32		LED FLARES/LIFE BANDS/LIVE FIRE TRAINING LUNCH			
						01-49-6-671	VEHICLE MAINTENANCE	\$979.82
						01-49-3-622	EMS EQUIPMENT & SUPPLIES	\$371.25
						01-49-5-660	DUES AND SUBSCRIPTIONS	\$378.25
	KORTUM 101525	10/15/25	\$2,388.78		IL ARBOR CONF-BECKER/ILAWWA TRAINING/DULUTH TRADING/SAMS-COFFEE/ISPE BRUNKE			
						01-60-5-661	TRAINING	\$620.00
						01-60-5-661	TRAINING	\$210.00
						08-11-5-661	TRAINING	\$510.00
						01-60-3-612	UNIFORMS & RELATED SUPPLIE	\$368.42
						01-67-3-605	OPERATING SUPPLIES	\$344.36
						08-11-5-661	TRAINING	\$206.00
						01-55-5-661	TRAINING	\$130.00
	MERKLE 101525	10/15/25	\$738.00		GLOCK PROF-ARMORER TRAINING/OAKTOBERFEST EMPLOYEE MEALS/IL DEKALB-EBIKE SEMINAR			
						01-48-5-661	TRAINING	\$300.00
						01-48-5-661	TRAINING	\$300.00
						01-48-3-611	SPECIAL POLICE COMMODITIES	\$20.00
						01-48-3-611	SPECIAL POLICE COMMODITIES	\$25.00
						01-48-3-611	SPECIAL POLICE COMMODITIES	\$25.00
						01-48-3-611	SPECIAL POLICE COMMODITIES	\$10.00
						01-48-3-611	SPECIAL POLICE COMMODITIES	\$23.00

Village of Flossmoor

Detail Board Report

Invoices Due On/Before: 02/02/26

Vendor Name								
Invoice #	Invoice Date	Invoice Amount	PO #	Invoice Description	GL Number	GL Description	Line Amount	
MILOVANOVIC 1015	10/15/25	\$465.00		IAFSM ANNUAL CONFERENCE-BRUNKE	01-48-5-661	TRAINING	\$35.00	
					07-01-5-661	TRAINING	\$465.00	
NOVOA 101525	10/15/25	\$1,594.19		CUSTOM CUP COFFEE-SPRINGFIELD/DOUBLETREE-SPRINGFIELD/CHARLOTTE TAXI/INK N IVY/CHARLOTTE MARRIOTT	01-43-5-661	TRAINING	\$30.55	
					01-43-5-661	TRAINING	\$487.92	
					01-43-5-661	TRAINING	\$39.96	
					01-43-5-661	TRAINING	\$105.67	
					01-43-5-661	TRAINING	\$930.09	
WEGMANN 101525	10/15/25	\$287.33		IL TOLLWAY/SAMS CLUB-KITCHEN & CLEANING SUPPLIES/GALLS-FILKINS UNIFORM	01-48-3-605	OPERATING SUPPLIES	\$15.39	
					01-48-3-611	SPECIAL POLICE COMMODITIES	\$72.20	
					01-48-3-612	UNIFORMS & RELATED SUPPLIE	\$199.74	
BOGUE 101525	10/15/25	\$261.14		IL CITY COUNTY DEKALB-ILCMA/FACEBOOK ADS/NETWORK SOLUTIONS-WEBSITE HOST/SHRIMP & CHICKEN-DPW MEALS	01-42-5-661	TRAINING	\$65.00	
					01-41-4-638	ADVERTISING	\$25.00	
					01-41-4-638	ADVERTISING	\$27.00	
					01-41-4-638	ADVERTISING	\$20.53	
					01-42-4-645	WEBSITE APPLICATIONS	\$45.99	
					01-41-4-638	ADVERTISING	\$29.00	
					01-41-4-638	ADVERTISING	\$31.00	
					01-41-4-657	OAKTOBERFEST	\$17.62	
KORTUM 071525 2	10/15/25	\$56.94		SAMS CLUB-RESTOCK DPW SOAP & BATTERIES	01-67-3-605	OPERATING SUPPLIES	\$56.94	
WACHTEL 101525	10/15/26	\$542.04		ZOOM/SOUTHWEST AIRLINES-ICMA/OAKTOBERFEST MEALS TACOS & SHRIMP CHICKEN	01-42-4-645	WEBSITE APPLICATIONS	\$207.90	
					01-42-5-661	TRAINING	\$163.48	
					01-42-5-661	TRAINING	\$123.48	
					01-41-4-657	OAKTOBERFEST	\$32.86	
					01-41-4-657	OAKTOBERFEST	\$14.32	
VENDOR TOTAL:							\$10,055.21	
BOUND TREE MEDICAL LLC								
8630516	12/17/25	\$172.45		PT MOVERS	01-49-3-622	EMS EQUIPMENT & SUPPLIES	\$172.45	
VENDOR TOTAL:							\$172.45	

Village of Flossmoor
Detail Board Report
Invoices Due On/Before: 02/02/26

Vendor Name	Invoice #	Invoice Date	Invoice Amount	PO #	Invoice Description	GL Number	GL Description	Line Amount
BRITE								
INV38376	04/04/25	\$16,080.00			GETAC CLOUD VIDEO STORAGE 2026	01-48-6-678	CLOUD VIDEO STORAGE	\$16,080.00
							VENDOR TOTAL:	\$16,080.00
CALUMET CITY PLUMBING								
70920	12/21/25	\$5,037.00			829 GARNDER WATER MAIN BREAK	08-13-3-619	PROGRAM COMMODITIES	\$5,037.00
							VENDOR TOTAL:	\$5,037.00
NICOLE CASTAGNA								
11426	01/14/26	\$12.80			POSTAGE REIMBURSEMENT - APPAREL ORDER	27-01-4-634	MISCELLANEOUS SERVICES	\$12.80
							VENDOR TOTAL:	\$12.80
CENTRAL PARTS WAREHOUSE								
787829	12/03/26	\$336.00			BILL CORRECTION/PLOW PARTS/BLADES/SHOP SUPPLIES	01-61-6-677	PROGRAM MAINTENANCE	\$336.00
							VENDOR TOTAL:	\$336.00
CHICAGO COMMUNICATIONS, LLC.								
366730	01/09/26	\$94.80			RADIO MAINTENANCE	01-50-6-676	RADIO SYSTEM MAINTENANCE	\$94.80
							VENDOR TOTAL:	\$94.80
CHICAGO TRIBUNE								
130199808000	01/30/26	\$139.50			PLAN COMM LEGAL NOTICES-PUD 2 DRIVE-THRU/TOWNHOME-RESTAURANT	01-45-4-638	ADVERTISING	\$60.00
						01-45-4-638	ADVERTISING	\$79.50
							VENDOR TOTAL:	\$139.50
CLARKES GARDEN CENTER & STONE DEPOT								
2851	10/02/25	\$444.65			OAKTOBER FEST DECOR	01-41-4-657	OAKTOBERFEST	\$444.65
3100	10/10/25	\$225.00			OAKTOBER FEST MULCH	08-12-3-619	PROGRAM COMMODITIES	\$75.00
						08-22-3-619	PROGRAM COMMODITIES	\$75.00
						09-01-3-620	GROUND REPAIR MATERIAL	\$75.00

Village of Flossmoor
Detail Board Report
Invoices Due On/Before: 02/02/26

Vendor Name

Invoice #	Invoice Date	Invoice Amount	PO #	Invoice Description	GL Number	GL Description	Line Amount
VENDOR TOTAL:							\$669.65
COMED							
0025482000 122325	12/23/25	\$64.09		CENTRAL DRIVE ALLEY LIGHTS 11/26/25-12/23/25			
					02-01-4-630	ELECTRIC, POWER, AND LIGHT	\$64.09
9484057000 120525	12/05/25	\$77.15		CBD STREET LIGHTS 10/24/25-11/22/25			
					40-33-4-634	MISCELLANEOUS SERVICES	\$77.15
6725003000 122325	12/23/25	\$31.29		CBD PEDESTAL POWER 11/22/25-12/23/25			
					40-33-4-634	MISCELLANEOUS SERVICES	\$31.29
3022002111 122325	12/23/25	\$162.62		HEATHER ROAD LIFT STA POWER 11/22/25-12/23/25			
					08-21-4-631	ELECTRIC, POWER, & LIGHT	\$162.62
6568992000 122325	12/23/25	\$77.29		STERLING TOWER POWER 11/22/25-12/23/25			
					08-11-4-631	ELECTRIC, POWER, AND LIGHT	\$77.29
VENDOR TOTAL:							\$412.44
COOK COUNTY TREASURER							
20254	01/03/26	\$1,810.02		TRAFFIC SIGNAL MAINTENANCE 10/1/25-12/31/25			
					02-01-4-630	ELECTRIC, POWER, AND LIGHT	\$1,810.02
VENDOR TOTAL:							\$1,810.02
CORE & MAIN LP							
Y324060	12/31/25	\$2,961.08		WATER MAIN CLAMPS			
					08-13-3-619	PROGRAM COMMODITIES	\$2,961.08
VENDOR TOTAL:							\$2,961.08
RICHARD G. CRUSOR, JR.							
10826	01/08/26	\$495.00		ADMIN HEARING OFFICER - 12/11/2025			
					01-44-4-646	LOCAL ADJUDICATION SERVICE	\$495.00
VENDOR TOTAL:							\$495.00
DACRA TECH LLC							
DT202511048	11/30/25	\$1,000.00		DACRA MUNICIPAL ENFORCEMENT SYSTEM-NOVEMBER 2025			
					01-44-4-646	LOCAL ADJUDICATION SERVICE	\$1,000.00
VENDOR TOTAL:							\$1,000.00
CHRIS D'APICE							
11526	01/15/26	\$125.00		REIMBURSEMENT FOR CDL YEARLY PHYSICAL			
					01-60-4-636	PRE-EMPLOYMENT PHYSICALS	\$125.00
VENDOR TOTAL:							\$125.00

Village of Flossmoor
Detail Board Report
Invoices Due On/Before: 02/02/26

Vendor Name	Invoice #	Invoice Date	Invoice Amount	PO #	Invoice Description	GL Number	GL Description	Line Amount
DETECTACHEM INC								
INV21753	12/29/25	\$76.82			MOBILE DETECT POUCHES-MULTI DRUG/CANNABIS	26-01-3-610	MISCELLANEOUS	\$76.82
							VENDOR TOTAL:	\$76.82
EAGLE UNIFORM CO INC								
442533	01/02/26	\$590.55			UNIFORM LEVY	01-48-3-612	UNIFORMS & RELATED SUPPLIE	\$590.55
							VENDOR TOTAL:	\$590.55
EBEL'S ACE HARDWARE								
353372	01/09/26	\$7.19			OUTLET	01-67-3-620	REPAIR SUPPLIES	\$7.19
353385	01/12/26	\$30.58			DEGREASER SOAP	01-60-6-671	MAINTENANCE AND SUPPLIES	\$30.58
							VENDOR TOTAL:	\$37.77
ELEVATOR INSPECTION SVC CO INC								
00354265	12/26/25	\$320.00			ELEVATOR INSPECTIONS	01-53-4-658	ELEVATOR INSPECTION SERVIC	\$320.00
							VENDOR TOTAL:	\$320.00
EVT TECHNOLOGIES								
7544	12/15/25	\$2,504.80			DRONE CHARGER AND 800 RADIO INSTALL FOR CAR 119	01-49-3-613	DRONE SUPPLIES	\$1,264.95
						01-49-3-621	COMMUNICATIONS EQUIPMENT	\$1,239.85
							VENDOR TOTAL:	\$2,504.80
EXPERT CHEMICAL & SUPPLY INC								
968345	01/05/26	\$492.53			SALT	01-61-6-677	PROGRAM MAINTENANCE	\$492.53
968422	01/09/26	\$215.46			RESTOCK SOAPS & URINAL SCREENS	01-67-3-616	CLEANING SUPPLIES	\$215.46
							VENDOR TOTAL:	\$707.99
EYES ON STERLING LLC								
51514280	12/13/26	\$330.00			PRESCRIPTION SAFETY GLASSES-KAWALAC	01-60-3-618	SAFETY EQUIPMENT & SUPPLIES	\$330.00
51514850	12/13/26	\$330.00			PRESCRIPTION SAFETY GLASSES-D'APICE	01-60-3-618	SAFETY EQUIPMENT & SUPPLIES	\$330.00

Village of Flossmoor Detail Board Report

Invoices Due On/Before: 02/02/26

Vendor Name								
Invoice #	Invoice Date	Invoice Amount	PO #	Invoice Description	GL Number	GL Description	Line Amount	
							VENDOR TOTAL:	\$660.00
FITZSIMMONS								
9331493	01/16/26	\$15.00		H TANKS				
					01-49-6-675	EMS EQUIPMENT MAINTENANCE	\$15.00	
							VENDOR TOTAL:	\$15.00
GALLAGHER MATERIALS CORP.								
41287 1	10/15/25	\$292.68		ASPHALT MIX				
					01-68-3-619	PROGRAM COMMODITIES	\$73.17	
					02-01-3-606	ASPHALT MIX	\$73.17	
					08-14-3-612	ASPHALT MIX	\$73.17	
					08-24-3-612	ASPHALT MIX	\$73.17	
42117	12/10/25	\$740.00		POTHOLE PATCHING				
					01-68-3-619	PROGRAM COMMODITIES	\$185.00	
					02-01-3-606	ASPHALT MIX	\$185.00	
					08-14-3-612	ASPHALT MIX	\$185.00	
					08-24-3-612	ASPHALT MIX	\$185.00	
							VENDOR TOTAL:	\$1,032.68
GALLS, LLC								
033414709	12/09/25	\$67.40		UNIFORMS & RELATED SUPPLIES-CAGLE GLOVE POUCH/KEY HOLDER				
					01-48-3-612	UNIFORMS & RELATED SUPPLIE	\$67.40	
033433421	12/10/25	\$164.86		UNIFORMS & RELATED SUPPLIES-SSERT JACKET				
					26-01-7-701	SO SUBURB EMERG RESP TEAM	\$164.86	
033446481	12/11/25	\$141.19		UNIFORMS & RELATED SUPPLIES- SSERT BOOTS				
					26-01-7-701	SO SUBURB EMERG RESP TEAM	\$141.19	
							VENDOR TOTAL:	\$373.45
GASVODA & ASSOCIATES INC								
INV25SVC0630	12/27/25	\$4,457.90		STATION MAINTENANCE VALVE, CONTROLLER, ANTENNA				
					09-01-6-683	LIFT STATION MAINTENANCE	\$1,200.00	
					09-01-7-714	LIFT STATION REHAB	\$3,257.90	
							VENDOR TOTAL:	\$4,457.90
GENERAL CODE								
PG000044617	12/31/25	\$1,000.00		SUPPLIEMENT #30				
					01-41-4-644	MUNICIPAL CODE UPDATES	\$1,000.00	
							VENDOR TOTAL:	\$1,000.00

Village of Flossmoor Detail Board Report

Invoices Due On/Before: 02/02/26

Vendor Name	Invoice #	Invoice Date	Invoice Amount	PO #	Invoice Description	GL Number	GL Description	Line Amount
HOLLAND PRINTING INC								
	78870	01/22/26	\$948.49		WATER BILLING ENVELOPES/REMINDER/SHUT OFF NOTICE/RECEIPTS			
						08-10-4-635	PRINTING	\$711.36
						08-20-4-635	PRINTING	\$237.13
							VENDOR TOTAL:	\$948.49
INTERSTATE BATTERY OF CHICAGO								
	493743	12/22/25	\$237.47		SQUAD 121 - REPLACEMENT BATTERY			
						01-48-6-671	VEHICLE MAINTENANCE & SUPP	\$237.47
							VENDOR TOTAL:	\$237.47
KONICA MINOLTA								
	9010739379	01/08/26	\$565.67		VH COPIER MAINTENANCE-BASE 1/8/26-2/7/26			
						01-43-6-670	OFFICE EQUIPMENT MAINTENA	\$565.67
	506106207	01/03/26	\$159.52		PD COPIER MAINTENANCE USAGE 12/4/25-1/3/26			
						01-48-6-674	COPIER MAINTENANCE	\$159.52
	506109198	01/04/26	\$50.00		PD COPIER MAINTENANCE BASE 1/4/26-2/3/26			
						01-48-6-674	COPIER MAINTENANCE	\$50.00
							VENDOR TOTAL:	\$775.19
LORENZ APPLIANCE INC.								
	M23591	11/14/25	\$1,140.00		REPLACEMENT DRYER			
						01-49-3-611	DORMITORY/STATION SUPPLIES	\$1,140.00
							VENDOR TOTAL:	\$1,140.00
MATTHEW O'SHEA CONSULTING INC.								
	79	12/01/25	\$3,000.00		LOBBYING SERVICES NOVEMBER 2025			
						01-41-4-632	LOBBYING SERVICES	\$3,000.00
							VENDOR TOTAL:	\$3,000.00
MENARDS								
	43735	12/30/25	\$189.00		SUMP PUMP FOR BUTTERFIELD LIFT STATION			
						09-01-3-615	SMALL TOOLS & EQUIPMENT	\$189.00
	42888	12/12/25	\$12.90		REFLECTIVE MARKERS			
						01-61-3-615	SMALL TOOLS & EQUIPMENT	\$12.90
							VENDOR TOTAL:	\$201.90
MENARD'S-HOMEWOOD								
	13180	11/24/25	\$519.74		HOLIDAY LIGHTS			
						40-33-6-671	MAINTENANCE AND SUPPLIES	\$519.74

Village of Flossmoor
Detail Board Report
Invoices Due On/Before: 02/02/26

Vendor Name		Invoice #	Invoice Date	Invoice Amount	PO #	Invoice Description	GL Number	GL Description	Line Amount
14711		12/18/26	\$258.57			PARADE & SHOP SUPPLIES			
							08-11-3-605	OPERATING SUPPLIES	\$22.90
							07-01-6-671	MAINTENANCE AND SUPPLIES	\$139.99
							08-21-3-605	OPERATING SUPPLIES	\$8.99
							40-32-6-677	MAINTENANCE AND REPAIRS	\$86.69
								VENDOR TOTAL:	\$778.31
METRO FIRE CHIEFS ASSN OF ILLINOIS									
KOPEC 2026		01/26/26	\$50.00			KOPEC 2026 ANNUAL DUES			
							01-49-5-660	DUES AND SUBSCRIPTIONS	\$50.00
								VENDOR TOTAL:	\$50.00
MFE INSPECTION SOLUTIONS									
255393		12/26/25	\$320.00			DRONE SUPPLIES			
							01-49-3-613	DRONE SUPPLIES	\$320.00
								VENDOR TOTAL:	\$320.00
MILNE SUPPLY CO MUNSTER IN									
S100091340.001		07/18/25	\$31.38			FOR 2709 MARYLAND/WATER SPIGOT REPLACEMENT			
							08-11-6-677	WATER FACILITY MAINTENANCE	\$31.38
								VENDOR TOTAL:	\$31.38
MONARCH AUTO SUPPLY INC									
6981674467		01/08/26	\$44.36			FILKIN'S SQUAD WIPER BLADES			
							01-48-6-671	VEHICLE MAINTENANCE & SUPP	\$44.36
								VENDOR TOTAL:	\$44.36
MOTOROLA SOLUTIONS									
8282245275		12/02/25	\$291.60			NEW RADIO CABLES			
							01-49-3-621	COMMUNICATIONS EQUIPMENT	\$291.60
								VENDOR TOTAL:	\$291.60
MUNICIPAL GIS PARTNERS INC									
7924		09/30/25	\$6,005.04			GIS STAFFING			
							01-55-4-650	GIS CONSORTIUM	\$3,002.52
							08-11-4-650	GIS CONSORTIUM	\$1,501.26
							08-21-4-650	GIS CONSORTIUM	\$1,501.26
								VENDOR TOTAL:	\$6,005.04

NATIONAL PUBLIC EMPLOYER LABOR

Village of Flossmoor

Detail Board Report

Invoices Due On/Before: 02/02/26

Vendor Name	Invoice #	Invoice Date	Invoice Amount	PO #	Invoice Description	GL Number	GL Description	Line Amount
	20644	01/01/26	\$230.00		BOOTH 2026 STATE/NATIONAL MEMBERSHIP RENEWAL	01-43-5-660	DUES AND SUBSCRIPTIONS	\$230.00
							VENDOR TOTAL:	\$230.00
NEXT DAY PLUS								
	5366828	12/10/25	\$72.01		DPW COPIER MAINT 11/1/25-11/30/25	01-55-6-670	OFFICE EQUIPMENT MAINTENA	\$72.01
							VENDOR TOTAL:	\$72.01
NICOR GAS								
	25186956857 12292	12/29/25	\$62.38		WOODS LIFT STATION GAS BILL 11/25/25-12/26/25	08-21-4-631	ELECTRIC, POWER, & LIGHT	\$62.38
	96444410003 12192	12/19/25	\$1,676.59		DPWSC GAS BILL 11/20/25-12/19/25	01-67-4-653	GAS, ENERGY/PUMPS, & HEATIN	\$1,676.59
	39196092900 12172	12/17/25	\$169.33		STERLING PUMP STATION GAS BILL 11/18/25-12/17/26	08-11-4-631	ELECTRIC, POWER, AND LIGHT	\$169.33
	72380610005 12222	12/22/25	\$111.61		KEDZIE BOOSTER GAS BILL 11/21/25-12/22/2025	08-11-4-631	ELECTRIC, POWER, AND LIGHT	\$111.61
	84830610006 12292	12/29/25	\$3,404.48		VILLAGE HALL GAS BILL 11/26-12/29/2025	01-67-4-653	GAS, ENERGY/PUMPS, & HEATIN	\$3,404.48
							VENDOR TOTAL:	\$5,424.39
NORTH EAST MULTI-REGIONAL								
	394453	12/10/25	\$175.00		TRAINING: DUTY PISTOL OPTICS	01-48-5-661	TRAINING	\$175.00
							VENDOR TOTAL:	\$175.00
OMNISITE								
	105135	01/01/26	\$290.00		PUMP/LIFT STATIONS 1-YEAR ALARM MONITORING	08-11-6-677	WATER FACILITY MAINTENANCE	\$290.00
							VENDOR TOTAL:	\$290.00
ORKIN EXTERMINATING COMPANY								
	288901234	12/10/25	\$149.99		PEST CONTROL-VILLAGE HALL	01-67-4-634	MISCELLANEOUS SERVICES	\$149.99
	288900820	12/10/25	\$144.99		PEST CONTROL-DPWSC	01-67-4-634	MISCELLANEOUS SERVICES	\$144.99
							VENDOR TOTAL:	\$294.98
OTIS ELEVATOR								

Village of Flossmoor
Detail Board Report
Invoices Due On/Before: 02/02/26

Vendor Name	Invoice #	Invoice Date	Invoice Amount	PO #	Invoice Description	GL Number	GL Description	Line Amount
CYS16263001	11/24/25	\$4,432.00			ELEVATOR 11/11/2025 REPAIR	01-67-6-680	MAINTENANCE CONTRACTS	\$4,432.00
						VENDOR TOTAL:		\$4,432.00
OTTOSEN DINOLFO HASENBALG & CASTALD								
17872	10/31/25	\$345.00			MATTER: ANGLIN	01-44-4-643	UNPLANNED LITIGATION	\$345.00
18625	11/30/25	\$100.00			LABOR COUNSEL	01-44-4-644	OTHER LEGAL SERVICES	\$100.00
18195	10/31/25	\$200.00			LABOR COUNSEL	01-44-4-644	OTHER LEGAL SERVICES	\$200.00
							VENDOR TOTAL:	\$645.00
PARAMEDIC SERVICES OF ILLINOIS INC								
9437	01/01/26	\$72,500.00			SERVICES ENDING 1/31/26	01-49-4-650	CONTRACT FF/PM PERSONNEL	\$72,500.00
							VENDOR TOTAL:	\$72,500.00
PEERLESS NETWORK								
89634	01/16/26	\$114.28			DPW/PD POTS TELEPHONE 1/15/26-2/14/26	01-55-4-637	TELEPHONE	\$41.60
						01-50-4-637	TELEPHONE	\$72.68
87980	12/15/25	\$114.27			DPW/PD POTS TELEPHONE 12/15/24-1/14/26	01-55-4-637	TELEPHONE	\$41.59
						01-50-4-637	TELEPHONE	\$72.68
							VENDOR TOTAL:	\$228.55
PITNEY BOWES								
3107605130	01/04/26	\$1,115.31			FOLDING MACHINE LEASE 1123/25-2/22/26	01-43-6-670	OFFICE EQUIPMENT MAINTENA	\$1,115.31
							VENDOR TOTAL:	\$1,115.31
PREMISTAR-SOUTH								
INV000007778	11/12/02	\$2,351.00			HVAC MAINTENANCE AGREEMENT 12/1/25-12/31/25	01-67-6-680	MAINTENANCE CONTRACTS	\$2,351.00
							VENDOR TOTAL:	\$2,351.00
PUBLIC SAFETY DIRECT, INC.								
106658	01/07/26	\$126.00			VIADUCT BANNERS - MLK DAY OF SERVICE			

Village of Flossmoor Detail Board Report

Invoices Due On/Before: 02/02/26

Vendor Name								
Invoice #	Invoice Date	Invoice Amount	PO #	Invoice Description	GL Number	GL Description	Line Amount	
106624	12/19/25	\$130.00		FORD EXPLORER #325 - SIREN REPAIR	01-41-4-653	MARKETING PROGRAMS	\$126.00	
					01-48-6-671	VEHICLE MAINTENANCE & SUPP	\$130.00	
					VENDOR TOTAL:		\$256.00	
RELIABLE FIRE EQUIPMENT CO								
142732	12/17/25	\$590.00		MAINT. CONT. - ANNUAL FIRE ALARM	01-67-6-680	MAINTENANCE CONTRACTS	\$590.00	
					VENDOR TOTAL:		\$590.00	
KEN SCHMIDT								
1142026	01/14/26	\$125.00		REIMBURSEMNT FOR CDL ANNUAL PHYSICAL	01-60-4-636	PRE-EMPLOYMENT PHYSICALS	\$125.00	
					VENDOR TOTAL:		\$125.00	
SHARK SHREDDING INC.								
77698	01/15/26	\$126.50		VH/PD SHREDDING SERVICES CERT #93051	01-42-4-634	OTHER MISCELLANEOUS SERVIC	\$35.75	
					01-48-3-611	SPECIAL POLICE COMMODITIES	\$90.75	
					VENDOR TOTAL:		\$126.50	
77185	12/15/25	\$126.50		VH/PD SHREDDING SERVICES CERT #92324	01-42-4-634	OTHER MISCELLANEOUS SERVIC	\$35.75	
					01-48-3-611	SPECIAL POLICE COMMODITIES	\$90.75	
					VENDOR TOTAL:		\$253.00	
SHOREWOOD HOME & AUTO, INC.								
03498978	12/30/25	\$52.95		SNOWBLOWER CHUTE ASSEMBLY	01-61-3-615	SMALL TOOLS & EQUIPMENT	\$52.95	
					VENDOR TOTAL:		\$73.40	
03498123	12/17/25	\$20.45		SNOWBLOWER CHUTE MOUNT	01-61-3-615	SMALL TOOLS & EQUIPMENT	\$20.45	
					VENDOR TOTAL:		\$73.40	
SMITH GARSON, INC.								
1012253	12/01/25	\$5,000.00		LOBBYING SERVICES NOVEMBER 2025	01-41-4-632	LOBBYING SERVICES	\$5,000.00	
					VENDOR TOTAL:		\$5,000.00	
SOUTH SUBURBAN HUMANE SOCIETY								
001121	01/02/26	\$250.00		DECEMBER 2025 IMPOUNDS	01-48-4-645	ANIMAL CONTROL SERVICES	\$250.00	

Village of Flossmoor Detail Board Report

Invoices Due On/Before: 02/02/26

Vendor Name								
Invoice #	Invoice Date	Invoice Amount	PO #	Invoice Description	GL Number	GL Description	Line Amount	
							VENDOR TOTAL:	\$250.00
SSACOP								
01222026	01/22/26	\$75.00		FILKINS ANNUAL DUES 2026	01-48-5-660	DUES AND SUBSCRIPTIONS		\$75.00
							VENDOR TOTAL:	\$75.00
STRAND ASSOCIATES, INC								
0233475	12/10/25	\$1,030.00		FLOSSMOOR ROAD STP APPLICATION	01-55-4-630	PROFESSIONAL SERVICES		\$1,030.00
							VENDOR TOTAL:	\$1,030.00
SUBURBAN BUILDING OFFICIALS								
12726	01/26/26	\$100.00		2026 ANNUAL MEMBERSHIP & RENEWAL - BUGNER	01-53-5-660	DUES AND SUBSCRIPTIONS		\$100.00
							VENDOR TOTAL:	\$100.00
SUTTON FORD								
648684	12/15/25	\$172.70		SQUAD T12 : REPAIR COOLANT LEAK	01-48-6-671	VEHICLE MAINTENANCE & SUPP		\$172.70
							VENDOR TOTAL:	\$172.70
THIRD DIST. FIRE CHIEF'S ASSN.								
5749	01/05/26	\$125.00		BOX ALARM FEE 10/30/25	01-49-4-648	SPECIAL RESPONSE TEAM		\$125.00
							VENDOR TOTAL:	\$125.00
THOMSON REUTERS-WEST								
853014102	01/01/26	\$909.59		ONLINE/SOFTWARE SUBSCRIPTION	01-48-6-672	DEPARTMENT IT MAINTENANCE		\$909.59
							VENDOR TOTAL:	\$909.59
TRAINING CONCEPTS INC								
63139	03/25/25	\$20.00		BAUSCH: HEARTSAVER CPR/AED CARD	01-48-5-661	TRAINING		\$20.00
A250214	06/24/25	\$75.00		BAUSCH: ANNUAL FEE	01-48-5-661	TRAINING		\$75.00
							VENDOR TOTAL:	\$95.00
UDO'S PROFESSIONAL CAR WASH								

Village of Flossmoor
Detail Board Report
Invoices Due On/Before: 02/02/26

Vendor Name								
Invoice #	Invoice Date	Invoice Amount	PO #	Invoice Description	GL Number	GL Description	Line Amount	
INV000038	01/01/26	\$67.00		CAR WASH - DECEMBER 2025	01-48-6-671	VEHICLE MAINTENANCE & SUPP	\$67.00	
							VENDOR TOTAL:	\$67.00
UNIFORMS DIRECT								
O1007236	12/23/25	\$666.00		INTERN DUTY SWEATSHIRTS	01-49-3-612	UNIFORMS & RELATED SUPPLIE	\$666.00	
O1007345	12/23/25	\$100.00		CAMILLI ZIP UP HOODIE	01-49-3-612	UNIFORMS & RELATED SUPPLIE	\$100.00	
O1007234	11/21/25	\$384.00		REPLENISH CAPS	01-49-3-612	UNIFORMS & RELATED SUPPLIE	\$384.00	
O1007539	12/26/25	\$100.00		ZIP-UP HOODIE	01-49-3-612	UNIFORMS & RELATED SUPPLIE	\$100.00	
							VENDOR TOTAL:	\$1,250.00
UNITED PARCEL SERVICE								
0000F36604026 011	01/10/26	\$24.61		IEPA MONTHLY REPORTS	01-55-3-603	POSTAGE	\$24.61	
							VENDOR TOTAL:	\$24.61
US BANK ST PAUL								
8008688	12/24/25	\$575.00		GENERAL OBLIGAION BOND SERIES 2014	06-01-8-837	AGENT FEES - 2014 GO ISSUE	\$575.00	
							VENDOR TOTAL:	\$575.00
VERDANT COMMERCIAL CAPITAL								
905972282	01/14/26	\$1,874.00		TELEPHONE LEASE AGRMT #717-8249892-001	01-42-4-637	TELEPHONE	\$211.76	
					01-43-4-637	TELEPHONE	\$140.55	
					01-48-4-637	TELEPHONE	\$648.40	
					01-50-4-637	TELEPHONE	\$140.55	
					01-49-4-637	TELEPHONE	\$352.31	
					01-53-4-637	TELEPHONE	\$112.44	
					01-55-4-637	TELEPHONE	\$267.99	
							VENDOR TOTAL:	\$1,874.00
VILLAGE OF HOMEWOOD								
12324	01/07/27	\$136,798.05		HOMEWOOD WATER BILL 11/30/25-12/31/25	08-11-4-635	HOMEWOOD-LAKE MICHIGAN W	\$136,798.05	

Village of Flossmoor
Detail Board Report
Invoices Due On/Before: 02/02/26

Vendor Name								
Invoice #	Invoice Date	Invoice Amount	PO #	Invoice Description	GL Number	GL Description	Line Amount	
						VENDOR TOTAL:		\$136,798.05
WORKING WELL								
08052024	08/05/24	\$387.03		EMPLOYEE POST INJURY EXAM	01-55-4-636	PRE-EMPLOYMENT PHYSICALS		\$387.03
						VENDOR TOTAL:		\$387.03

Village of Flossmoor
Detail Board Report
Invoices Due On/Before: 02/02/26

Vendor Name

Invoice #	Invoice Date	Invoice Amount	PO #	Invoice Description	GL Number	GL Description	Line Amount
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Total Amount Being Paid: \$315,438.45

Total Number of Invoices: 131

AP VENDOR ACTIVITY REPORT FOR VILLAGE OF FLOSSMOOR

Activity From 02/02/2026 To 02/03/2026

Vendor Code	Vendor Name	1099	Invoice Total	Check Total	Difference
AMAZON	AMAZON CAPITAL SERVICES	N	2,106.51	0.00	2,106.51
BARCO	BARCO PRODUCTS LLC	N	1,626.36	0.00	1,626.36
BAXTER&W	BAXTER & WOODMAN, INC.	N	7,649.00	0.00	7,649.00
BENISTAR	BENISTAR	N	1,109.20	0.00	1,109.20
BERKOTS	BERKOTS SUPER FOODS	N	157.11	0.00	157.11
BMOFIN	BMO FINANCIAL GROUP	N	10,055.21	0.00	10,055.21
BOUND	BOUND TREE MEDICAL LLC	Y	172.45	0.00	172.45
BRITE	BRITE	N	16,080.00	0.00	16,080.00
CALCITYP	CALUMET CITY PLUMBING	N	5,037.00	0.00	5,037.00
CASTAGNAN	NICOLE CASTAGNA	N	12.80	0.00	12.80
CENTRALP	CENTRAL PARTS WAREHOUSE	N	336.00	0.00	336.00
CHICOMM	CHICAGO COMMUNICATIONS, LLC.	Y	94.80	0.00	94.80
CHICAGOTRI	CHICAGO TRIBUNE	N	139.50	0.00	139.50
CLARKS	CLARKES GARDEN CENTER & STON	N	669.65	0.00	669.65
COM6568	COMED	N	77.29	0.00	77.29
COM3022	COMED	N	162.62	0.00	162.62
COM9484	COMED	N	77.15	0.00	77.15
COM0025	COMED	N	64.09	0.00	64.09
COM6725	COMED	N	31.29	0.00	31.29
COOKCOUN	COOK COUNTY TREASURER	N	1,810.02	0.00	1,810.02
CORE&MAI	CORE & MAIN LP	Y	2,961.08	0.00	2,961.08
CRUSOR	RICHARD G. CRUSOR, JR.	Y	495.00	0.00	495.00
DACRA	DACRA TECH LLC	Y	1,000.00	0.00	1,000.00
DAPICECH	CHRIS D'APICE	N	125.00	0.00	125.00
DETECTA	DETECTACHEM INC	N	76.82	0.00	76.82
EAGLEUNI	EAGLE UNIFORM CO INC	N	590.55	0.00	590.55
EBELSACE	EBEL'S ACE HARDWARE	N	37.77	0.00	37.77
ELEVATOR	ELEVATOR INSPECTION SVC CO I	N	320.00	0.00	320.00
EVTECH	EVT TECHNOLOGIES	N	2,504.80	0.00	2,504.80
EXPERT	EXPERT CHEMICAL & SUPPLY INC	N	707.99	0.00	707.99
EYES	EYES ON STERLING LLC	N	660.00	0.00	660.00
FITZSIMM	FITZSIMMONS	N	15.00	0.00	15.00
GALLAMAT	GALLAGHER MATERIALS CORP.	N	1,032.68	0.00	1,032.68
GALLS	GALLS, LLC	N	373.45	0.00	373.45
GASVODA	GASVODA & ASSOCIATES INC	N	4,457.90	0.00	4,457.90
GENERALC	GENERAL CODE	Y	1,000.00	0.00	1,000.00
HOLLANDP	HOLLAND PRINTING INC	N	948.49	0.00	948.49
INTERSTA	INTERSTATE BATTERY OF CHICAG	N	237.47	0.00	237.47
KONICAVH	KONICA MINOLTA	N	565.67	0.00	565.67
KONICAPD	KONICA MINOLTA BUSINESS SOLU	N	209.52	0.00	209.52
LORENZ	LORENZ APPLIANCE INC.	N	1,140.00	0.00	1,140.00
MATTHEWO	MATTHEW O'SHEA CONSULTING IN	N	3,000.00	0.00	3,000.00
MENARDS	MENARDS	N	201.90	0.00	201.90
MENARDHM	MENARD'S-HOMEWOOD	N	778.31	0.00	778.31
METROFIRE	METRO FIRE CHIEFS ASSN OF IL	N	50.00	0.00	50.00
MFE	MFE INSPECTION SOLUTIONS	N	320.00	0.00	320.00
MILNE	MILNE SUPPLY CO MUNSTER IN	N	31.38	0.00	31.38
MONARCH	MONARCH AUTO SUPPLY INC	N	44.36	0.00	44.36
MOTOROLA	MOTOROLA SOLUTIONS	N	291.60	0.00	291.60
MUNICIPALG	MUNICIPAL GIS PARTNERS INC	N	6,005.04	0.00	6,005.04
NPELRA	NATIONAL PUBLIC EMPLOYER LAB	N	230.00	0.00	230.00
NEXTDAY	NEXT DAY PLUS	N	72.01	0.00	72.01
NICOR-VH	NICOR GAS	N	3,404.48	0.00	3,404.48
NICOR-DPW	NICOR GAS	N	1,676.59	0.00	1,676.59
NICOR-KEDZ	NICOR GAS	N	111.61	0.00	111.61
NICOR-WOOD	NICOR GAS	N	62.38	0.00	62.38
NICOR-STER	NICOR GAS	N	169.33	0.00	169.33
NOEASTMR	NORTH EAST MULTI-REGIONAL	N	175.00	0.00	175.00
OMNISITE	OMNISITE	N	290.00	0.00	290.00
ORKIN	ORKIN EXTERMINATING COMPANY	N	294.98	0.00	294.98
OTIS	OTIS ELEVATOR	N	4,432.00	0.00	4,432.00
OTTOSEN	OTTOSEN DINOLFO HASENBALG &	Y	645.00	0.00	645.00
PARAMEDICS	PARAMEDIC SERVICES OF ILLINO	N	72,500.00	0.00	72,500.00
PEERLESS	PEERLESS NETWORK	N	228.55	0.00	228.55
PITNEY	PITNEY BOWES	N	1,115.31	0.00	1,115.31
PREMISTAR	PREMISTAR-SOUTH	Y	2,351.00	0.00	2,351.00
PUBSAFET	PUBLIC SAFETY DIRECT, INC.	N	256.00	0.00	256.00
RELIABLE	RELIABLE FIRE EQUIPMENT CO	N	590.00	0.00	590.00
SCHMIDTK	KEN SCHMIDT	N	125.00	0.00	125.00
SHARK	SHARK SHREDDING INC.	N	253.00	0.00	253.00
SHOREWOO	SHOREWOOD HOME & AUTO, INC.	N	73.40	0.00	73.40
SMITHGAR	SMITH GARSON, INC.	N	5,000.00	0.00	5,000.00
SSHUMANE	SOUTH SUBURBAN HUMANE SOCIET	N	250.00	0.00	250.00
SSACOP	SSACOP	N	75.00	0.00	75.00
STRAND	STRAND ASSOCIATES, INC	N	1,030.00	0.00	1,030.00
SUBBUILD	SUBURBAN BUILDING OFFICIALS	N	100.00	0.00	100.00
SUTTONFO	SUTTON FORD	N	172.70	0.00	172.70
THIRDDFC	THIRD DIST. FIRE CHIEF'S ASS	N	125.00	0.00	125.00
THOMWEST	THOMSON REUTERS-WEST	N	909.59	0.00	909.59
TRAINING	TRAINING CONCEPTS INC	N	95.00	0.00	95.00
UDOS	UDO'S PROFESSIONAL CAR WASH	N	67.00	0.00	67.00

AP VENDOR ACTIVITY REPORT FOR VILLAGE OF FLOSSMOOR

Activity From 02/02/2026 To 02/03/2026

Vendor Code	Vendor Name	1099	Invoice Total	Check Total	Difference
UNIFORMSD	UNIFORMS DIRECT	Y	1,250.00	0.00	1,250.00
UPS	UNITED PARCEL SERVICE	N	24.61	0.00	24.61
US BANK	US BANK ST PAUL	N	575.00	0.00	575.00
VERDANT	VERDANT COMMERCIAL CAPITAL	N	1,874.00	0.00	1,874.00
VILHMD	VILLAGE OF HOMEWOOD	N	136,798.05	0.00	136,798.05
WORKING	WORKING WELL	Y	387.03	0.00	387.03
Report Total:			Total: 315,438.45	Total: 0.00	

Village of Flossmoor Detail Board Report

Manual Checks Issued: 01/23/26 thru 01/23/26

Vendor Name									
Invoice #	Invoice Date	Amount	Check #	Check Date	PO #	Invoice Description	GL Number	GL Description	Line Amount
BCBSIL									
FEBRUARY 2026	01/16/26	\$135,101.42	85748	01/23/26		FEBRUARY 2026 PREMIUM			
							01-00-0-219	HEALTH INSURANCE PAYABLE	\$27,488.74
							01-42-2-590	HEALTH INSURANCE PREMIUM	\$7,665.55
							01-43-2-590	HEALTH INSURANCE PREMIUM	\$10,540.14
							01-48-2-590	HEALTH INSURANCE PREMIUM	\$47,242.81
							01-49-2-590	HEALTH INSURANCE PREMIUM	\$12,456.53
							01-50-2-590	HEALTH INSURANCE PREMIUM	\$4,790.97
							01-53-2-590	HEALTH INSURANCE PREMIUM	\$958.19
							01-55-2-590	HEALTH INSURANCE PREMIUM	\$1,916.39
							01-60-2-590	HEALTH INSURANCE PREMIUM	\$16,526.52
							01-00-0-219	HEALTH INSURANCE PAYABLE	\$2,254.02
							01-42-2-590	HEALTH INSURANCE PREMIUM	\$260.92
							01-43-2-590	HEALTH INSURANCE PREMIUM	\$358.77
							01-48-2-590	HEALTH INSURANCE PREMIUM	\$1,304.62
							01-49-2-590	HEALTH INSURANCE PREMIUM	\$424.00
							01-50-2-590	HEALTH INSURANCE PREMIUM	\$163.08
							01-53-2-590	HEALTH INSURANCE PREMIUM	\$32.62
							01-55-2-590	HEALTH INSURANCE PREMIUM	\$65.23
							01-60-2-590	HEALTH INSURANCE PREMIUM	\$652.32
								VENDOR TOTAL:	\$135,101.42
COMCAST									
260528406	01/01/26	\$1,036.00	85749	01/23/26		VH ETHERNET 1/1/26-1/31/26			
							01-42-4-639	WEBSITE & INTERNET SERVICES	\$1,036.00
0001666 010626	01/06/26	\$249.90	85750	01/23/26		VH & DPWSC INTERNET 1/10/26-2/9/26			
							01-42-4-639	WEBSITE & INTERNET SERVICES	\$249.90
								VENDOR TOTAL:	\$1,285.90
DEARBORN LIFE INSURANCE COMPANY									
FEBRUARY 2026	01/09/26	\$2,741.71	85751	01/23/26		2/1/26-2/28/26 PREMIUM-GROUP/ACCOUNT NUMBER F0142931			
							01-42-2-591	LIFE INSURANCE PREMIUM	\$41.64
							01-43-2-591	LIFE INSURANCE PREMIUM	\$52.05
							01-45-2-591	LIFE INSURANCE PREMIUM	\$20.82
							01-48-2-591	LIFE INSURANCE PREMIUM	\$150.95
							01-49-2-591	LIFE INSURANCE PREMIUM	\$62.46
							01-50-2-591	LIFE INSURANCE PREMIUM	\$41.64
							01-53-2-591	LIFE INSURANCE PREMIUM	\$5.21
							01-55-2-591	LIFE INSURANCE PREMIUM	\$20.82

Village of Flossmoor Detail Board Report

Manual Checks Issued: 01/23/26 thru 01/23/26

Vendor Name

Invoice #	Invoice Date	Amount	Check #	Check Date	PO #	Invoice Description	GL Number	GL Description	Line Amount
							01-60-2-591	LIFE INSURANCE PREMIUM	\$124.93
							01-00-0-219	HEALTH INSURANCE PAYABLE	\$401.14
							01-42-2-590	HEALTH INSURANCE PREMIUM	\$35.84
							01-43-2-590	HEALTH INSURANCE PREMIUM	\$49.28
							01-48-2-590	HEALTH INSURANCE PREMIUM	\$198.82
							01-49-2-590	HEALTH INSURANCE PREMIUM	\$58.24
							01-50-2-590	HEALTH INSURANCE PREMIUM	\$22.40
							01-53-2-590	HEALTH INSURANCE PREMIUM	\$4.48
							01-55-2-590	HEALTH INSURANCE PREMIUM	\$8.96
							01-60-2-590	HEALTH INSURANCE PREMIUM	\$96.54
							01-00-0-235	ACCIDENT VOL COVERAGE PAYAB	\$533.64
							01-00-0-236	CRITICAL ILLNESS VOL COVERAGE	\$811.85
								VENDOR TOTAL:	\$2,741.71
IL DIRECTOR OF EMPLOYMENT									
4TH QTR 2025	01/20/26	\$2,055.82	85752	01/23/26		UNEMPLOYMENT CONTRIBUTIONS-4TH QTR 2025			
							01-41-2-593	UNEMPLOYMENT CONTRIBUTIONS	\$20.56
							01-42-2-593	UNEMPLOYMENT CONTRIBUTIONS	\$143.91
							01-43-2-593	UNEMPLOYMENT CONTRIBUTIONS	\$185.02
							01-45-2-593	UNEMPLOYMENT CONTRIBUTIONS	\$41.12
							01-48-2-593	UNEMPLOYMENT CONTRIBUTIONS	\$740.10
							01-49-2-593	UNEMPLOYMENT CONTRIBUTIONS	\$370.05
							01-50-2-593	UNEMPLOYMENT CONTRIBUTIONS	\$123.35
							01-53-2-593	UNEMPLOYMENT CONTRIBUTIONS	\$20.56
							01-55-2-593	UNEMPLOYMENT CONTRIBUTIONS	\$82.23
							01-60-2-593	UNEMPLOYMENT CONTRIBUTIONS	\$328.92
								VENDOR TOTAL:	\$2,055.82
IRMA									
202620	12/23/25	\$308,942.00	85753	01/23/26		2026 ANNUAL CONTRIBUTION			
							01-42-4-640	IRMA-WORKERS COMP PREMIUM	\$3,089.42
							01-42-4-641	IRMA-LIABILITY PREMIUM	\$81,869.63
							01-43-4-640	IRMA-WORKERS COMP PREMIUM	\$3,089.42
							01-43-4-641	IRMA-LIABILITY PREMIUM	\$3,089.42
							01-45-4-640	IRMA-WORKERS COMP PREMIUM	\$3,089.42
							01-45-4-641	IRMA-LIABILITY PREMIUM	\$3,089.42
							01-50-4-640	IRMA-WORKERS COMP PREMIUM	\$3,089.42
							01-48-4-641	IRMA-LIABILITY PREMIUM	\$16,991.81
							01-49-4-640	IRMA-WORKERS COMP PREMIUM	\$9,268.26

Village of Flossmoor Detail Board Report

Manual Checks Issued: 01/23/26 thru 01/23/26

Vendor Name

Invoice #	Invoice Date	Amount	Check #	Check Date	PO #	Invoice Description	GL Number	GL Description	Line Amount
							01-49-4-641	IRMA-LIABILITY PREMIUM	\$27,804.78
							01-50-4-641	IRMA-LIABILITY PREMIUM	\$3,089.42
							01-53-4-640	IRMA-WORKERS COMP PREMIUM	\$3,089.42
							01-53-4-641	IRMA-LIABILITY PREMIUM	\$3,089.42
							01-55-4-640	IRMA-WORKERS COMP PREMIUM	\$3,089.42
							01-55-4-641	IRMA-LIABILITY PREMIUM	\$3,089.42
							01-60-4-640	IRMA-WORKERS COMP PREMIUM	\$33,983.62
							01-60-4-641	IRMA-LIABILITY PREMIUM	\$12,357.68
							01-48-4-640	IRMA-WORKERS COMP PREMIUM	\$92,682.60
								VENDOR TOTAL:	\$308,942.00
PURCHASE POWER									
01052026	01/06/26	\$2,902.01	85754	01/23/26		POSTAGE METER REFILL 12/10/25-WATER BILLING 12/26/25			
							01-42-3-603	POSTAGE	\$86.61
							08-20-3-603	POSTAGE	\$2.85
							01-45-3-603	POSTAGE	\$50.86
							01-48-3-603	POSTAGE	\$653.81
							01-49-3-603	POSTAGE	\$10.63
							01-53-3-603	POSTAGE	\$75.25
							01-55-3-603	POSTAGE	\$199.84
							08-10-3-603	POSTAGE	\$8.55
							08-20-3-603	POSTAGE	\$127.81
							01-43-3-603	POSTAGE	\$131.67
							08-20-3-603	POSTAGE	\$189.73
							01-43-3-603	POSTAGE	\$411.76
							08-10-3-603	POSTAGE	\$383.44
							08-10-3-603	POSTAGE	\$569.20
								VENDOR TOTAL:	\$2,902.01

Total Amount Being Paid: \$453,028.86

Total Number of Invoices: 7

AP VENDOR ACTIVITY REPORT FOR VILLAGE OF FLOSSMOOR

Activity From 01/23/2026 To 01/23/2026

Vendor Code	Vendor Name	1099	Invoice Total	Check Total	Difference
BCBSIL	BCBSIL	N	135,101.42	135,101.42	0.00
COMCAST3	COMCAST	N	249.90	249.90	0.00
COMCAST VH	COMCAST	N	1,036.00	1,036.00	0.00
FDLIFE	DEARBORN LIFE INSURANCE COMP	N	2,741.71	2,741.71	0.00
ILDIRECT	IL DIRECTOR OF EMPLOYMENT	N	2,055.82	2,055.82	0.00
IRMA	IRMA	N	308,942.00	308,942.00	0.00
PURCHASE	PURCHASE POWER	N	2,902.01	2,902.01	0.00
Report Total:			Total: 453,028.86	Total: 453,028.86	

MEMORANDUM



FLOSSMOOR

Welcoming. Beautiful. Connected.

TO: Bridget Wachtel, Village Manager
CC:
FROM: Jonathan Bogue, Assistant Village Manager
DATE: February 2, 2026
RE: **Consideration of an Ordinance Amending Article 1, Chapter 245 of the Village Municipal Code (E-Scooters and E-Bikes)**

The Village Board had two comprehensive discussions on E-Bike and E-Scooter regulations on November 3, 2025, and December 1, 2025. At the December meeting, the Board reached consensus to draft an ordinance that mirrors State regulations, so that violations may be referred to administrative adjudication rather than county court at the discretion of an officer. Additionally, the Board agreed to ban e-scooters on downtown sidewalks (B5 zoning district). The Ordinance amending Article 1, Chapter 245 is attached.

The Board also agreed to defer a discussion of the age requirement for Class 1 and 2 e-bikes to a later date, in hopes that the state legislature addresses this issue. Staff will push out educational campaigns related to the ordinance, as discussed. Additionally, staff will continue to coordinate with the Village of Homewood so that there may be symmetry between the two Villages' approaches.

Staff Recommendation

The Village Board approves an ordinance amending Article 1, Chapter 245 of the Municipal Code.

Strategic Initiative (s) Addressed

4.9. Maintain, enhance, and foster community safety.

**AN ORDINANCE OF THE VILLAGE OF FLOSSMOOR, COOK COUNTY,
ILLINOIS AMENDING ARTICLE 1, CHAPTER 245 OF
THE VILLAGE OF FLOSSMOOR MUNICIPAL CODE**

(E-Scooters and E-Bikes)

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, Chapter 245 of the Flossmoor Municipal Code provides for all matters regarding the construction, regulations and use of sidewalks and streets under the jurisdiction of the Village; and

WHEREAS, the Mayor and Board of Trustees believe it is in the interest of the safety of all pedestrians enjoying the amenities of the Village’s Central Business District to prohibit the use of e-scooters on all sidewalks within the Village “Downtown” and within its B-5 Zoning District; and

WHEREAS, it has also been determined that it is in the best interests of the Village that the laws of the State of Illinois regarding the use of E-bikes and E-scooters should be made a part of the Flossmoor Municipal Code,

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

Section 1: Title 1, Chapter 245 of the Village of Flossmoor Municipal Code is hereby amended by adding the following new Sections 245-1-21 and 245-1-22:

§ 245-1-21 Restrictions on Use of E-Scooters.

- A. It shall be unlawful to operate a low-speed electric scooter (e-scooter) on any sidewalk within the Village Central Business District (B-5 Zoning District).
- B. For purposes of this Chapter 245, a low speed electric scooter shall mean a device weighing less than 100 pounds, with 2 or 3 wheels, handlebars, and a floorboard that can be stood upon while riding, that is solely powered by an electric motor and human power, and whose maximum speed, with or

without human propulsion, is no more than 10 miles per hour. “Low-speed electric scooter” does not include a moped or motor-driven cycle.

C. Use of a low-speed electric scooter is prohibited by any person under the age of eighteen (18) years.

D. Any other restrictions on the use and configuration of the low-speed electric scooter as defined in 625 ILCS 5/11-1518[b-1] such as but not limited to:

- a. No operation on highways / state highways with posted speed limits >35 MPH
- b. Mandatory lights & reflectors if e-scooter is used at night
- c. Mandatory brake that can stop and hold the e-scooter
- d. Requirement to keep the e-scooter in good operating condition
- e. Prohibitions on siren use, carrying packages with both hands, multiple riders, attaching scooters to other vehicles and riding while under the influence

§ 245-1-22 Restrictions on Use of E-Bikes.

A. It shall be unlawful to operate a low-speed electric bicycle on the sidewalk.

B. It shall be unlawful to operate a Class 3 low-speed electric bicycle as defined in C, by any person under the age of 16.

C. For purposes of this chapter, a low-speed bicycle is a bicycle equipped with fully operable pedals and an electric motor of less than 750 watts that meets the requirements of one of the following classes:

- (a) “Class 1 low-speed electric bicycle” means a low-speed electric bicycle equipped with a motor that provides assistance only when the rider is pedaling and that ceases to provide assistance when the bicycle reaches a speed of 20 miles per hour.
- (b) “Class 2 low-speed electric bicycle” means a low-speed electric bicycle equipped with a motor that may be used exclusively to propel the bicycle and that is not capable of providing assistance when the bicycle reaches a speed of 20 miles per hour.

(c) "Class 3 low-speed electric bicycle" means a low-speed electric bicycle equipped with a motor that provides assistance only when the rider is pedaling and that ceases to provide assistance when the bicycle reaches a speed of 28 miles per hour.

D. No second passenger may ride on a low-speed electric bicycle.

E. Any other restrictions on the use and configuration of the low-speed electric bicycles as defined in 625 ILCS 5/1-140.10 as may be amended from time to time.

Section 2: This Ordinance shall be in full force and effect upon its passage, approval, and publication in pamphlet form as provided by law.

Passed by the Mayor and Board of Trustees of the Village of Flossmoor, Cook County, Illinois, this _____ day of _____, 2026.

AYES: _____

NAYS: _____

ABSENT: _____

ABSTAINED: _____

PASSED: _____

APPROVED: _____

PUBLISHED: _____

APPROVED:

Mayor

Attest:

Village Clerk

MEMORANDUM



FLOSSMOOR

Welcoming. Beautiful. Connected.

TO: Bridget Wachtel, Village Manager
CC:
FROM: Carl Estelle, Chief of Police
DATE: February 2, 2026
RE: **Consideration of an Ordinance Amending Chapters 100 and 150 of the Municipal Code (Alarm Permits and Fees)**

I am requesting an amendment to Chapters 100 and 150 of the Flossmoor Municipal Code to require an alarm permit from the Village Police Department and consent to the Village Police Department to respond to alarms from protection systems as provided in Sections 100-1-6 and 100-1-7 of Chapter 100 of the Code for residential and commercial properties. The Village will also implement a new fee and fine schedule, listed in the attached Ordinance.

At present, a residential or business owner only has to pay a one-time \$25 alarm permit fee that is transferable to any new owner or occupant of the residence or business. Currently, there is no annual fee for the services provided by the Police and Fire Departments, and as a consequence, there is no opportunity to ensure the Police Department has current contact information on file.

Further, we do not distinguish between residential and commercial fees, which is common in many municipalities.

Finally, the code currently provides new alarm permittees a 90-day grace period before false alarms are counted. Then, the Village permits one false alarm every quarter. Compared to other municipalities, this is very generous; it is common to have a graduated fee scale. The proposed code would provide a 30-day grace period for new installations; then two false alarms within a twelve-month period. Starting with the third alarm, there is a graduated fee scale.

To address this matter, the Police Department respectfully requests that the Village Board consider these amendments reflected within the attached ordinance.

**AN ORDINANCE OF THE VILLAGE OF FLOSSMOOR, COOK COUNTY, ILLINOIS,
AMENDING CHAPTERS 100 AND 150 OF THE VILLAGE OF FLOSSMOOR
MUNICIPAL CODE**

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 Illinois Constitution of the State of Illinois of 1970 and the laws of the State; and,

WHEREAS, the Village has determined that it is in the best interest of its residents to review and update sections of the Flossmoor Municipal Code (the “*Code*”) requiring an alarm permit from the Village Police Department and consent to the Village Police Department to respond to alarms from protection systems as provided in Section 100-1-6 and 100-1-7 of Chapter 100 of the Code; and

WHEREAS, a current review of all costs of the Police Department to provide such emergency services in responding to any alarm has demonstrated the need to amend Chapter 150, Article 3, which itemizes the charges for permitting, registration, and execution of the consent to the Police Department and to update such charges as hereinafter provided.

NOW, THEREFORE, BE IT ORDAINED by the Mayor and Board of Trustees of the Village of Flossmoor, Cook County, Illinois, that Chapter 100, Sections 100-1-6 and 100-1-7 and Chapter 150, Section 150-3-2 of the Flossmoor Municipal Code are hereby amended as follows:

Section 1. Section 100-1-6 of Chapter 100 is hereby deleted in its entirety and replaced with the following:

100-1-6 False alarms; responsibility for costs.

- A. For the purposes of defraying the costs to the Village of responding to a false alarm, the owner or lessee of an automatic protection device, and persons using the services of intermediaries, users of local alarms and users of any other kind of direct or indirect connection with the PSAP, except persons using two-way live voice communication by telephone such as 9-1-1, shall, as a condition to installation and continued operation of such equipment or service, register the alarm with the Village as provided on 100-1-7.

- B. Alarm users of an automatic alarm system in all property, shall be exempt from false alarm charges for the first 30 days following installation. Thereafter, false alarm charges shall be paid as described in Section 150-3-2 of this code.
- C. Alarm users are responsible for maintaining their systems. Upon false alarm activations, it is further the responsibility of the owner to repair and correct any malfunctions of the system. After receiving excessive false alarm activations, the Police Chief or Fire Chief may stop further emergency responses to alarms until the owner has made repairs to the system. In such cases, the keyholder or owner will be notified.

Section 2. Section 100-1-7 of Chapter 100 is hereby deleted in its entirety and replaced with the following:

§100-1-7 Permit application, annual registration.

- A. No alarm user shall install an alarm system in the Village without first obtaining a permit from the Chief of Police, as provided in C. Any alarm user who operates an alarm system without first having obtained a permit as required by this section, or who, after having a revoked permit, fails to disconnect the alarm system, shall be in violation of this article. Once installed, an alarm user shall annually register the alarm system as provided in B.
- B. All property owners who have an alarm system at any property within the Village shall annually register the alarm system with the Chief of Police and annually pay a registration fee as provided in Section 105-3-2.
- C. Permits authorizing installation of alarm systems shall be issued by the Chief of Police, provided the system complies with the provisions of this article, and the applicant pays the required permit fees. Annual registration of an alarm system shall be made with the Police Department on forms provided by the department.
- D. The Chief of Police shall be promptly advised if any alarm system for which a permit has been issued is removed or the use thereof discontinued.

Section 3. Section 150-3-2 of Chapter 150 is hereby amended by deleting said Section 150-3-2 in its entirety and replaced with the following:

§150-3-2 Police Department Fees.

	Fee
A. False Alarm (see §100-1-6)	\$50
3 rd False Alarm within a twelve-month period	\$50
4 th False Alarm within a twelve-month period	\$100
5 th False Alarm within a twelve-month period	\$150
6 th False Alarm within a twelve-month period	\$200
7 th and subsequent False Alarm within twelve -month period	\$250
B. Alarm Residential annual fee (see §100-1-7)	\$35
C. Alarm Commercial annual fee (see §100-1-7)	\$50
D. Alarm Permit Residential Application Fee (see §100-1-7)	\$35
E. Alarm Permit Commercial Application Fee (see §100-1-7)	\$50
F. Animal Licensing Fee (see §107-2-4)	\$15
G. Animal Licensing Transfer	\$5
H. Impounding Fee, Animals	At Cost
I. Impounding Fee, Bicycles	\$50
J. Automobile Towing	\$500

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

Passed this _____ day of _____, 2026.

AYES: _____

NAYS: _____

ABSENT: _____

ABSTAINED: _____

PASSED: _____

APPROVED: _____

PUBLISHED: _____

APPROVED:

Mayor

Attest:

Village Clerk

MEMORANDUM



FLOSSMOOR

Welcoming. Beautiful. Connected.

TO: Bridget Wachtel, Village Manager
CC:
FROM: Scott Bugner, Director of Building and Zoning
DATE: February 2, 2026
RE: **Consideration of an Ordinance Approving an Amendment to a Final Plan for a Planned Unit Development, a Special Use and a Plat of Re-subdivision -3900 Vollmer Road (Chipotle and 7 Brew)**

On January 15, 2026, the Plan Commission held a public hearing to consider a request for an amendment to a final plan for a planned unit development, a special use permit and a plat of re-subdivision for 2 restaurants with drive-thru facilities on lot B in Meijer Subdivision located at 3900 Vollmer Road.

The facts of the matter are as follows:

The developer, Joseph Development Flossmoor Outlot B LLC, is proposing to construct a 2,400 square foot single-story building with a 400-square-foot outdoor patio, and a drive-thru for a Chipotle Restaurant in addition to a 1,010 square foot drive-thru only 7 Brew restaurant on Meijer outlot B in a B-3 Planned Business Center District.

Outlot B is approximately 1.4 acres with dimensions 175 feet by 348 feet, which would be re-subdivided into two separate lots due to separate ownership. The proposed plat of re-subdivision includes a reciprocal easement agreement granting easements for access, stormwater drainage, necessary use, construction, and use of properties, as well as a maintenance agreement, indemnification, and insurance agreements. In addition, a sign easement is included for shared use of the monument sign.

Staff offers the following comments:

Zoning

The proposal meets all site, structure and parking regulations for the proposed uses and while signage is not yet indicated for the Chipotle portion of the development, it will meet Village zoning regulations as well as the requirements of the Meijer real estate agreement. This will include the sharing of a single monument sign, which will be located on the 7 Brew parcel. There were no requests for variation from any of the regulations within the B-3 zoning district.

At the close of the public hearing, the Plan Commission voted unanimously in favor of recommending the approval of an amendment to the final plan, a special use and a plat of re-subdivision.

The Developer will be in attendance to answer any questions or concerns.

The developer has indicated that the required MWRD and IEPA permits for stormwater retention and water main extension are ready to be submitted and that final building plans are on track to be submitted for building permits by the end of February.

If the proposed ordinance is approved, the developer has indicated completion and opening of both restaurants in the fall of 2026.

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

Given the file size of the engineering plans, they are not included in the Board packet. However, they will be available on screens if necessary.

- Application for Land Use Review
- Site, Elevation, Photometric and Landscaping Drawings
- Proposed Plat of Re-subdivision
- Proposed reciprocal access agreement
- Findings and Recommendations
- Legal notice
- Proposed Ordinance and Exhibit A

Strategic Initiative (s) Addressed

3.3 Target Development of Vacant Commercial Properties

ORDINANCE NO.
AN ORDINANCE OF THE VILLAGE OF FLOSSMOOR, COOK COUNTY, ILLINOIS,
APPROVING AN AMENDMENT TO A FINAL PLAN FOR A PLANNED UNIT
DEVELOPMENT, A SPECIAL USE AND A PLAT OF RE-SUBDIVISION - 3900
VOLLMER ROAD
(JOSEPH DEVELOPMENT - FLOSSMOOR LOT B LLC)
(CHIPOTLE AND 7 BREW)

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 Joseph Development – Flossmoor Lot B LLC is the contract purchaser (the “Petitioner”) of outlot B of the Meijer subdivision commonly known as 3900 Vollmer Road, legally described in Exhibit “A” (the “Subject Property”); and,

WHEREAS, The Petitioner is requesting an amendment to a final plan for a Planned Unit Development, a Special Use and a plat of re-subdivision to subdivide Lot B into two individual lots and construct two restaurants with drive-thru services; and,

WHEREAS, on January 15, 2026, 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 an amendment to a final plan for a Planned Unit Development, a Special Use and a Plat of Re-subdivision; 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 285-26-9., and, upon conclusion of the public hearing, issued its findings of fact and recommended approval of the Petitioner’s request to approve an amendment to a final plan for a Planned Unit Development and a Special Use Permit; and,

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

WHEREAS, the Petitioner has agreed to conform with the Plan Commission’s recommendations as described in the 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 an amendment to a final plan for a Planned Unit Development a Special Use and a plat of re-subdivision 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, and otherwise pursuant and subject to all of the provisions of (a) Article 16 Section 285-16-6 (B-3 Planned Business Center 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 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.

Passed this ____ day of _____, 2026.

AYES: _____

NOES: _____

ABSENT: _____

ABSTAINED: _____

PASSED: _____

APPROVED: _____

PUBLISHED: _____

APPROVED:

Mayor

ATTEST:

Village Clerk

EXHIBIT "A"

LEGAL DESCRIPTION LOT B – MEIJER SUBDIVISION

OUTLOT B IN FINAL PLAT OF SUBDIVISION OF MEIJER SUBDIVISION, BEING PART OF THE SOUTHWEST QUARTER OF SECTION 11, TOWNSHIP 35 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.



FLOSSMOOR

The following documents support the
memo explaining this item.

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. Petitions for PUD's must be received no later than forty-five (45) calendar days prior to the Plan Commission meeting.

PROPERTY INFORMATION

3900 Vollmer Rd. Outlot B - Meijer Subdivision

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

Joseph Development - Flossmoor Lot B LLC

Name of Applicant

1406 W. Fulton St. - Suite A2 Chicago, IL 60607

Applicant's Mailing Address

312-208-2500

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:

Meijer Stores Limited Partnership

Owner's Name

2929 Walker Avenue N.W., Grand Rapids, Michigan 49544

Owner's Address

616-498-1473

616-453-6711

Owner's Telephone Numbers

Owner's Work Telephone Number

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)?

Planned Unit Development - Retail Commercial

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

Lot B of the Meijer Shoppes is currently vacant land.

Please provide a brief description of the proposed request:

We are seeking approval to develop two single tenant retail uses on the property.

Chipotle Mexican Grill will be approx 2,400 sq ft. with indoor dining and a drive thru pick up window. They will also have an approx. 400 sq. ft. outdoor patio for seasonal dining.

7-Brew will be approx. 1,010 sq. ft. and will be a drive thru only facility.

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

Lot B is approx 1.4 acres. The property has approx. 175 ft of frontage along

Vollmer Rd. and is approx. 348 ft. deep with a shared access point to the west directly to Vollmer Rd. as well as access to the Meijer frontage Rd. to the north.

See attached a draft the ALTA survey. The parcel is approx. 60, 975 sq. ft. and is currently

vacant land. The site is level and graded. Existing improvements include grass and the property is fully improved with utility connections in preparation for future development. .

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

Yes it is....the site is in a PUD and the proposed development conforms to the PUD.

Applicant's Signature

12/22/25

Date

Jake Sweedyk

12/22/25

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

Date

Do Not Write Below, For Office Use Only:

Date Submitted:

12-23-25

Fee Paid:

\$300

Requested Hearing Date:

01-15-26

Date Published:

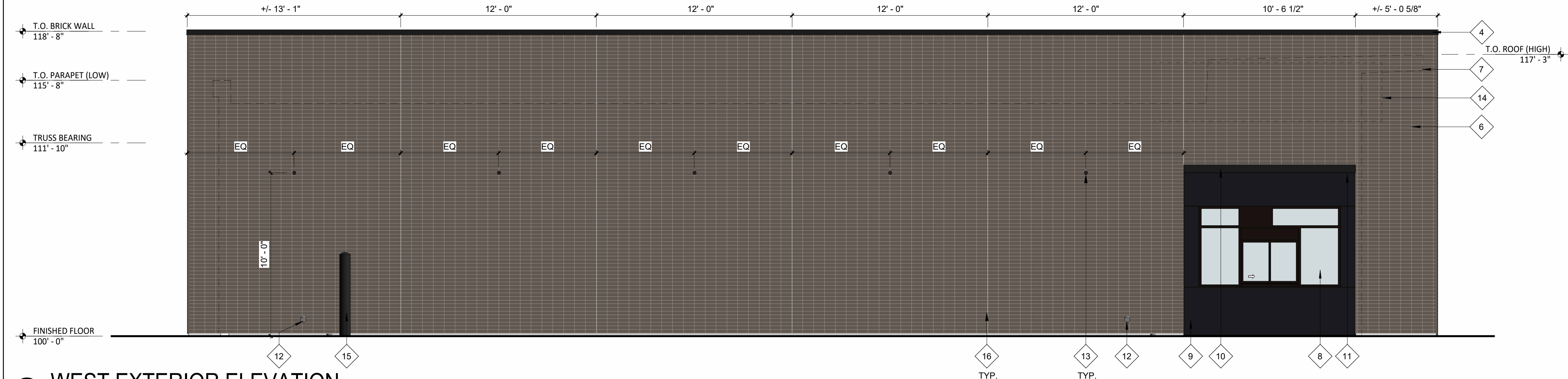
12-28-26

Date Residents Notified:

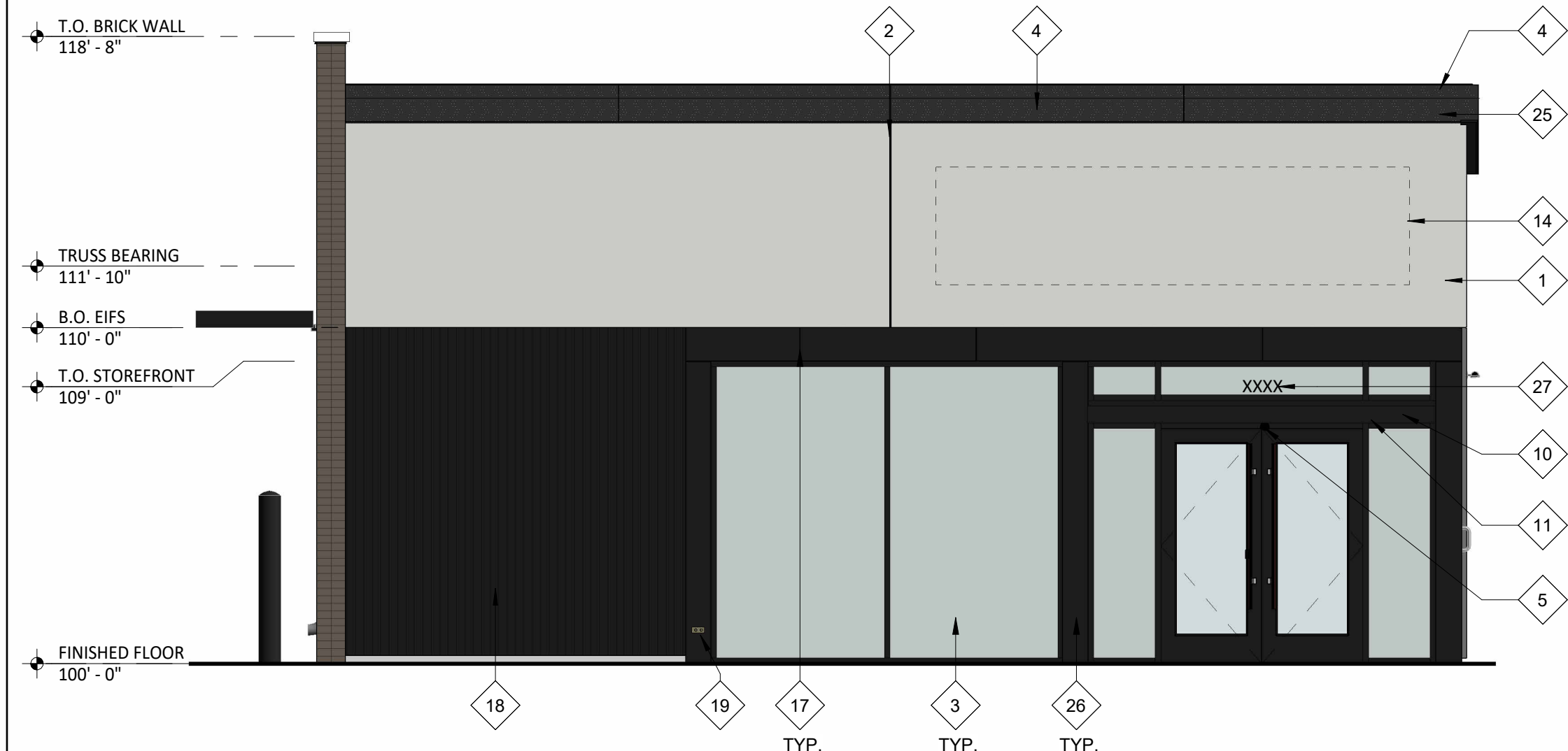
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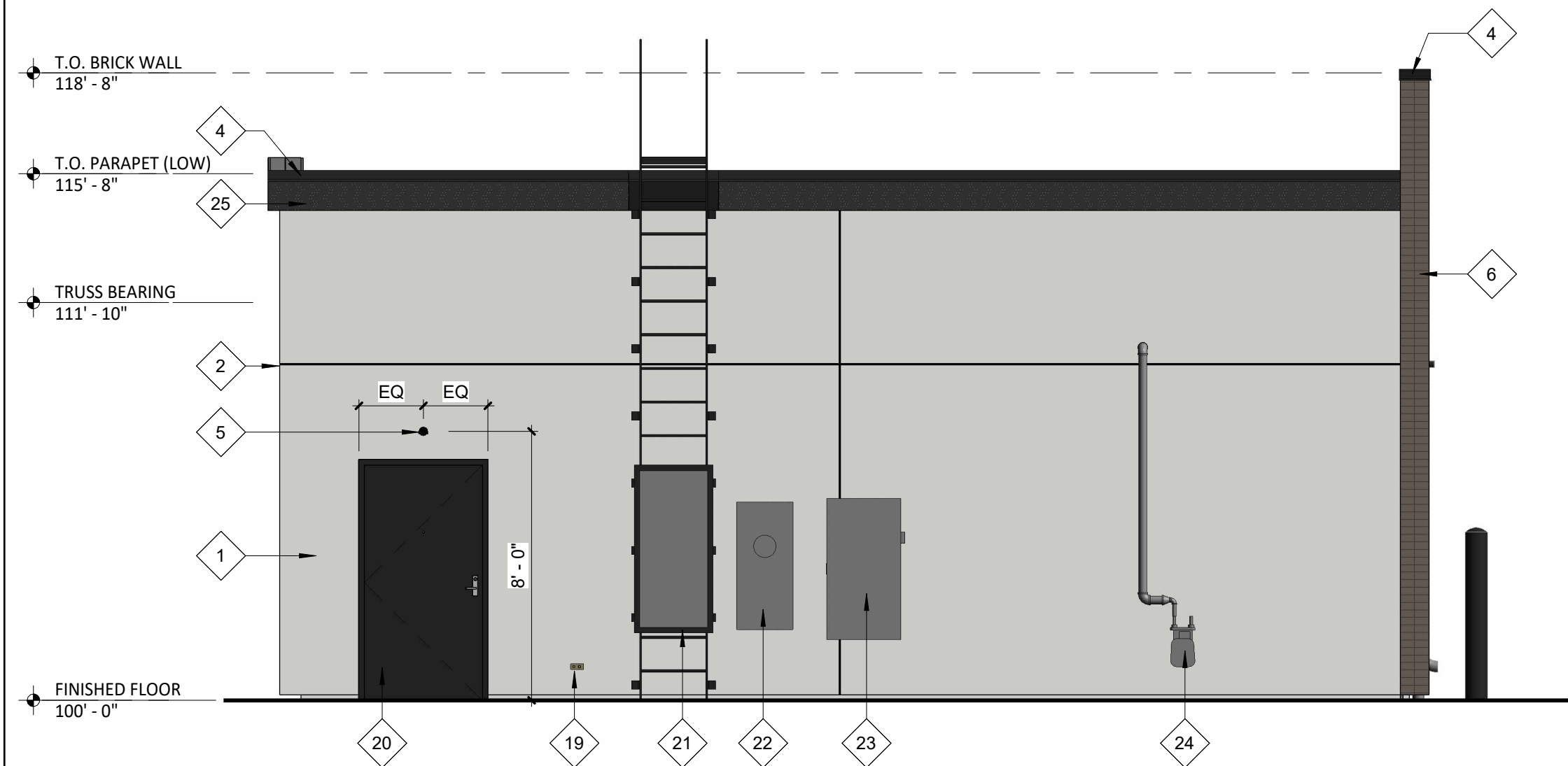
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SCALE: 1/4" = 1'-0"



2 WEST EXTERIOR ELEVATION
SCALE: 1/4" = 1'-0"



3 SOUTH EXTERIOR ELEVATION
SCALE: 1/4" = 1'-0"



4 NORTH EXTERIOR ELEVATION
SCALE: 1/4" = 1'-0"

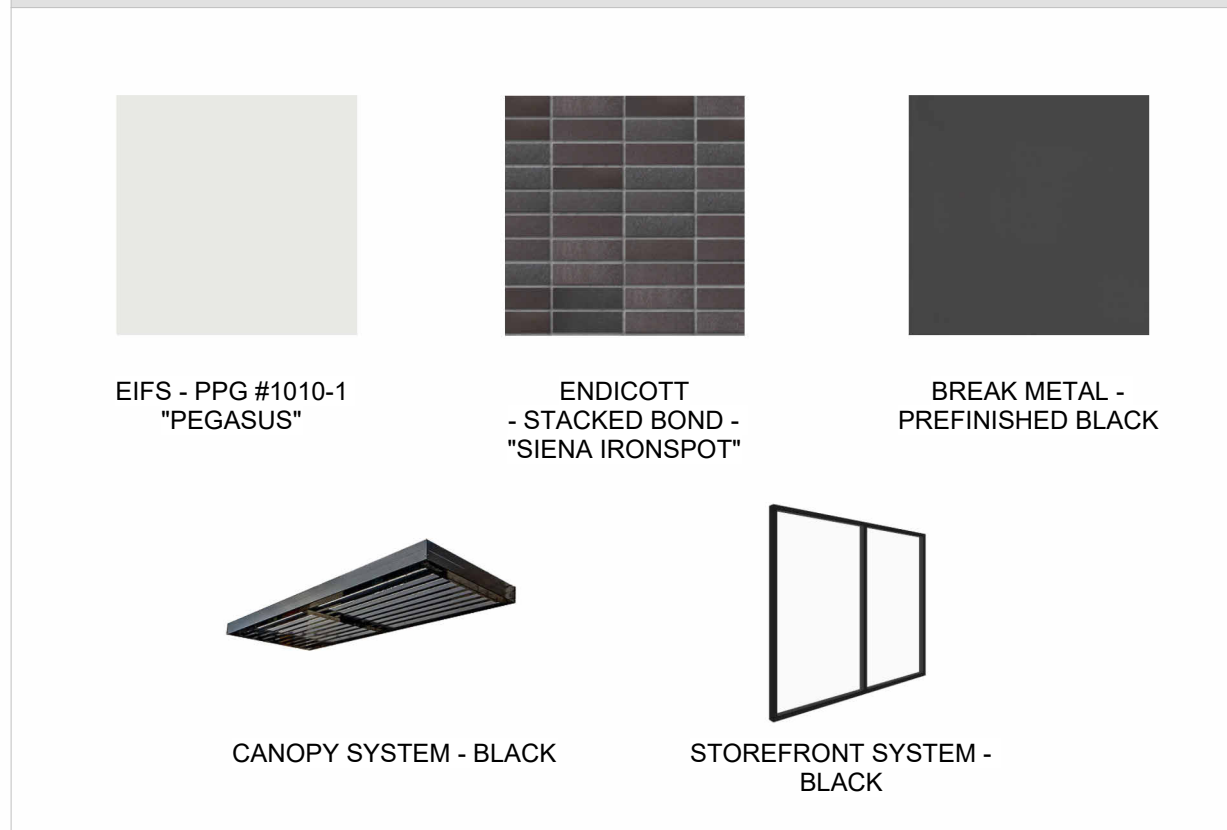
EXT ELEV GENERAL NOTES

1. PAINT ANY ALLOWABLE UTILITY BOXES AND LINES 'PEGASUS'
2. EXTERIOR SIGNAGE PROVIDED BY TSV AND INSTALLED BY TSV. GC TO MAKE FINAL CONNECTION.
3. EXTERIOR SIGNAGE LOCATIONS, SIZES, AND DESCRIPTIONS SHOWN FOR REFERENCE ONLY. PERMIT AND INSTALL BY OTHERS.
4. PROVIDE BLOCKING, SUPPORTS, AND UTILITIES FOR EXTERIOR SIGNAGE AS REQUIRED.
5. METAL CANOPY IS AVAILABLE FROM AMERICAN PRODUCTS, INC. (API), PHONE: (813)-925-0144, EMAIL: BIDS@AMERICANPROD.COM

KEYNOTE LEGEND

- | | |
|----|--|
| 1 | EIFS - COLOR TO MATCH PPG 'PEGASUS' - REFER TO SPECIFICATIONS FOR ADDITIONAL INFORMATION. |
| 2 | EIFS CONTROL JOINT - REFER TO MANUFACTURER'S RECOMMENDATION FOR SPACING REQUIREMENTS. |
| 3 | THERMALLY BROKEN PREFINISHED BLACK ALUMINUM STOREFRONT SYSTEM WITH 1" INSULATED GLAZING - CAULK AROUND ENTIRE PERIMETER OF OPENINGS. |
| 4 | PREFINISHED BLACK METAL COPING. |
| 5 | EXTERIOR EMERGENCY LIGHT - SEE ELECTRICAL FOR FURTHER INFORMATION. |
| 6 | THIN BRICK VENEER - STACKED BOND - REFER TO SPECIFICATIONS FOR ADDITIONAL INFORMATION. |
| 7 | DASHED LINE INDICATES BUILDING OUTLINE BEYOND. |
| 8 | PREFINISHED DARK BRONZE ALUMINUM PASS-THRU WINDOW WITH INTEGRATED INTERIOR AIR CURTAIN, TRANSOM AND SIDELITES - CAULK AROUND ENTIRE PERIMETER OF OPENING. |
| 9 | PREFINISHED BLACK FLUSH METAL PANELS - SEE SPECIFICATIONS FOR FURTHER INFORMATION. |
| 10 | PREFINISHED METAL CANOPY W/ INTEGRAL LED LIGHTING CHANNEL - COLOR TO MATCH STOREFRONT - SEE SPECIFICATIONS FOR FURTHER INFORMATION. |
| 11 | LED CHANNEL LIGHT - LENGTH TO MATCH CANOPY - SEE ELECTRICAL FOR FURTHER INFORMATION. |
| 12 | STAINLESS STEEL COW TONGUE OVERFLOW ROOF DRAIN DISCHARGE - SEE PLUMBING FOR FURTHER INFORMATION. |
| 13 | WALL PACK LIGHT - SEE ELECTRICAL FOR FURTHER INFORMATION. |
| 14 | DASHED AREA INDICATES EXTENTS OF BLOCKING FOR FUTURE TENANT SIGNAGE - PROVIDE ELECTRICAL ACCESS AS REQUIRED - COORDINATE ADDITIONAL REQUIREMENTS WITH TENANT SIGNAGE VENDOR. |
| 15 | 8" CONCRETE SAFETY BOLLARD. |
| 16 | MASONRY CONTROL JOINTS - REFER TO MANUFACTURER'S RECOMMENDATIONS FOR SPACING REQUIREMENTS |
| 17 | BRAKE METAL SEAM LOCATION - MAINTAIN ALIGNMENT WITH ADJACENT FINISHES. |
| 18 | PREFINISHED BLACK RIBBED METAL PANELS - SEE SPECIFICATIONS FOR FURTHER INFORMATION. |
| 19 | FROST PROOF WALL HYDRANT - SEE PLUMBING FOR FURTHER INFORMATION. |
| 20 | INSULATED HOLLOW METAL DOOR AND FRAME - CAULK AROUND ENTIRE PERIMETER OF OPENING - PAINT DOOR AND FRAME BLACK. |
| 21 | EXTERIOR ROOF LADDER WITH LOCKING GATE - PAINT BLACK. |
| 22 | ELECTRICAL METER - SEE ELECTRICAL FOR FURTHER INFORMATION. |
| 23 | ELECTRICAL FUSED DISCONNECT SWITCH - SEE ELECTRICAL FOR FURTHER INFORMATION. |
| 24 | GAS METER - SEE PLUMBING FOR FURTHER INFORMATION. |
| 25 | EIFS - COLOR TO MATCH PPG 'BLACK MAGIC' - REFER TO SPECIFICATIONS FOR ADDITIONAL INFORMATION. |
| 26 | PREFINISHED BRAKE METAL - COLOR TO MATCH STOREFRONT. |
| 27 | 6" HIGH VINYL BUILDING ADDRESS NUMBERS - COORDINATE REQUIREMENTS WITH AUTHORITIES HAVING JURISDICTION. |

FINISH MATERIALS



CONSULTANT



CLIENT

josephdevelopment
LLC

DANIEL ABDO
JOSEPH DEVELOPMENT
1406 W. FULTONST.
CHICAGO, IL 60607
(312) 208-2500

PROJECT INFORMATION

FLOSSMOOR, IL
SHELL BUILDING
3900 VOLLMER RD
FLOSSMOOR, IL 60422

SEAL

NOT FOR
CONSTRUCTION

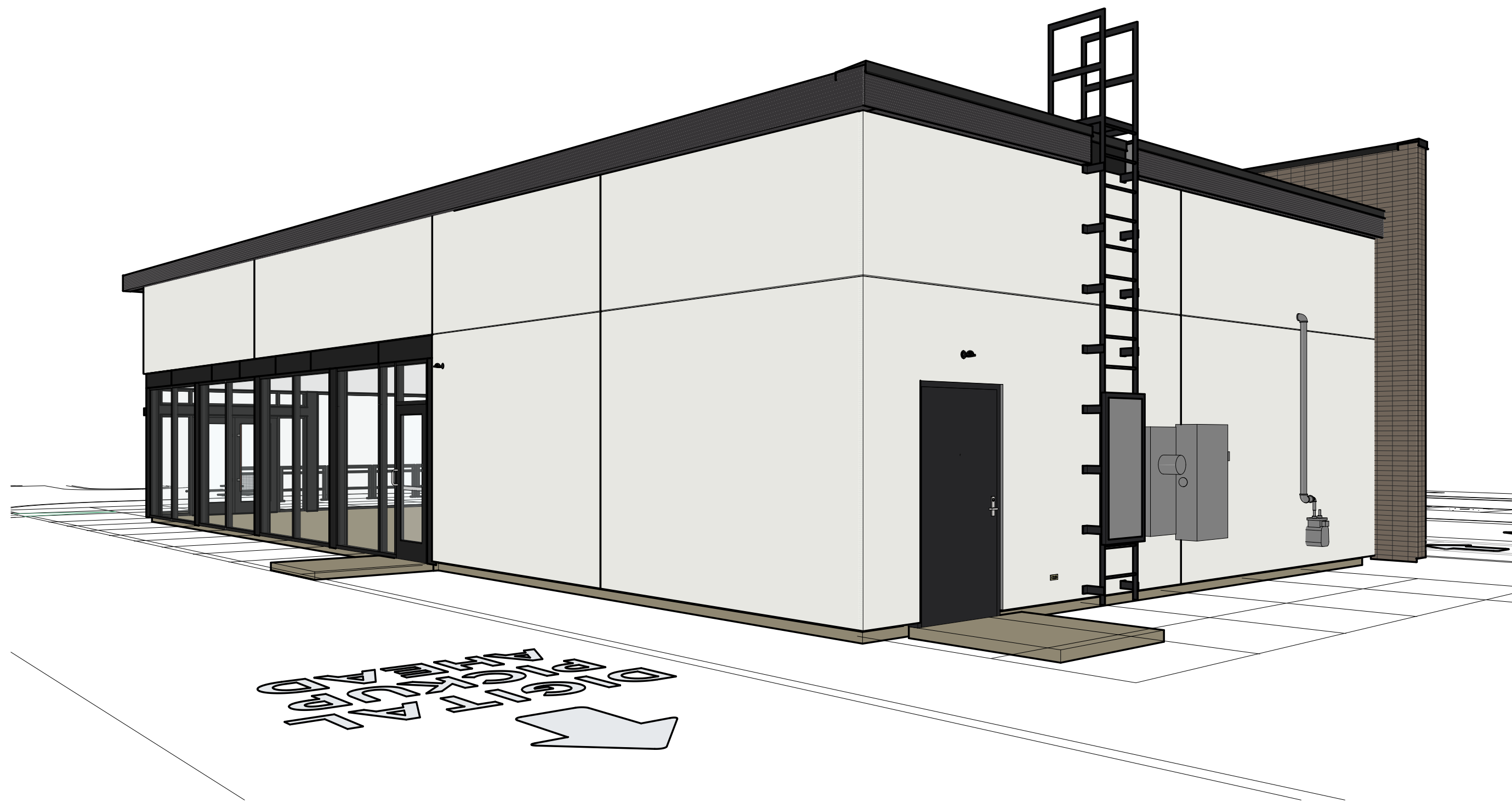
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CHECKED BY CAL

ISSUE DATE
EXTERIOR ELEVATIONS 11-13-2025

REVISION DATE

TITLE:
EXTERIOR
ELEVATIONS

SHEET NUMBER:
A301



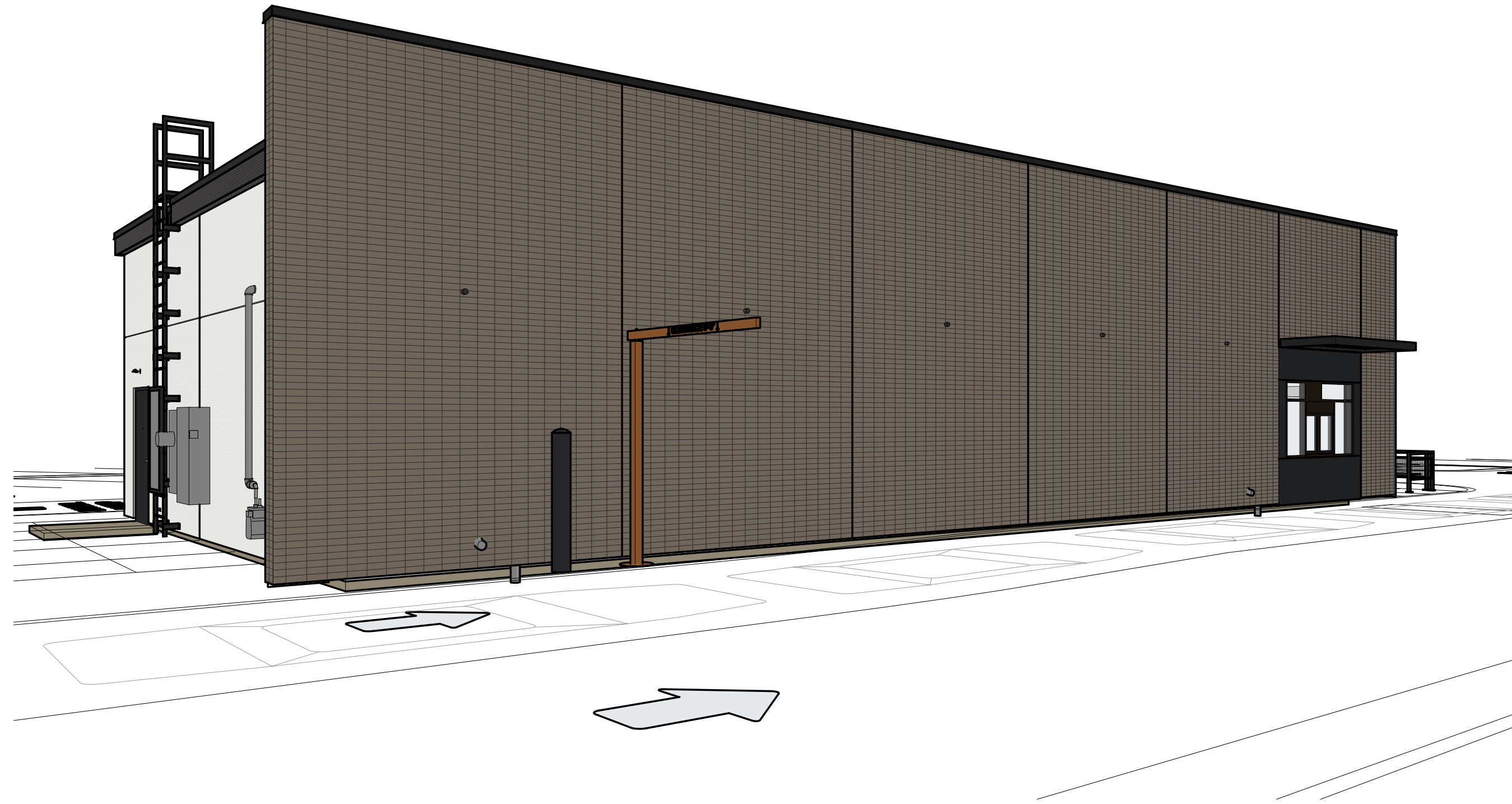
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4 EXTERIOR PERSPECTIVE
SCALE:



1 EXTERIOR PERSPECTIVE
SCALE:



3 EXTERIOR PERSPECTIVE
SCALE:

CONSULTANT



CLIENT

josephdevelopment
LLC

DANIEL ABDO
JOSEPH DEVELOPMENT
1406 W. FULTONST.
CHICAGO, IL 60607
(312) 208-2500

PROJECT INFORMATION

**FLOSSMOOR, IL
SHELL BUILDING**
3900 VOLLMER RD
FLOSSMOOR, IL 60422

SEAL

NOT FOR
CONSTRUCTION

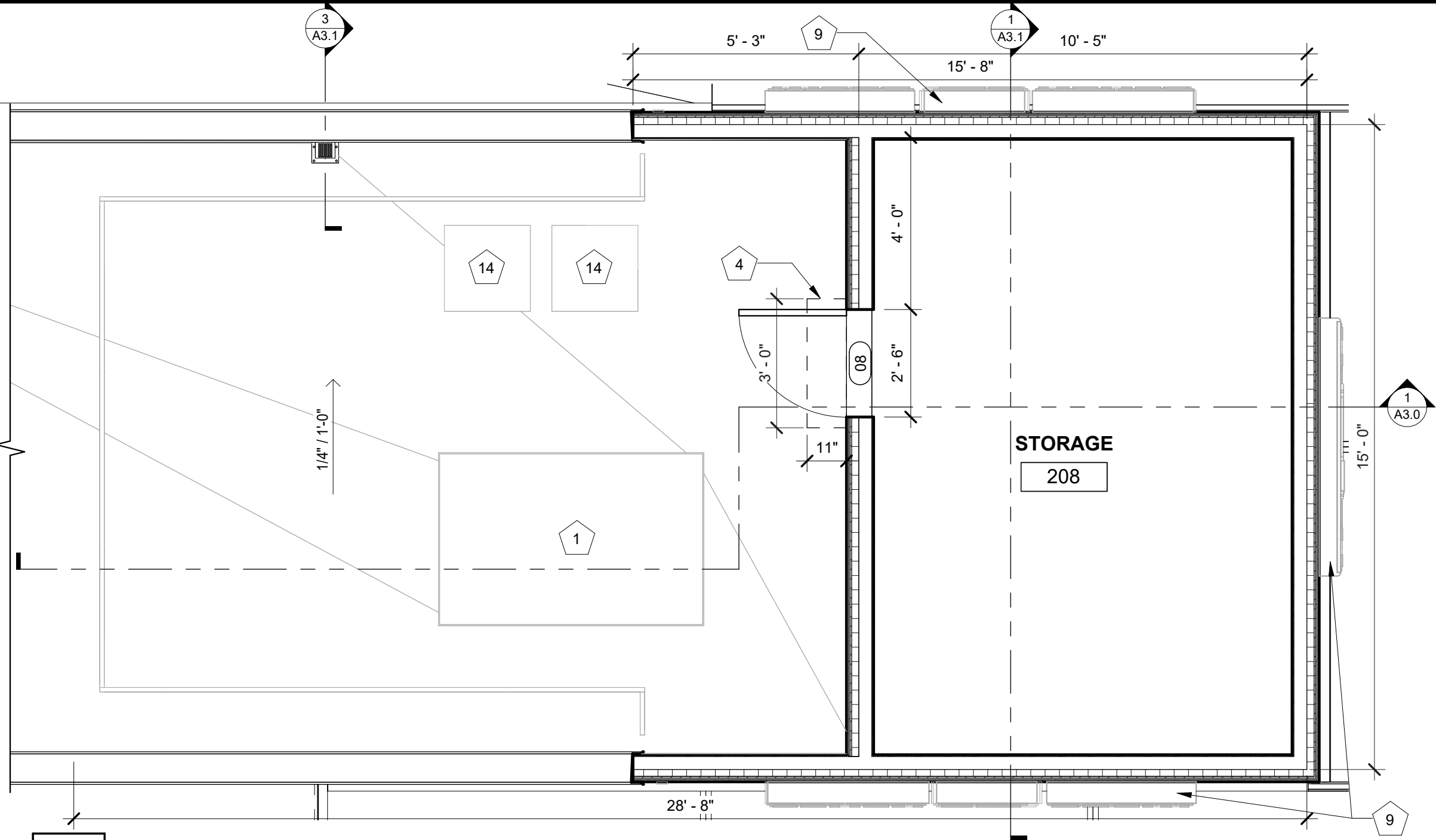
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ISSUE DATE
EXTERIOR ELEVATIONS 11-13-2025

REVISION DATE

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EXTERIOR
PERSPECTIVES

SHEET NUMBER:
A901

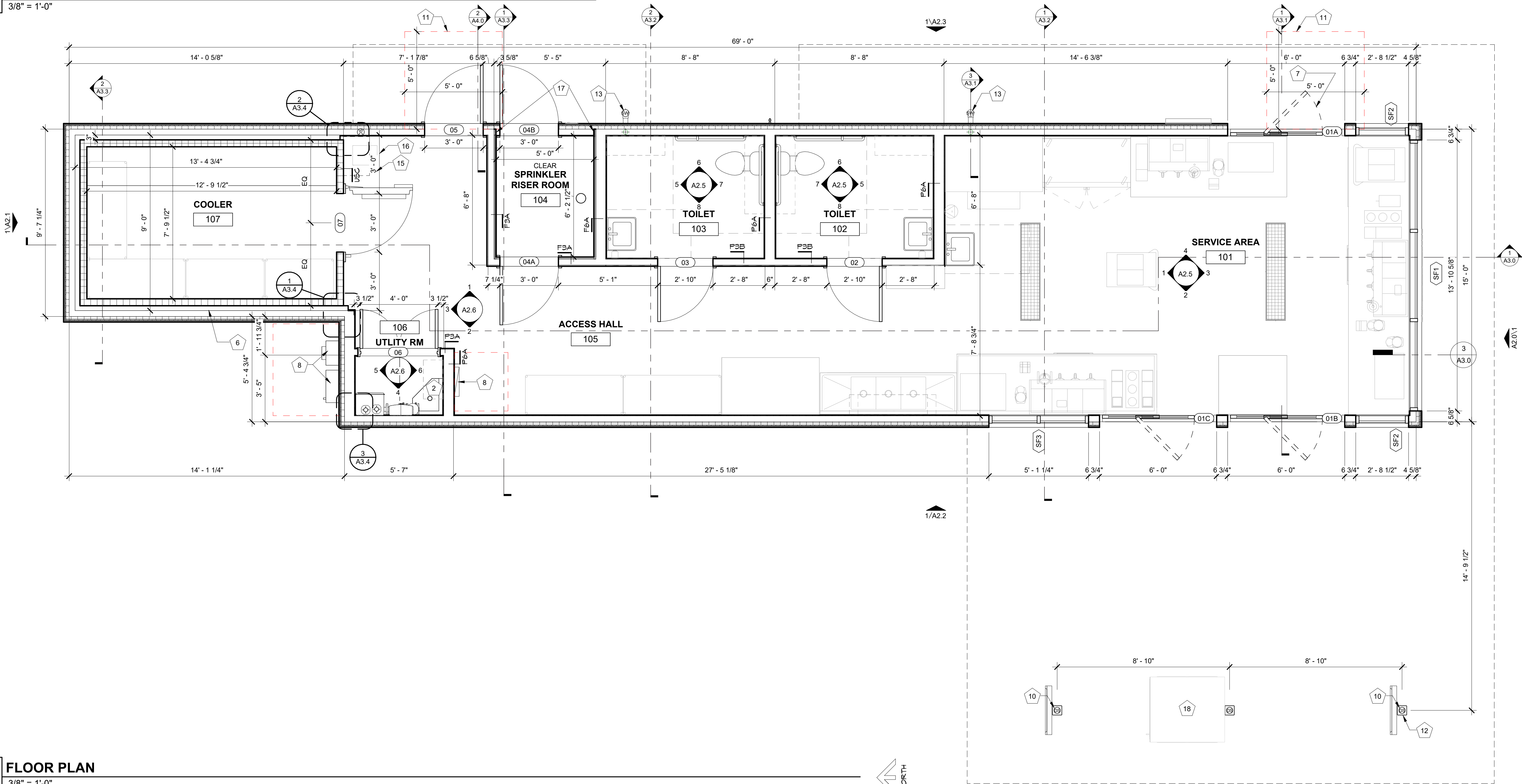


FLOOR PLAN KEYNOTES

MARK	DESCRIPTION
1	RTU
2	MOP SINK, TANKLESS WATER HEATER, WATER FILTERS, RPZ VALVE - REF INTERIOR ELEVATIONS
3	MECH. ACCESS DOOR AND LADDER - SUPPLIED BY OWNER
4	STEP, CENTER ON DOOR
5	PREFABRICATED COMPLIANT MECHANICAL SERVICE GUARDRAIL PER IBC SECTION 1015 - EACH SIDE
6	SITE CONSTRUCTED WALK-IN COOLER
7	ADA AUTO/MANUAL EGRESS CAPABLE
8	ELECTRICAL EQUIPMENT; REF ELECTRICAL; 30"x36"x78" MIN CLEAR SPACE IN FRONT; PAINT TO MATCH ADJACENT WALL
9	STOREFRONT SIGNS - SUPPLIED AND INSTALLED BY SIGN CONTRACTOR
10	DOWNSPOUT CONNECTION TO STORMWATER SYSTEM; REF CIVIL
11	FROST-PROTECTED EGRESS FOUNDATION PAD
12	SITE CONTRACTOR TO COORDINATE CIVIL AND STRUCTURAL DRAWINGS TO ENSURE ALL CANOPY COLUMN FOUNDATION PLATES AND BOLTS ARE CONSTRUCTED IN A MANNER THAT CONCEALS THEIR CONNECTIONS COMPLETELY BELOW GRADE; TYP.
13	DOWNSPOUT OUTLET - STORMWATER CONNECTION; COORD W/ CIVIL
14	ICE MACHINE CONDENSERS; SITE CONTRACTOR TO DETERMINE FINAL LOCATION
15	WALL-MOUNTED OVERHEAD DATA RACK
16	EMPLOYEE LOCKERS
17	EXTEND GYP TO ZIP PANEL FOR SPRINKLER RM 1HR FR ENVELOPE
18	TEMPORARY CANVAS CRAFT WARMING HUT

2 MECH ACCESS & STORAGE

3/8" = 1'-0"



REVISIONS

No.	Description	Date
-----	-------------	------

sheet issue date:
12/11/2025

project no.:
23.43.50

sheet contents:
FLOOR PLAN

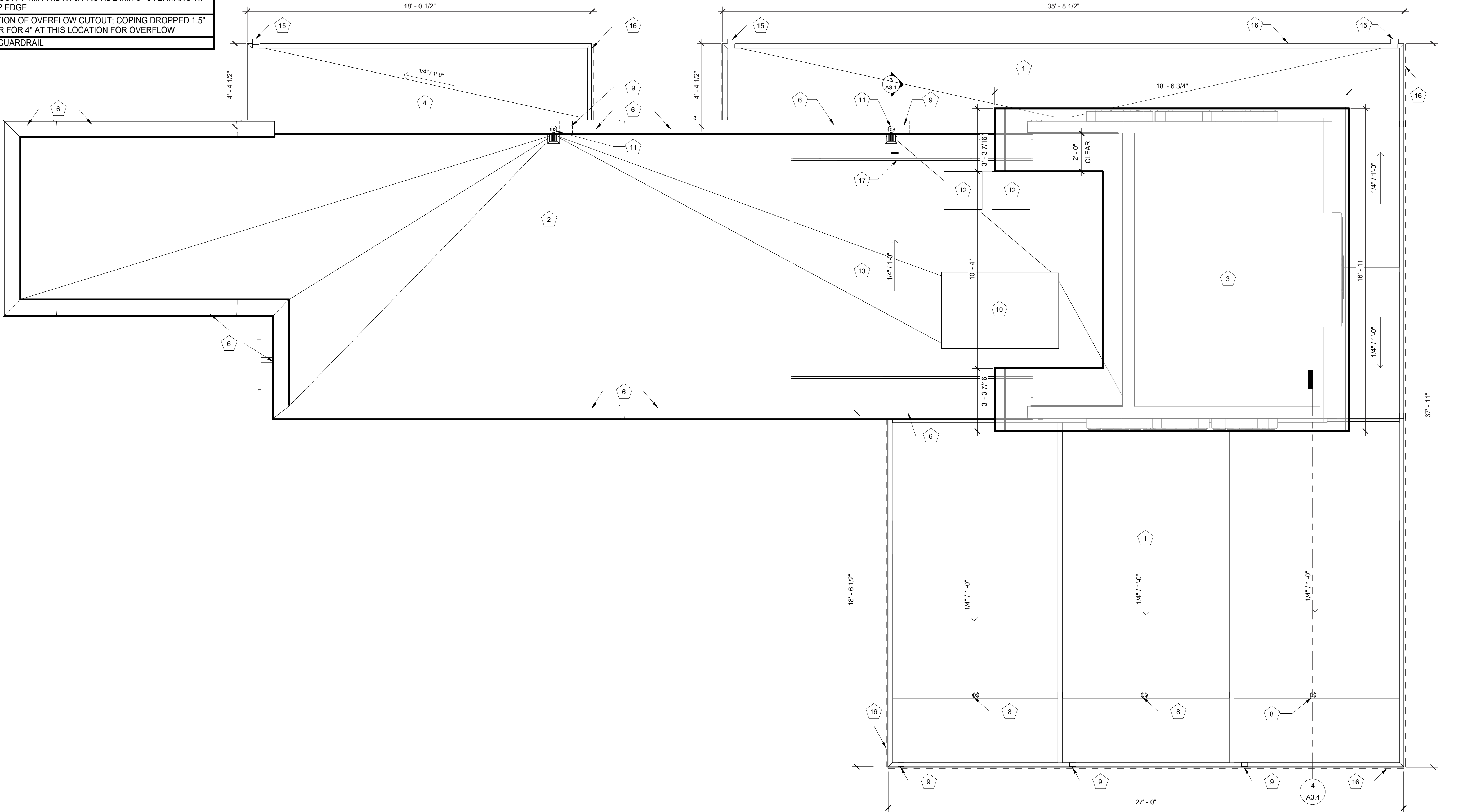
sheet no.:

A1.2

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7 Brew Template V2.0 This drawing is an instrument of service and, as such, shall remain the property of Veritas Architecture and Design LLC. Unauthorized use or reproduction without permission is prohibited. This document is for use in connection with the specified project and shall not be used for other locations. © 2023

ROOF PLAN KEYNOTES	
MARK	DESCRIPTION
1	PRE-ENGINEERED CANOPY W/ TPO ROOFING ON ROOF SHEATHING PER STRUCT ON BUILT-UP 2x CRICKET FRAMING; REF CANOPY SHOP DRAWINGS
2	TPO ROOFING ON ROOF SHEATHING PER STRUCT
3	STANDING SEAM CURVED METAL ROOF ON #15 FELT ON PLYWOOD ROOF SHEATHING
4	TPO ROOFING ON ROOF SHEATHING PER STRUCT ON BUILT-UP 2x CRICKET FRAMING
5	8" WIDE X 4" HIGH TPO ROOF SCUPPER WITH SHEET METAL UNDERLAYMENT
6	BRAKE METAL CAP; REF ELEVATIONS
8	ROOF DRAIN WITHIN STRUCTURAL COLUMN; CONNECT TO STORMWATER COLLECTION SYSTEM; REF CIVIL
9	LOCATION OF OVERFLOW CUTOUT; COPING DROPPED 1.5" LOWER FOR 4" AT THIS LOCATION FOR OVERFLOW
10	HVAC EQUIPMENT
11	IN-WALL DOWNSPOUT TO STORMWATER
12	ICE MACHINE CONDENSERS; SITE CONTRACTOR TO DETERMINE FINAL LOCATION
13	WALKING PADS PER IBC
15	OPEN TOP SCUPPER PER TPO MANUF INSTALLATION INSTRUCT; 4" MIN WIDTH & PROVIDE MIN 3" OVERHANG W/ SHARP EDGE
16	LOCATION OF OVERFLOW CUTOUT; COPING DROPPED 1.5" LOWER FOR 4" AT THIS LOCATION FOR OVERFLOW
17	3' - 6" GUARDRAIL



1 ROOF PLAN
3/8" = 1'-0"



707 n. 6th street
kansas city, ks 66101
www.veritas-ad.com
913.308.1460
consulting engineer:

7 BREW DRIVE THRU - FLOSSMOOR IL - VOLLMER

WHO BREW, LLC

151 SOUTH GARY AVENUE, BLOOMINGDALE, ILLINOIS 60108

REVISIONS		
No.	Description	Date
1	Canopy Updates	09/30/25

sheet issue date:
12/11/2025

project no.:
23.43.50

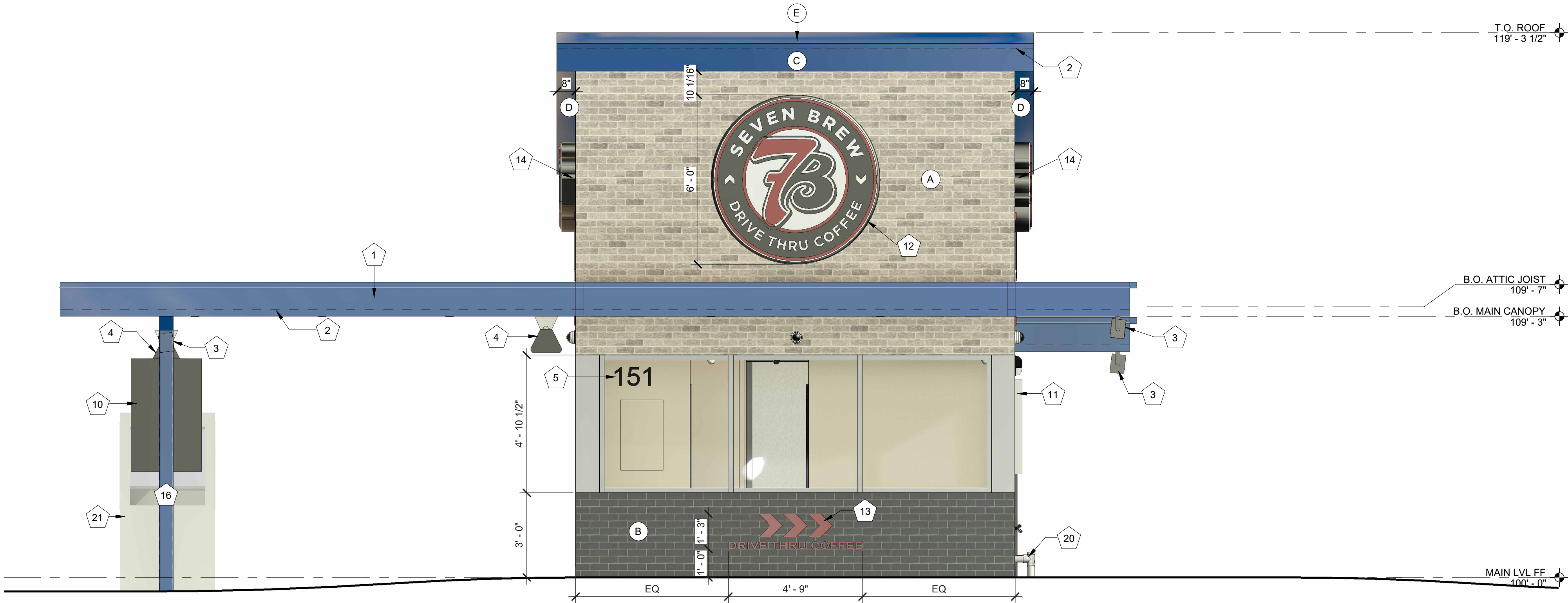
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ROOF PLAN

sheet no.:
A1.7

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1 EXTERIOR ELEVATION - SOUTH
3/8" = 1'-0"

EXTERIOR ELEVATION MATERIALS LEGEND	
MARK	DESCRIPTION
A	ARCHITECTURAL CEMENT BOARD SIDING (BRK-2)
B	ARCHITECTURAL CEMENT BOARD SIDING (BRK-1)
C	BRAKE METAL FASCIA (MP-2)
D	SOFFIT PANELS (MP-2)
E	STANDING SEAM ROOF PANELS (MP-2)
F	METAL BRAKE CAP (MP-3)

EXTERIOR ELEVATION KEYNOTES	
MARK	DESCRIPTION
1	PRE-ENGINEERED ALUMINUM CANOPY BY OTHERS; REF STRUCTURAL
2	SURFACE-MOUNTED LED NEON FLEX LIGHTING AS INDICATED (SHOWN DASHED), TYP; REF ELECTRICAL
3	MOUNTED SPEAKER SYSTEM; REF SYSTEMS PLAN
4	CANOPY HEATER
5	ADDRESS NUMBERS TO BE 8" TALL x 2" BRUSH STROKE
6	FROST-PROOF FLUSH HOSE BIB
7	EXTERIOR WEATHER-PROOF OUTLET; REF ELECTRICAL
8	KNOX BOX
9	OUTLINE OF MECHANICAL UNIT BEYOND
10	SAMSUNG DIGITAL DISPLAYS; INSTALLED IN FIELD BY IT PROVIDER; CHASE FOR DATA CABLE INSTALLED AT BUILDING MANUFACTURING FACILITY
11	SURFACE-MOUNTED LIGHTED SIGN BOX
12	ROUND STOREFRONT SIGN; SUPPLIED AND INSTALLED BY SIGN CONTRACTOR
13	1/4" THICK ACRYLIC SIGNAGE APPLIED TO SIDING WITH VH DOUBLE SIDE TAPE
14	ILLUMINATED STOREFRONT SIGNAGE BY SIGN CONTRACTOR
15	EXTERIOR SECURITY LIGHT
16	PAINTED STRUCTURAL CANOPY COLUMN; RAINWATER DOWNSPOUT WITHIN; CONNECT BASE OF CANOPY COLUMN DOWNSPOUT TO STORMWATER MANAGEMENT SYSTEM; REF CIVIL
17	THROUGH-WALL ROOF SCUPPER, OVERFLOW ROOF DRAIN TO GRADE
18	THROUGH-WALL ROOF SCUPPER BEYOND, OVERFLOW ROOF DRAIN TO CANOPY
19	OPEN-TOP SCUPPER PER TPO MANUF'S INSTALLATION INSTRUCTIONS; 4" MIN WIDTH' 3" MIN OVERHANG W/ SHARP EDGE
20	DOWNSPOUT OUTLET; CONNECT TO SUBGRADE STORMWATER CONNECTION; REF CIVIL
21	TEMPORARY CANVAS CRAFT WARMING HUT
22	PREFABRICATED COMPLIANT MECHANICAL SERVICE GUARDRAIL PER IBC SECTION 1015 - EACH SIDE



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7 BREW DRIVE THRU - FLOSSMOOR IL - VOLLMER

WHO BREW, LLC

151 SOUTH GARY AVENUE, BLOOMINGDALE, ILLINOIS 60108

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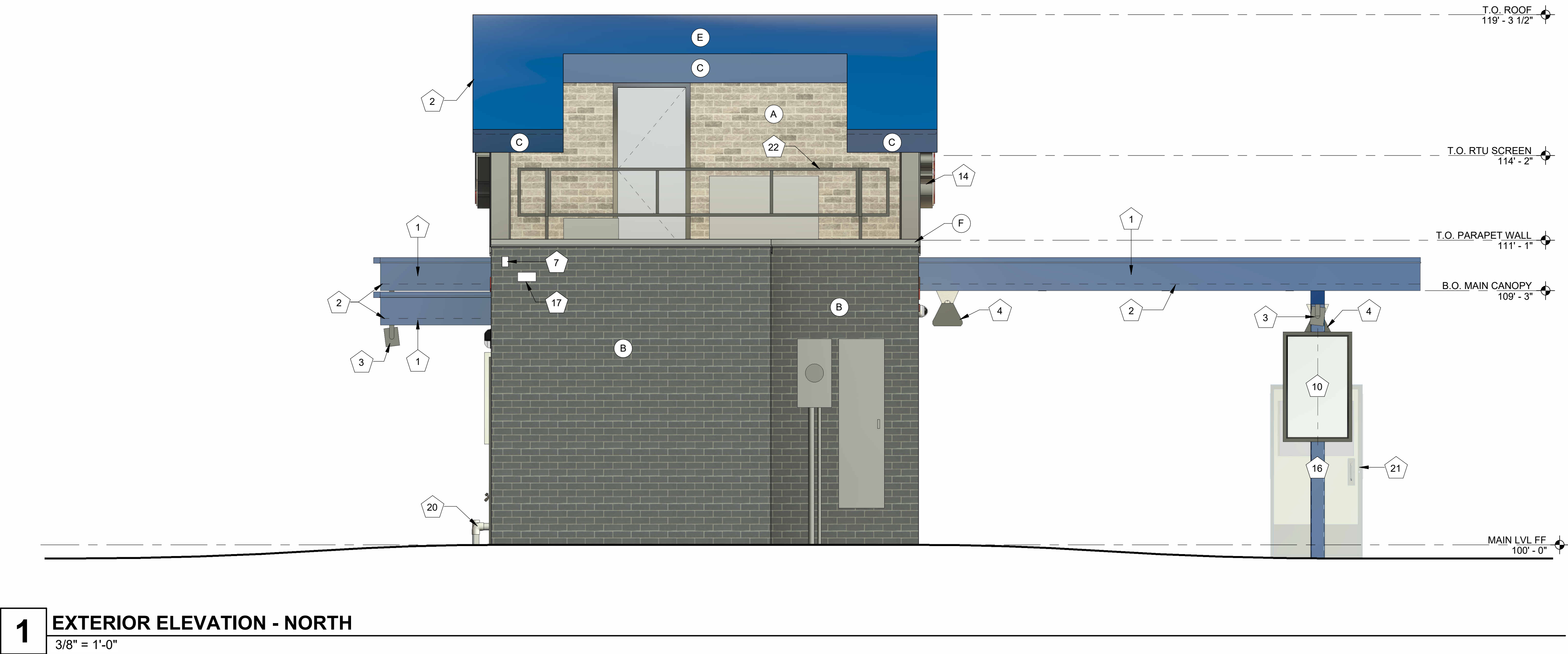
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EXTERIOR ELEVATION MATERIALS LEGEND	
MARK	DESCRIPTION
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B	ARCHITECTURAL CEMENT BOARD SIDING (BRK-1)
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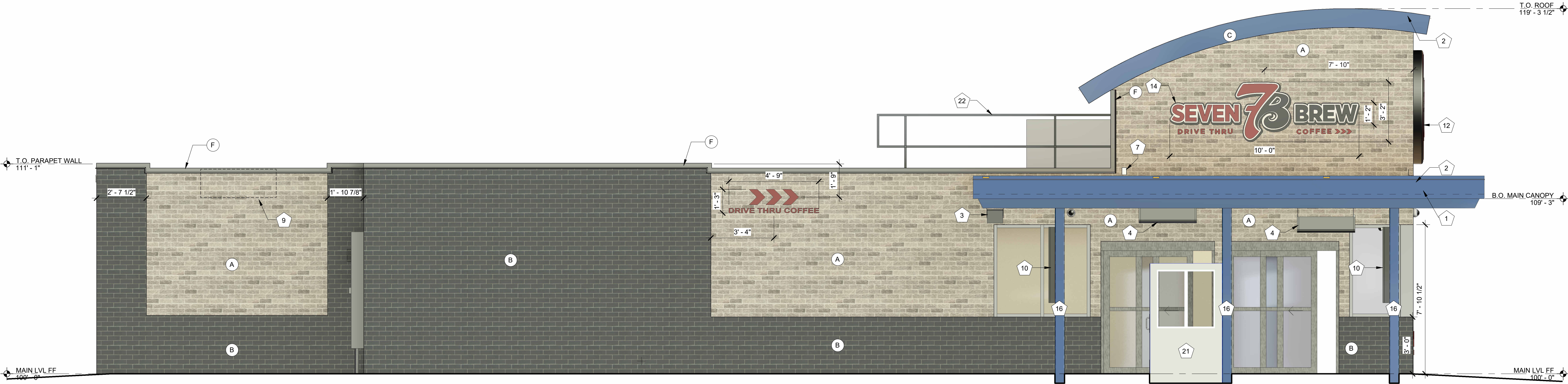
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sheet no.:
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1 EXTERIOR ELEVATION - WEST
3/8" = 1'-0"

EXTERIOR ELEVATION MATERIALS LEGEND	
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EXTERIOR ELEVATION KEYNOTES	
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EXTERIOR ELEVATIONS

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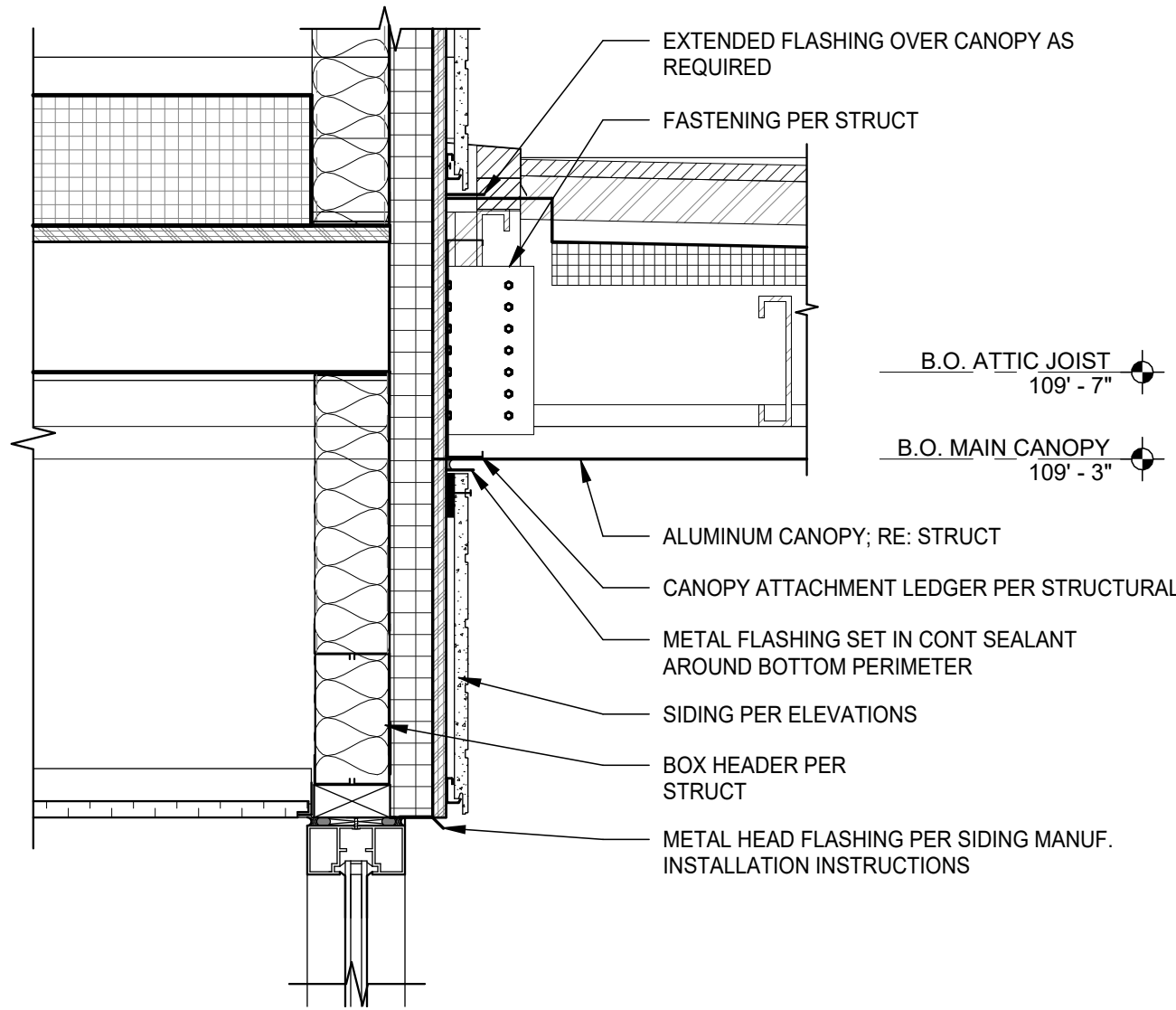
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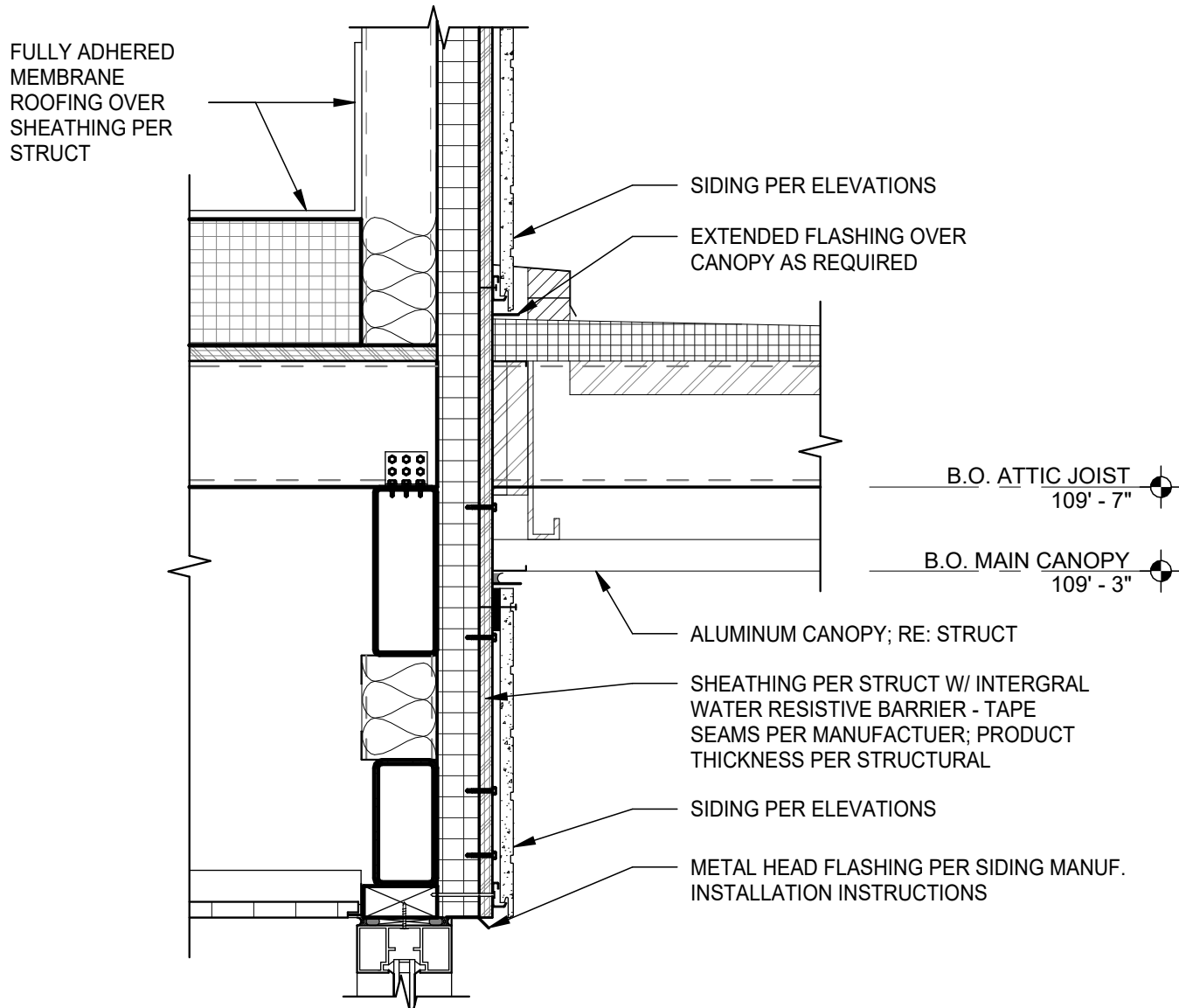
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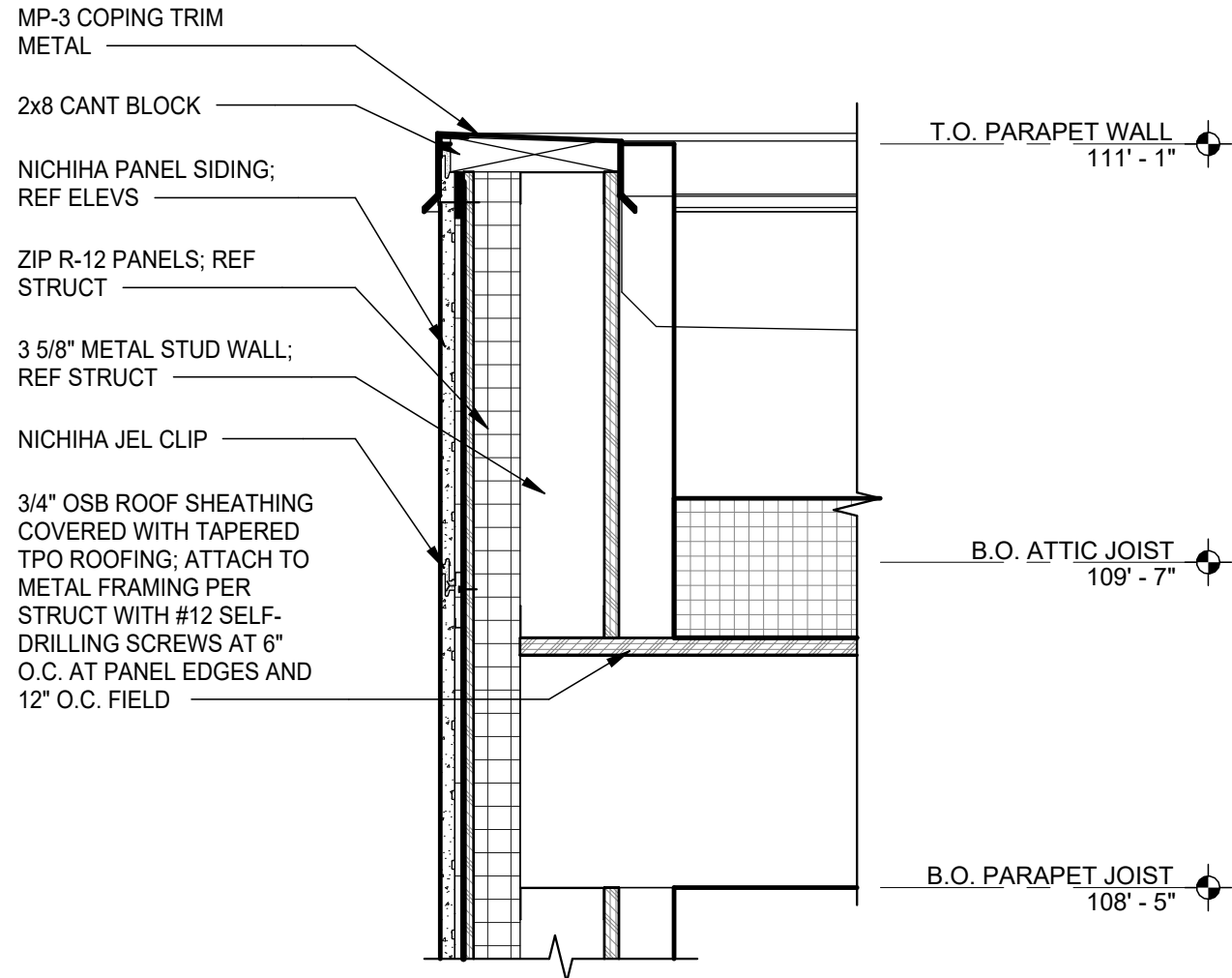
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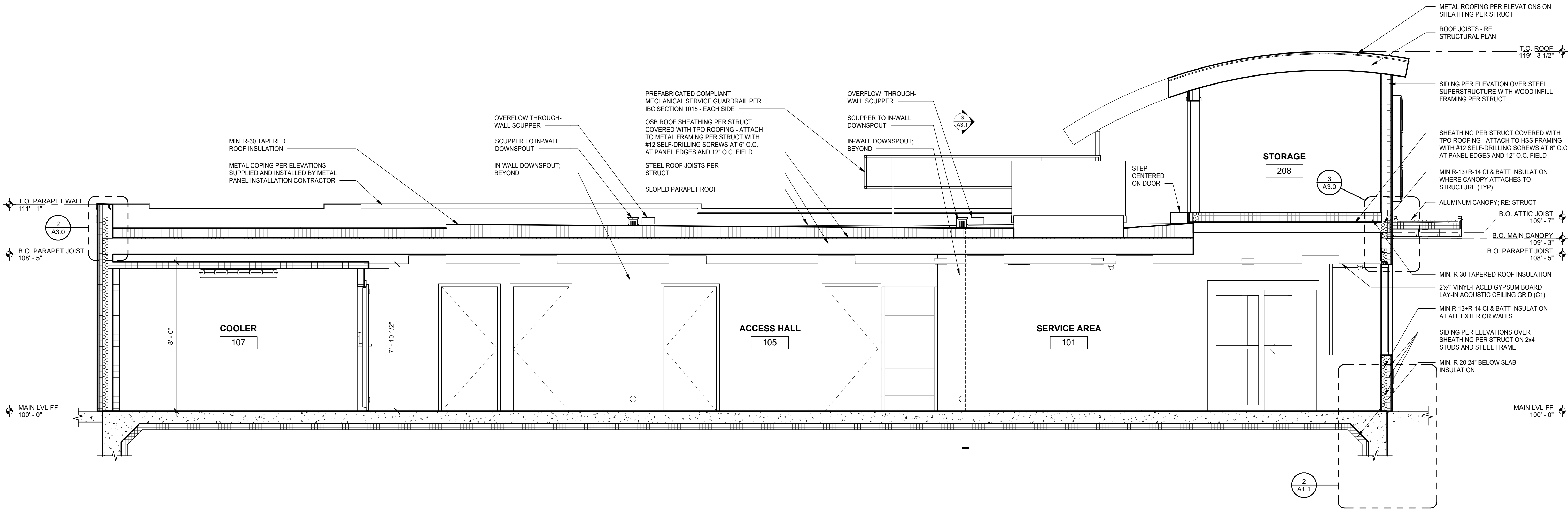
4 CANOPY CONNECTION
1 1/2" = 1'-0"



3 SECTION AT FRONT
1 1/2" = 1'-0"



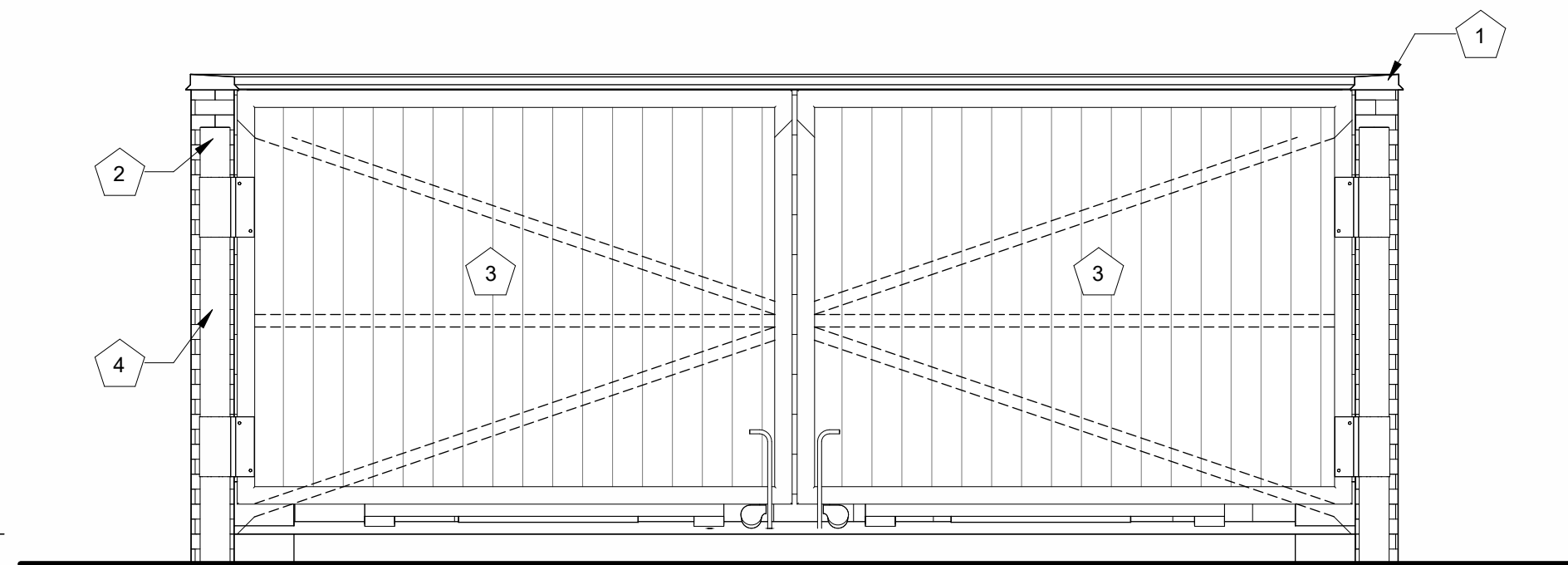
2 PARAPET WALL CAP DETAIL
1 1/2" = 1'-0"

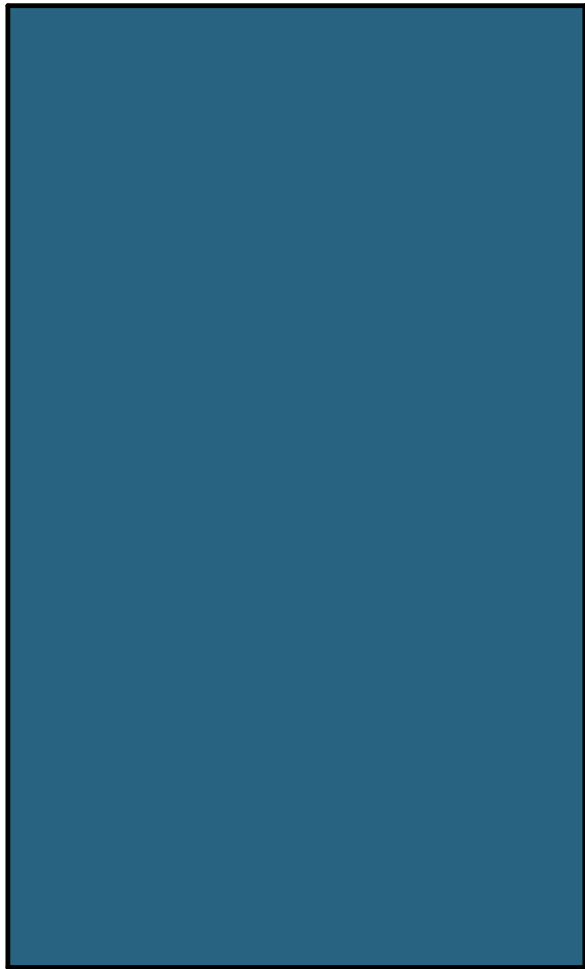


1 BUILDING SECTION
3/8" = 1'-0"

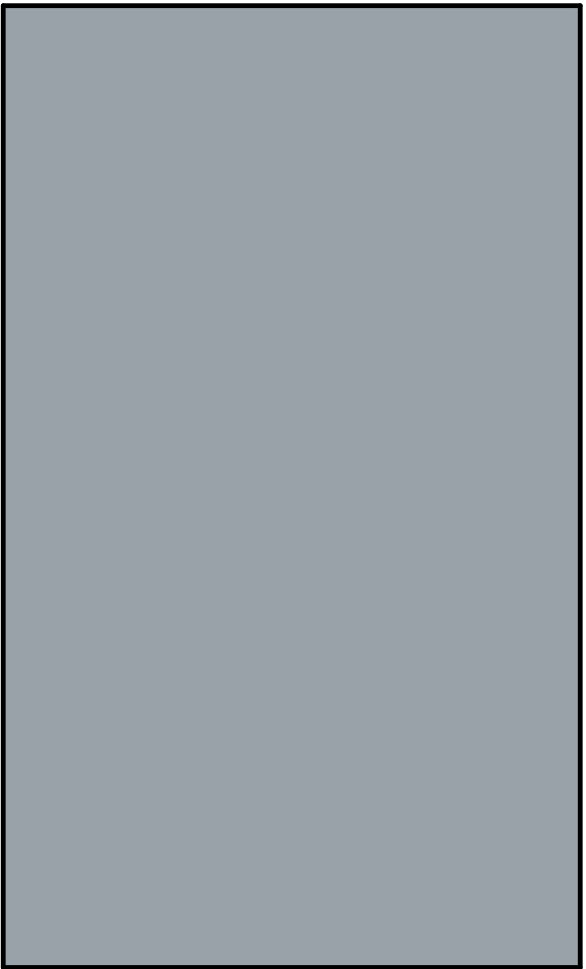


1	TRASH ENCLOSURE ELEVATION
	3/8" = 1'-0"

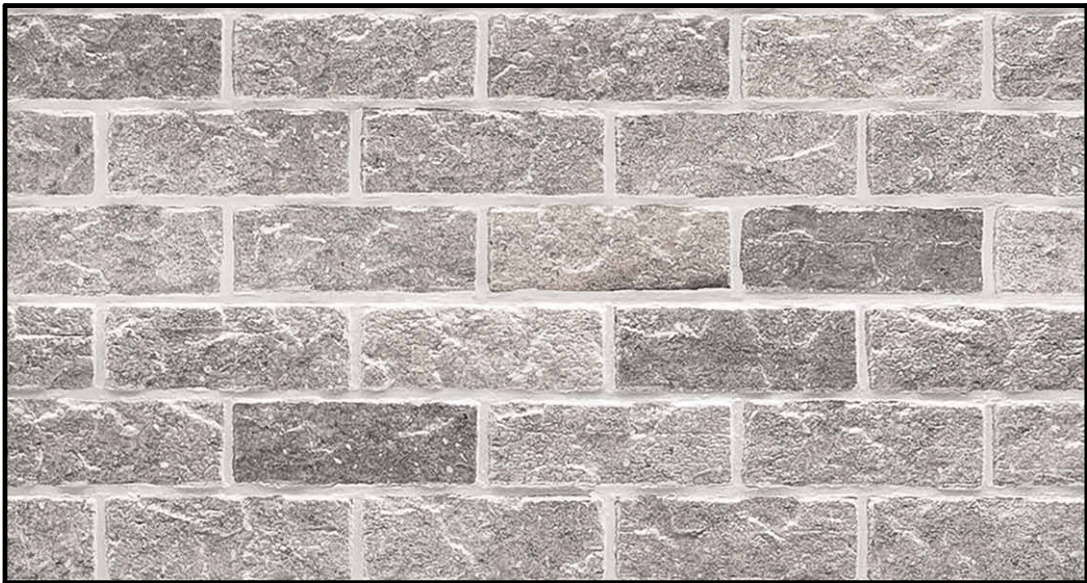




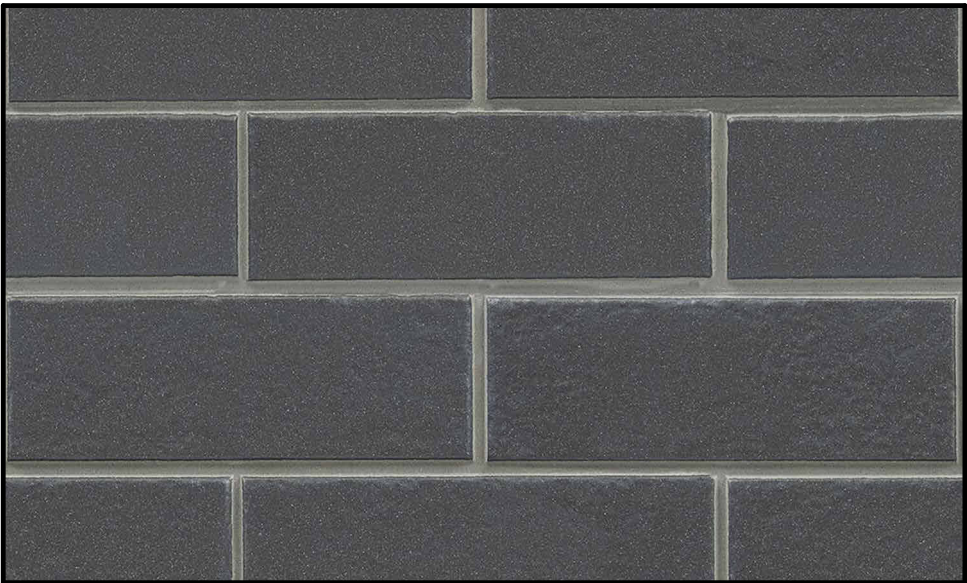
BLUE METAL PANEL MP-2
BRAND: BERRIDGE
COLOR: ROYAL BLUE
FINISH: LOW SHEEN SMOOTH - REFLECTIVITY .26



COPING TRIM METAL MP-3
BRAND: BERRIDGE
COLOR: ZINC GREY
FINISH: LOW SHEEN SMOOTH - REFLECTIVITY .39



FIBER-CEMENT PANEL SIDING - BRK-2
BRAND: NICHHA
COLOR: SHALE BROWN
FINISH: CANYON BRICK



FIBER-CEMENT PANEL SIDING - BRK-1
BRAND: NICHHA
COLOR: MIDNIGHT
FINISH: MODERN BRICK

23.43.50
7 BREW DRIVE THRU -
FLOSSMOOR IL -
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12/11/2025

MATERIAL COLOR
BOARD



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RENDERINGS



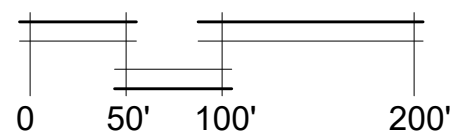
Luminaire Schedule				
Symbol	Tag	Qty	[MANUFAC]	Description
	P5	1	Lithonia Lighting	DSX1 LED P6 40K 80CRI TFTM HS
	C1	6	Lithonia Lighting	LDN4 ALO1 (1000LM) SWW1 (4000K) AR LSS WD 80CRI
	P1	1	Lithonia Lighting	DSX1 LED P7 40K 80CRI T3M
	P2	1	Lithonia Lighting	DSX1 LED P7 40K 80CRI T4M HS
	P4	7	Lithonia Lighting	DSX1 LED P7 40K 80CRI BLC3
	W1	3	Lithonia Lighting	WDGE2 LED P3 40K 80CRI TFTM

Calculation Summary						
Label	CalcType	Units	Avg	Max	Min	Avg/Min
Object_4_Planar	Illuminance	Fc	2.89	14.4	0.2	14.45
Patio	Illuminance	Fc	6.43	8.2	4.7	1.37
Pickup Window	Illuminance	Fc	7.27	7.8	6.6	1.10
Property Lines	Illuminance	Fc	0.28	0.9	0.0	N.A.
Trash Enclosure	Illuminance	Fc	3.19	3.6	2.7	1.18

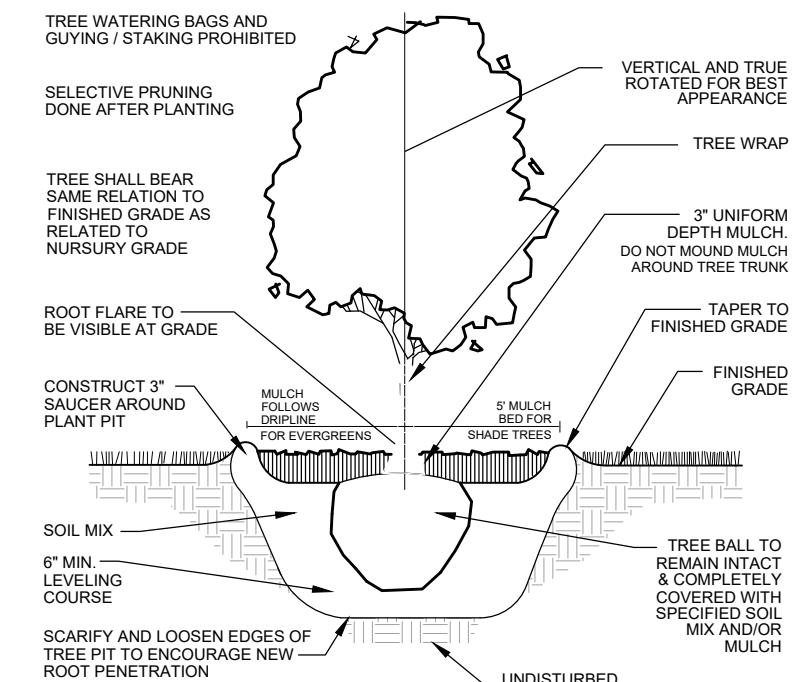
- Notes :
1. Calculation Work Plane : Ground Level
 2. Fixture Mounting Height : Noted Above
 3. Calculation Point Spacing : 10' x 10'

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SCALE: 1" = 20'-0"

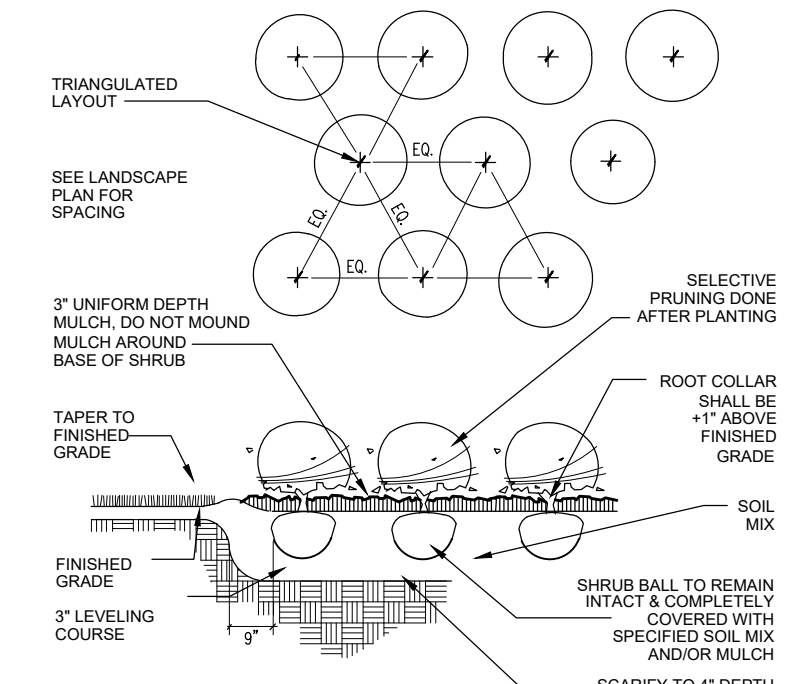


Master Plant List						
Symbol	Quantity	Botanical Name	Common Name	Size	Origin	Notes
Shade Trees						
AFR	3	ACER X FREEMANII 'AUTUMN BLAZE'	AUTUMN BLAZE FREEMAN MAPLE	3" BB		MALE SPEC. ONLY
GBI	2	GINKGO BILOBA 'AUTUMN GOLD'	GINKGO	3" BB		
GTI	2	GLEDISIA TRIACANTHOS 'SHADEMASTER'	SHADEMASTER HONEYLOCUST	3" BB		
Evergreen Trees						
TON	4	THUJA OCCIDENTALIS 'NIGRA'	DARK GREEN ARBORVITAE	6" BB	NATIVAR	
Evergreen Shrubs						
JCG	11	JUNIPERUS CHINENSIS 'GOLD STAR'	GOLD STAR JUMPER	24" BB		SPREADING
TD	6	TAXUS x MEDIA 'DENSIFORMIS'	DENSE YEW	24" BB		
Deciduous Shrubs						
AM	36	ARONIA MELANOCARPA 'IROQUOIS BEAUT'	IROQUOIS BEAUTY BLACK CHOKEBERRY	5 GAL	NATIVAR	
DL	16	DIERVILLA LONICERA	DWARF BUSH-HONEYSUCKLE	3 GAL	NATIVE	
HPB	12	HYDRANGEA PANICULATA 'BOBO'	BOBO HYDRANGEA	3 GAL		
HP	3	HYDRANGEA PANICULATA 'TARDIVA'	TARDIVA HYDRANGEA	36" BB		
SD	12	SPIREA JAPONICA 'TRACY'	DOUBLEPLAY SPIREA BIG BANG	5 GAL		
VC	13	VIBURNUM CARLESII 'COMPACTUM'	DWARF KOREANSPICE VIBURNUM	36" BB		
Groundcover						
es	73	ERAGROSTIS SPECTABILIS	PURPLE LOVEGRASS	3" POTS	NATIVE	
ss	53	SCHIZACHYRIUM SCOPARUM	LITTLE BLUESTEM	1 GAL	NATIVE	
Perennials						
ea	40	ECHINACEA 'ALBA'	CONEFLOWER	1 GAL		
pa	11	PEROVSKIA ATRIPLICIFOLIA	RUSSIAN SAGE	1 GAL		
Grasses						
pv	52	PANICUM VIRGATUM	SWITCH GRASS	3 GAL	NATIVE	



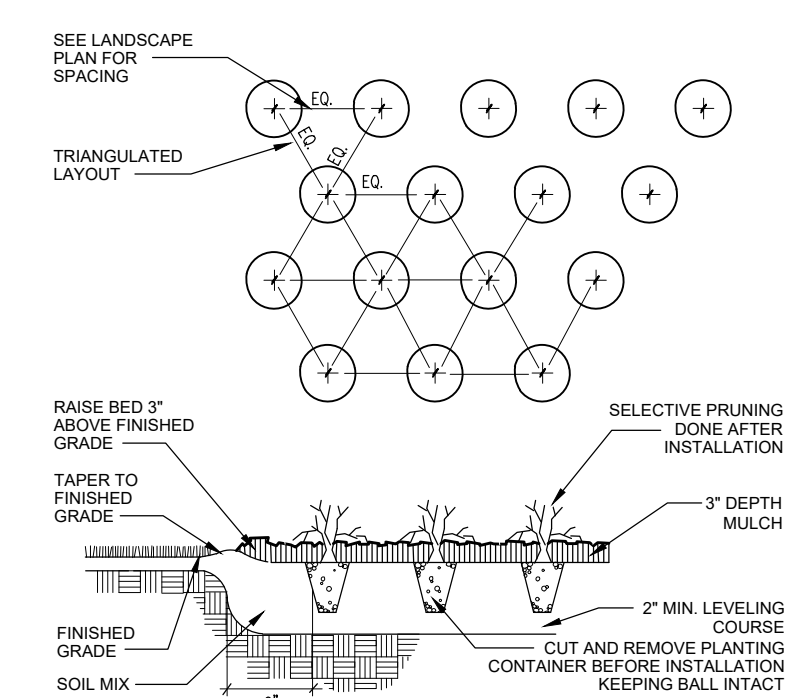
1 TREE PLANTING DETAIL

L2.0 SCALE: NO SCALE



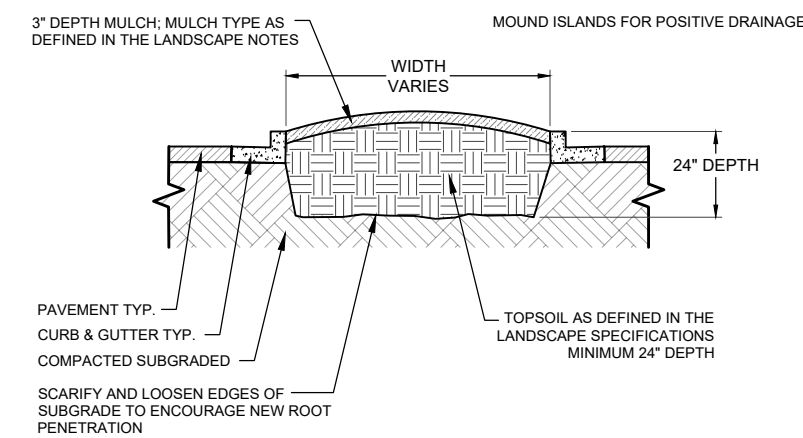
2 SHRUB PLANTING DETAIL

L2.0 SCALE: NO SCALE



3 GROUNDCOVER DETAIL

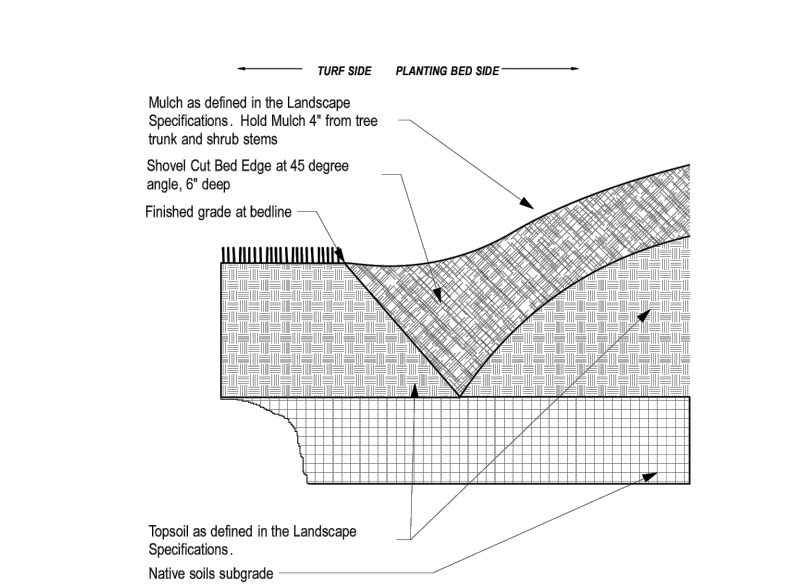
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- NOTES**
1. CLEAN CONSTRUCTION DEBRIS FROM WITHIN LANDSCAPE ISLAND AREAS (IE. CONCRETE, ROCKS, RUBBLE, BUILDING MATERIALS, ETC.) PRIOR TO INSTALLING TOPSOIL AND PLANT MATERIAL
 2. EXCAVATE EXISTING SUBGRADE TO A MINIMUM 24" DEPTH. BACKFILL AMENDED TOPSOIL TO MINIMUM HEIGHT EQUAL WITH CURBING. MOUND FOR POSITIVE DRAINAGE OF PLANTING AREA.
 3. ISLAND PLANT MATERIAL AS PER THE LANDSCAPE PLAN.
 4. INSTALL PLANT MATERIAL AS PER TREE, SHRUB, AND GROUND COVER PLANTING DETAILS, AND AS DEFINED IN THE LANDSCAPE SPECIFICATIONS.
 5. INSTALL MULCH OR PLANT MATERIAL AS SPECIFIED ON THE LANDSCAPE PLAN, AND AS DEFINED IN THE LANDSCAPE SPECIFICATIONS.

4 PARKING ISLAND DETAIL

L2.0 SCALE: NO SCALE



5 SPADED PLANTING
BED EDGE DETAIL

L2.0 SCALE: NO SCALE

GENERAL CONSTRUCTION NOTES

- REQUIRED LANDSCAPE MATERIAL SHALL SATISFY AMERICAN ASSOCIATION OF NURSERYMEN STANDARDS AND BE STAKED, WRAPPED, WATERED AND MULCHED PER ORDINANCE.
2. BEFORE ANY EXCAVATION ON THE SITE, CALL TO LOCATE ANY EXISTING UTILITIES ON THE SITE. THE CONTRACTOR SHALL FAMILIARIZE HIM/HERSELF WITH THE LOCATIONS OF ALL BURIED UTILITIES IN THE AREAS OF WORK BEFORE STARTING OPERATIONS. THE CONTRACTOR SHALL BE LIABLE FOR THE COST OF REPAIRING OR REPLACING ANY BURIED CONDUITS, CABLES OR PIPING DAMAGED DURING THE INSTALLATION OF THIS WORK.
3. FOUR FOOT HIGH FENCING OR OTHER RIGID MATERIAL IS TO BE ERECTED AROUND THE DRIP-LINE OF ALL TREES TO BE SAVED.
4. PLANT QUANTITIES ON PLANT LIST INTENDED TO BE A GUIDE. ALL QUANTITIES SHALL BE CHECKED AND VERIFIED ON PLANTING PLAN. ANY DISCREPANCIES SHALL BE DISCUSSED WITH THE LANDSCAPE ARCHITECT.
5. ANY DEVIATIONS FROM OR MODIFICATIONS TO THIS PLAN SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
6. CONTRACTOR TO NOTIFY LANDSCAPE ARCHITECT UPON DELIVERY OF PLANT MATERIAL TO THE SITE. LANDSCAPE ARCHITECT RESERVES THE RIGHT TO REJECT ANY PLANT MATERIAL THAT DOESN'T MEET STANDARDS OR SPECIFICATIONS OF THE PROJECT.
7. ALL PLANT MATERIAL TO BE INSTALLED PER THE PLANTING DETAILS PROVIDED ON THIS PLAN SET.
8. ALL BED EDGES TO BE WELL SHAPED, SPADE CUT, WITH LINES AND CURVES AS SHOWN ON THIS PLAN SET.
9. ALL PLANTING BEDS TO BE PREPARED WITH PLANTING MIX: 50% TOPSOIL, 50% SOIL AMENDMENTS (3 PARTS PEATMOSS, 1 PART COMPOST, 1 PART SAND)
10. ALL PARKING LOT ISLANDS SHALL BE BACKFILLED WITH THE FOLLOWING: 2' OF BLENDED GARDEN SOIL MIX (60% TOPSOIL, 30% COMPOST, 10% SAND) OR 6" OF ONE STEP BY MIDWEST TRADING, TOP DRESSED AND TILLED INTO 18" OF TOPSOIL.
11. ALL SPECIFIED LANDSCAPE MATERIAL INDICATED ON THE CONSTRUCTION DOCUMENTS WILL BE REQUIRED TO BE MAINTAINED THROUGHOUT THE LIFE OF THE PROJECT AND MUST BE REPLACED SHOULD IT DIE OR BECOME DAMAGED.
12. ALL PLANT MATERIAL SHALL HAVE A ONE YEAR GUARANTEE FROM SUBSTANTIAL COMPLETION AS DETERMINED BY THE LANDSCAPE ARCHITECT, AND SHALL BE REPLACED SHOULD IT DIE WITHIN THAT PERIOD.
13. PROTECT STRUCTURES, SIDEWALKS, PAVEMENTS AND UTILITIES TO REMAIN FROM DAMAGE CAUSED BY SETTLEMENT, LATERAL MOVEMENT, UNDERMINING, WASHOUTS AND OTHER HAZARDS CAUSED BY SITE IMPROVEMENT OPERATIONS.
14. ALL LAWN AREAS TO BE SEEDED WITH STANDARD TURF GRASS SEED AND COVERED WITH EROSION CONTROL BLANKET, UNLESS OTHERWISE SPECIFIED ON THE PLAN.
15. ALL AREAS DISTURBED BY CONSTRUCTION ACTIVITIES, EXCLUDING SHRUB BEDS, TO BE RESTORED WITH TURF GRASS SEED AND COVERED WITH AN EROSION CONTROL BLANKET.
16. CAREFULLY MAINTAIN PRESENT GRADE AT BASE OF ALL EXISTING TREES TO REMAIN. PREVENT ANY DISTURBANCE OF EXISTING TREES INCLUDING ROOT ZONES. USE TREE PROTECTION BARRICADES WHERE INDICATED. PROTECT EXISTING TREES TO REMAIN AGAINST UNNECESSARY CUTTING, BREAKING OR SKINNING OF ROOTS, BRUISING OF BARK OR SMOTHERING OF TREES. DRIVING, PARKING, DUMPING, STOCKPILING AND/OR STORAGE OF VEHICLES, EQUIPMENT, SUPPLIES, MATERIALS OR DEBRIS ON TOP THE ROOT ZONES AND/OR WITHIN THE DRIPLINE OF EXISTING TREES OR OTHER PLANT MATERIAL TO REMAIN IS STRICTLY PROHIBITED.
17. THE CONTRACTOR AT ALL TIMES SHALL KEEP THE PREMISES ON WHICH WORK IS BEING DONE, CLEAR OF RUBBISH AND DEBRIS. ALL PAVEMENT AND DEBRIS REMOVED FROM THE SITE SHALL BE DISPOSED OF LEGALLY
18. ALL WORK AND OPERATIONS SHALL COMPLY WITH ALL APPLICABLE FEDERAL, STATE AND LOCAL CODES AND ORDINANCES.

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CHIPOTLE
FLOSSMOOR DEVELOPMENT
FLOSSMOOR, IL

OVERALL LANDSCAPE PLAN
CONSTRUCTION NOTES
PLANTING DETAILS

date.
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LANDSCAPE MAINTENANCE SPECIFICATIONS																													
THE CONTRACTOR SHALL PROVIDE AS A SEPARATE BID, MAINTENANCE FOR A PERIOD OF 1 YEAR AFTER FINAL ACCEPTANCE OF THE PROJECT LANDSCAPING. THE CONTRACTOR MUST BE ABLE TO PROVIDE CONTINUED MAINTENANCE IF REQUESTED BY THE OWNER OR PROVIDE THE NAME OF A REPUTABLE LANDSCAPE CONTRACTOR WHO CAN PROVIDE MAINTENANCE. STANDARDS ALL LANDSCAPE MAINTENANCE SERVICES SHALL BE PERFORMED BY TRAINED PERSONNEL USING CURRENT, ACCEPTABLE HORTICULTURAL PRACTICES. ALL WORK SHALL BE PERFORMED IN A MANNER THAT MAINTAINS THE ORIGINAL INTENT OF THE LANDSCAPE DESIGN. ALL CHEMICAL APPLICATIONS SHALL BE PERFORMED IN ACCORDANCE WITH CURRENT COUNTY, STATE AND FEDERAL LAWS, USING EPA REGISTERED MATERIALS AND METHODS OF APPLICATION. THESE APPLICATIONS SHALL BE PERFORMED UNDER THE SUPERVISION OF A LICENSED CERTIFIED APPLICATOR. APPROVALS ANY WORK PERFORMED IN ADDITION TO THAT WHICH IS OUTLINED IN THE CONTRACT SHALL ONLY BE DONE UPON WRITTEN APPROVAL BY THE OWNER'S REPRESENTATIVE. ALL SEASONAL COLOR SELECTIONS SHALL BE APPROVED BY THE OWNER'S REPRESENTATIVE PRIOR TO ORDERING AND INSTALLATION. SOIL TESTING THE MAINTENANCE CONTRACTOR SHALL PERFORM SOIL TESTS AS NEEDED TO IDENTIFY ANY IMBALANCES OR DEFICIENCIES CAUSING PLANT MATERIAL DECLINE. THE OWNER SHALL BE NOTIFIED OF THE RECOMMENDATION FOR APPROVAL, AND THE NECESSARY CORRECTIONS MADE AT AN ADDITIONAL COST TO THE OWNER. <table><thead><tr><th colspan="2">ACCEPTABLE SOIL TEST RESULTS:</th></tr><tr><th>LANDSCAPE TREES & SHRUBS</th><th>TURF</th></tr></thead><tbody><tr><td>PH RANGE</td><td>5.0-7.0</td></tr><tr><td>ORGANIC MATTER</td><td>>1.5%</td></tr><tr><td>MAGNESIUM (MG)</td><td>100+LBS./ACRE</td></tr><tr><td>PHOSPHORUS (P2O5)</td><td>150+LBS./ACRE</td></tr><tr><td>POTASSIUM (K2O)</td><td>120+LBS./ACRE</td></tr><tr><td>SOLUBLE SALTS</td><td>NOT TO EXCEED 900PPM/1.9 MMHOS/CM</td></tr><tr><td></td><td>IN SOIL; NOT TO EXCEED 1400 PPM/2.5 MMHOS/CM IN HIGH ORGANIC MIX</td></tr></tbody></table> FOR UNUSUAL SOIL CONDITIONS, THE FOLLOWING OPTIONAL TESTS ARE RECOMMENDED WITH LEVELS NOT TO EXCEED: <table><tbody><tr><td>BORON</td><td>3 POUNDS PER ACRE</td></tr><tr><td>MANGANESE</td><td>50 POUNDS PER ACRE</td></tr><tr><td>POTASSIUM (K2O)</td><td>450 POUNDS PER ACRE</td></tr><tr><td>SODIUM</td><td>20 POUNDS PER ACRE</td></tr></tbody></table> WORKMANSHIP DURING LANDSCAPE MAINTENANCE OPERATIONS, ALL AREAS SHALL BE KEPT NEAT AND CLEAN. PRECAUTIONS SHALL BE TAKEN TO AVOID DAMAGE TO EXISTING STRUCTURES. ALL WORK SHALL BE PERFORMED IN A SAFE MANNER TO THE OPERATORS, THE OCCUPANTS AND ANY PEDESTRIANS. UPON COMPLETION OF MAINTENANCE OPERATIONS, ALL DEBRIS AND WASTE MATERIAL SHALL BE CLEANED UP AND REMOVED FROM THE SITE, UNLESS PROVISIONS HAVE BEEN GRANTED BY THE OWNER TO USE ON-SITE TRASH RECEPTACLES. ANY DAMAGE TO THE LANDSCAPE, STRUCTURES, OR IRRIGATION SYSTEMS CAUSED BY THE MAINTENANCE CONTRACTOR, SHALL BE REPAIRED BY THE MAINTENANCE CONTRACTOR WITHOUT CHARGE TO THE OWNER.		ACCEPTABLE SOIL TEST RESULTS:		LANDSCAPE TREES & SHRUBS	TURF	PH RANGE	5.0-7.0	ORGANIC MATTER	>1.5%	MAGNESIUM (MG)	100+LBS./ACRE	PHOSPHORUS (P2O5)	150+LBS./ACRE	POTASSIUM (K2O)	120+LBS./ACRE	SOLUBLE SALTS	NOT TO EXCEED 900PPM/1.9 MMHOS/CM		IN SOIL; NOT TO EXCEED 1400 PPM/2.5 MMHOS/CM IN HIGH ORGANIC MIX	BORON	3 POUNDS PER ACRE	MANGANESE	50 POUNDS PER ACRE	POTASSIUM (K2O)	450 POUNDS PER ACRE	SODIUM	20 POUNDS PER ACRE	TREES, SHRUBS, & GROUND COVER (CONT.) MULCHING ANNUALLY, ALL TREE AND SHRUB BEDS WILL BE PREPARED AND MULCHED, TO A MINIMUM DEPTH OF 3" WITH QUALITY MULCH TO MATCH EXISTING. BED PREPARATION SHALL INCLUDE REMOVING ALL WEEDS, CLEANING UP SAID BED, EDGING AND CULTIVATING DECAYED MULCH INTO THE SOIL. DEBRIS FROM EDGING IS TO BE REMOVED FROM BEDS WHERE APPLICABLE. IF DEEMED NECESSARY, A PRE-EMERGENT HERBICIDE MAY BE APPLIED TO THE SOIL TO INHIBIT THE GROWTH OF FUTURE WEEDS. ORGANICALLY MAINTAINED GARDENS SHALL NOT RECEIVE ANY PRE-EMERGENT HERBICIDES. MULCH IN EXCESS OF 4" WILL BE REMOVED FROM THE BED AREAS. SPECIAL CARE SHALL BE TAKEN IN THE MULCHING OPERATION NOT TO OVER-MULCH OR COVER THE BASE OF TREES AND SHRUBS. THIS CAN BE DETRIMENTAL TO THE HEALTH OF THE PLANTS. WEEDING ALL BEDS SHALL BE WEEDED ON A CONTINUOUS BASIS THROUGHOUT THE GROWING SEASON TO MAINTAIN A NEAT APPEARANCE AT ALL TIMES. PRE-EMERGENT (SOIL-APPLIED) AND POST-EMERGENT (FOLIAR-APPLIED) HERBICIDES SHALL BE USED WHERE AND WHEN APPLICABLE AND IN ACCORDANCE WITH THE PRODUCT'S LABEL. INSECT & DISEASE CONTROL: TREES, SHRUBS & GROUND COVER THE MAINTENANCE CONTRACTOR SHALL BE RESPONSIBLE FOR MONITORING THE LANDSCAPE SITE ON A REGULAR BASIS. THE MONITORING FREQUENCY SHALL BE MONTHLY EXCEPT FOR GROWING SEASON, WHICH WILL BE EVERY OTHER WEEK. TRAINED PERSONNEL SHALL MONITOR FOR PLANT DAMAGING INSECT ACTIVITY, PLANT PATHOGENIC DISEASES AND POTENTIAL CULTURAL PROBLEMS IN THE LANDSCAPE. THE PEST OR CULTURAL PROBLEM WILL BE IDENTIFIED UNDER THE SUPERVISION OF THE CONTRACTOR. FOR PLANT DAMAGING INSECTS AND MITES IDENTIFIED IN THE LANDSCAPE, THE CONTRACTOR SHALL CONSULT AND FOLLOW THE RECOMMENDATIONS OF THE MOST CURRENT EDITION OF THE STATE COOPERATIVE SERVICE PUBLICATION ON INSECT CONTROL ON LANDSCAPE PLANT MATERIAL. PLANT PATHOGENIC DISEASE PROBLEMS IDENTIFIED BY THE CONTRACTOR THAT CAN BE RESOLVED BY PRUNING OR PHYSICAL REMOVAL OF DAMAGED PLANT PARTS WILL BE PERFORMED AS PART OF THE CONTRACT. FOR AN ADDITIONAL CHARGE, PLANT PATHOGENIC DISEASES THAT CAN BE RESOLVED THROUGH PROPERLY TIMED APPLICATIONS OF FUNGICIDES SHALL BE MADE WHEN THE OWNER AUTHORIZES IT. IF THE CONTRACTOR NOTES AN ESPECIALLY INSECT-OR DISEASE-PRONE PLANT SPECIES IN THE LANDSCAPE, HE/SHE WILL SUGGEST REPLACEMENT WITH A MORE PEST-RESISTANT CULTIVAR OR SPECIES THAT IS CONSISTENT WITH THE INTENT OF THE LANDSCAPE DESIGN. NOTE: FOR IDENTIFICATION OF PLANT-DAMAGING INSECTS AND MITES, A REFERENCE TEXTBOOK THAT CAN BE USED IS INSECTS THAT FEED ON TREES AND SHRUBS BY JOHNSON AND LYON, COMSTOCK PUBLISHING ASSOCIATES. FOR PLAN PATHOGENIC DISEASES, TWO REFERENCES ARE SUGGESTED: SCOUTING AND CONTROLLING WOODY ORNAMENTAL DISEASES IN LANDSCAPES AND NURSERIES. AUTHORIZED BY GARY MOORMAN, PUBLISHED BY PENN STATE COLLEGE OF AGRICULTURAL SCIENCES, AND DISEASES OF TREES AND SHRUBS BY SINCLAIR AND LYON, PUBLISHED BY COMSTOCK PUBLISHING PRESS. TRASH REMOVAL THE MAINTENANCE CONTRACTOR SHALL REMOVE TRASH FROM ALL SHRUB AND GROUND COVER BEDS WITH EACH VISIT. LEAF REMOVAL ALL FALLEN LEAVES SHALL BE REMOVED FROM THE SITE IN NOVEMBER AND ONCE IN DECEMBER, IF REQUESTED BY THE OWNER, THE MAINTENANCE CONTRACTOR, AT AN ADDITIONAL COST TO THE OWNER SHALL PERFORM SUPPLEMENTAL LEAF REMOVALS. WINTER CLEAN-UP THE PROJECT SHALL RECEIVE A GENERAL CLEAN-UP ONCE DURING EACH OF THE WINTER MONTHS, I.E., JANUARY, FEBRUARY, AND MARCH. CLEAN-UP INCLUDES: • CLEANING CURBS AND PARKING AREAS • REMOVING ALL TRASH AND UNWANTED DEBRIS • TURNING MULCH WHERE NECESSARY • INSPECTION OF GROUNDS	
ACCEPTABLE SOIL TEST RESULTS:																													
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TURF GENERAL CLEAN UP PRIOR TO MOWING, ALL TRASH, STICKS, AND OTHER UNWANTED DEBRIS SHALL BE REMOVED FROM LAWNS, PLANT BEDS, AND PAVED AREAS. MOWING TURF GRASSES, INCLUDING BLUE GRASS, TALL FESCUE, PERENNIAL RYEGRASS, ETC., SHALL BE MAINTAINED AT A HEIGHT OF 2" TO 3" IN SPRING AND FALL. FROM JUNE THROUGH SEPTEMBER, MOWING HEIGHT SHALL BE MAINTAINED AT NO LESS THAN 3". THE MOWING OPERATION INCLUDES TRIMMING AROUND ALL OBSTACLES, RAKING EXCESSIVE GRASS CLIPPINGS AND REMOVING DEBRIS FROM WALKS, CURBS, AND PARKING AREAS. CAUTION: MECHANICAL WEEDERS SHOULD NOT BE USED AROUND TREES BECAUSE OF POTENTIAL DAMAGE TO THE BARK. EDGING EDGING OF ALL SIDEWALKS, CURBS AND OTHER PAVED AREAS SHALL BE PERFORMED ONCE EVERY OTHER MOWING. DEBRIS FROM THE EDGING OPERATIONS SHALL BE REMOVED AND THE AREAS SWEEP CLEAN. CAUTION SHALL BE USED TO AVOID FLYING DEBRIS. FERTILIZING SEASONALLY STEPPED FERTILIZER SHALL BE APPLIED IN AREAS BASED ON THE EXISTING TURF SPECIES. LAWN WEED CONTROL: HERBICIDES SELECTION AND PROPER USE OF HERBICIDES SHALL BE THE LANDSCAPE CONTRACTOR'S RESPONSIBILITY. ALL CHEMICAL APPLICATIONS SHALL BE PERFORMED UNDER THE SUPERVISION OF A LICENSED CERTIFIED APPLICATOR. READ THE LABEL PRIOR TO APPLYING ANY CHEMICAL. INSECT & DISEASE CONTROL FOR TURF THE CONTRACTOR SHALL BE RESPONSIBLE FOR MONITORING THE SITE CONDITIONS ON EACH VISIT TO DETERMINE IF ANY INSECT PEST OR DISEASE PROBLEMS EXIST. THE CONTRACTOR SHALL IDENTIFY THE INSECT PEST OR DISEASE, AS WELL AS THE HOST PLANT, AND THEN CONSULT THE MOST CURRENT EDITION OF THE COOPERATIVE EXTENSION SERVICE'S "COMMERCIAL INSECTICIDE RECOMMENDATION FOR TURF" FOR CONTROL. THE LICENSED APPLICATOR SHALL BE FAMILIAR WITH THE LABEL PROVIDED FOR THE SELECTED PRODUCT PRIOR TO APPLICATION. INSPECTION AND TREATMENT TO CONTROL INSECT PESTS SHALL BE INCLUDED IN THE CONTRACT PRICE.		SEASONAL COLOR: PERENNIALS, ANNUALS, AND BULBS THE INSTALLATION OF PERENNIALS, ANNUALS, AND BULBS, UNLESS SPECIFIED HEREIN, SHALL BE REVIEWED WITH THE OWNER, AND, IF ACCEPTED, INSTALLED AND BILLED TO THE OWNER. SEASONAL COLOR MAINTENANCE PERENNIALIZATION OF BULBS: 1. AFTER FLOWERING, CUT OFF SPENT FLOWER HEADS. 2. ALLOW LEAVES OF DAFFODILS AND HYACINTHS TO REMAIN FOR SIX WEEKS AFTER FLOWERS HAVE FADED. CUT OFF AT BASE. 3. ALLOW LEAVES OF OTHER BULBS TO YELLOW NATURALLY AND THEN CUT OFF AT BASE. 4. APPLY FERTILIZER AFTER FLOWERING IN SPRING, POSSIBLY AGAIN IN FALL. APPLY 10-10-10 AT THE RATE OF 2 POUNDS PER 1000 SQUARE FEET OR TOP-DRESS WITH COMPOST 1" DEEP. FALL FERTILIZATION WITH A BULB FERTILIZER OR MULCHING WITH 1" OF COMPOST IS OPTIONAL. FLOWER ROTATION: 1. BULBS: REMOVE THE ENTIRE PLANT AND BULB AFTER FLOWERS HAVE FADED OR AT THE DIRECTION OF THE OWNER AND INSTALL NEW PLANTS IF INCLUDED IN CONTRACT. 2. SUMMER ANNUALS OR FALL PLANTS: A. DEAD HEADING: PINCH AND REMOVE DEAD FLOWERS ON ANNUALS AS NECESSARY. B. FERTILIZING SUMMER ANNUALS: FERTILIZE USING ONE OR TWO METHODS: APPLY A SLOW-RELEASE FERTILIZER IN MAY FOLLOWING MANUFACTURER'S RECOMMENDATIONS. A BOOSTER SUCH AS 10-10-10 MAY BE NECESSARY IN LATE SUMMER. OR, APPLY LIQUID FERTILIZATIONS OF 20-20-20 WATER-SOLUBLE FERTILIZERS, NOT TO EXCEED 2 POUNDS OF 20-20-20 PER 100 GALLONS OF WATER, MONTHLY; OR MULCH WITH COMPOST 1" DEEP. C. REMOVAL: IF FALL PLANTS ARE TO BE INSTALLED, SUMMER ANNUALS SHALL BE LEFT IN THE GROUND UNTIL THE FIRST KILLING FROST AND THEN REMOVED, UNLESS OTHERWISE DIRECTED BY THE OWNER. PERENNIALS: 1. AFTER INITIAL INSTALLATION, IF A TIME-RELEASED FERTILIZER HAS BEEN INCORPORATED DURING PLANT INSTALLATION, NO MORE FERTILIZER NEED BE APPLIED THE FIRST GROWING SEASON. 2. THE FOLLOWING YEAR: A. FERTILIZE PERENNIALS WITH A SLOW-RELEASE FERTILIZER OR ANY 50% ORGANIC FERTILIZER, OR MULCH PERENNIALS WITH COMPOST 1" DEEP. B. CUT ALL DECIDUOUS PERENNIALS FLUSH TO THE GROUND BY MARCH 1, IF THIS WAS NOT DONE THE PREVIOUS FALL, TO ALLOW NEW GROWTH TO DEVELOP FREELY. C. MULCH THE PERENNIAL BED ONCE IN EARLY SPRING AT 1"-2" DEPTH. IF SOIL IS BARED IN LATE FALL, RE-MULCH LIGHTLY AFTER GROUND IS FROZEN TO PROTECT PERENNIALS. D. INSPECT FOR INSECT OR DISEASE PROBLEMS ON PERENNIALS. MONITOR AND CONTROL SLUGS ON HOSTAS AND LIGULARIAS. POWDERY MILDEW ON PHLOX, MONARDAS, AND ASTERS CAN BE PREVENTED WITH PROPERLY TIMED FUNGICIDES OR USE OF DISEASE-RESISTANT VARIETIES. E. WEED PERENNIAL BED AS SPECIFIED IN "WEEDING" ABOVE. F. PRUNE BRANCHING SPECIES TO INCREASE DENSITY. CUT ONLY THE FLOWERING STEMS AFTER BLOOMING. DO NOT REMOVE THE FOLIAGE. 3. THE FOLLOWING FALL, CUT BACK DETERIORATING PLANT PARTS UNLESS INSTRUCTED TO RETAIN FOR WINTER INTEREST, E.G. SEDUM AUTUMN JOY AND ORNAMENTAL GRASSES. 4. LONG-TERM CARE: A. DIVIDE PLANTS THAT OVERCROWD THE SPACE PROVIDED. DIVIDE ACCORDING TO THE SPECIES. SOME NEED FREQUENT DIVIDING, E.G. ASTERS AND YARROW EVERY TWO YEARS; OTHER RARELY, IF EVER, E.G. PEONIES, HOSTAS, AND ASTILBE. B. FOR DETAILED INFORMATION REGARDING THE CARE OF SPECIFIC PERENNIALS, REFER TO ALL ABOUT PERENNIALS BY ORTHO; PERENNIALS: HOW TO SELECT, GROW AND ENJOY BY PAMELA HARPER AND FREDERICK MCGOUTY, HP BOOKS PUBLISHER; HERBACEOUS PERENNIAL PLANTS: A TREATISE ON THEIR IDENTIFICATION, CULTURE AND GARDEN ATTRIBUTES BY ALLAN ARMITAGE, STIPES PUB LLC.																											
TREES, SHRUBS, & GROUND COVER PRUNING ALL ORNAMENTAL TREES, SHRUBS AND GROUND COVER SHALL BE PRUNED WHEN APPROPRIATE TO REMOVE DEAD OR DAMAGED BRANCHES, DEVELOP THE NATURAL SHAPES, DO NOT SHEAR TREES OR SHRUBS. IF PREVIOUS MAINTENANCE PRACTICE HAS BEEN TO SHEAR AND BALL, THEN A NATURAL SHAPE WILL BE RESTORED GRADUALLY. PRUNING GUIDELINES: 1. PRUNE PLANTS THAT FLOWER BEFORE THE END OF JUNE (SPRING BLOOMING) IMMEDIATELY AFTER FLOWERING. FLOWER BUDS DEVELOP DURING THE PREVIOUS GROWING SEASON. FALL, WINTER OR SPRING PRUNING WOULD REDUCE THE SPRING FLOWERING DISPLAY. 2. PRUNE PLANTS THAT FLOWER IN JULY -- SEPTEMBER (SUMMER OR AUTUMN BLOOMING) IN WINTER OR SPRING BEFORE NEW GROWTH BEGINS. SINCE THESE PLANTS DEVELOP FLOWERS ON NEW GROWTH. 3. DELAY PRUNING PLANTS GROWN FOR ORNAMENTAL FRUITS, SUCH AS COTONEASTERS AND VIBURNUMS. 4. HOLLIES AND OTHER EVERGREENS MAY BE PRUNED DURING WINTER, IN ORDER TO USE THEIR BRANCHES FOR SEASONAL DECORATION. HOWEVER, SEVERE PRUNING OF EVERGREENS SHOULD BE DONE IN EARLY SPRING ONLY. 5. BROADLEAF EVERGREEN SHRUBS SHALL BE HAND-PRUNED TO MAINTAIN THEIR NATURAL APPEARANCE AFTER THE NEW GROWTH HARDENS OFF. 6. HEDGES OR SHRUBS THAT REQUIRE SHEARING TO MAINTAIN A FORMAL APPEARANCE SHALL BE PRUNED AS REQUIRED. DEAD WOOD SHALL BE REMOVED FROM SHEARED PLANTS BEFORE THE FIRST SHEARING OF THE SEASON. 7. CONIFERS SHALL BE PRUNED, IF REQUIRED, ACCORDING TO THEIR GENUS. A. YEWs, JUNIPERS, HEMLOCKS AND ARBORVITAE MAY BE PRUNED AFTER NEW GROWTH HAS HARDENED OFF IN LATE SUMMER. IF SEVERE PRUNING IS NECESSARY, IT MUST BE DONE IN EARLY SPRING. B. FIRS AND SPRUCES MAY BE LIGHTLY PRUNED IN LATE SUMMER, FALL, OR WINTER AFTER COMPLETING GROWTH. LEAVE SIDE BUDS. NEVER CUT CENTRAL LEADER. C. PINES MAY BE LIGHTLY PRUNED IN EARLY JUNE BY REDUCING CANDLES. 8. GROUND COVER SHALL BE EDGED AND PRUNED AS NEEDED TO CONTAIN IT WITHIN ITS BORDERS. 9. THINNING: REMOVE BRANCHES AND WATER SPROUTS BY CUTTING THEM BACK TO THEIR POINT OF ORIGIN ON PARENT STEMS. THIS METHOD RESULTS IN A MORE OPEN PLANT, WITHOUT STIMULATING EXCESSIVE GROWTH. THINNING IS USED ON CRAB APPLES, LILACS, VIBURNUMS, ETC. 10. RENEWAL PRUNING: REMOVE OLDEST BRANCHES OF SHRUB AT GROUND, LEAVING THE YOUNGER, MORE VIGOROUS BRANCHES. ALSO REMOVE WEAK STEMS. ON OVERGROWN PLANTS, THIS METHOD MAY BE BEST DONE OVER A THREE-YEAR PERIOD. RENEWAL PRUNING MAY BE USED ON FORSYTHIA, HYDRANGEA, SPIRAEA, ETC. PLANTS OVERHANGING PASSAGEWAYS AND PARKING AREAS AND DAMAGED PLANTS SHALL BE PRUNED AS NEEDED. SHADE TREES THAT CANNOT BE ADEQUATELY PRUNED FROM THE GROUND SHALL NOT BE INCLUDED IN THE MAINTENANCE CONTRACT. A CERTIFIED ARBORIST UNDER A SEPARATE CONTRACT SHALL PERFORM THIS TYPE OF WORK. SPRING CLEANUP PLANT BEDS SHALL RECEIVE A GENERAL CLEANUP BEFORE FERTILIZING AND MULCHING. CLEANUP INCLUDES REMOVING DEBRIS AND TRASH FROM BEDS AND CUTTING BACK HERBACEOUS PERENNIALS LEFT STANDING THROUGH WINTER, E.G. ORNAMENTAL GRASSES, SEDUM AUTUMN JOY. FERTILIZING FOR TREES, THE RATE OF FERTILIZATION DEPENDS ON THE TREE SPECIES, TREE VIGOR, AREA AVAILABLE FOR FERTILIZATION, AND GROWTH STAGE OF THE TREE. MATURE SPECIMENS BENEFIT FROM FERTILIZATION EVERY 3 TO 4 YEARS; YOUNGER TREES SHALL BE FERTILIZED MORE OFTEN DURING RAPID GROWTH STAGES. THE CURRENT RECOMMENDATION IS BASED ON THE RATE OF 1000 SQUARE FEET OF AREA UNDER THE TREE TO BE FERTILIZED. FOR DECIDUOUS TREES, 2 TO 6 POUNDS OF NITROGEN PER 1000 SQUARE FEET; FOR NARROW-LEAF EVERGREENS, 1 TO 4 POUNDS OF NITROGEN PER 1000 SQUARE FEET; FOR BROADLEAF EVERGREENS, 1 TO 3 POUNDS OF NITROGEN PER 1000 SQUARE FEET. SHRUBS AND GROUND COVER SHALL BE TOP-DRESSED WITH COMPOST 1" DEEP OR FERTILIZED ONCE IN MARCH WITH 10-6-4 ANALYSIS FERTILIZER AT THE RATE OF 3 POUNDS PER 100 SQUARE FEET OF BED AREA. ERICACEOUS MATERIAL SHALL BE FERTILIZED WITH AN ERICACEOUS FERTILIZER AT THE MANUFACTURER'S RECOMMENDATION RATE. IF PLANTS ARE GROWING POORLY, A SOIL SAMPLE SHOULD BE TAKEN.		SUMMARY OF MAINTENANCE LAWN MAINTENANCE 1. SOIL ANALYSIS PERFORMED ANNUALLY TO DETERMINE PH. IF PH DOES NOT FALL WITHIN SPECIFIED RANGE, ADJUST ACCORDING TO SOIL TEST RECOMMENDATIONS. 2. MAINTAIN PROPER FERTILITY AND PH LEVELS OF THE SOIL TO PROVIDE AN ENVIRONMENT CONDUCTIVE TO TURF VITALITY FOR TURF GRASSES. 3. MOW TURF ON A REGULAR BASIS AND AS SEASON AND WEATHER DICTATES. REMOVE NO MORE THAN THE TOP 1/3 OF LEAF BLADE. CLIPPINGS ON PAVED AND BED AREAS WILL BE REMOVED. 4. AERATE WARM SEASON TURF AREAS TO MAINTAIN HIGH STANDARDS OF TURF APPEARANCE. 5. APPLY PRE-EMERGENT TO TURF IN TWO APPLICATIONS IN EARLY FEBRUARY AND EARLY APRIL TO EXTEND BARRIER. 6. APPLY POST EMERGENT AS NEEDED TO CONTROL WEEDS. 7. MECHANICALLY EDGE CURBS AND WALKS. 8. APPLY NON-SELECTIVE HERBICIDE, TO MULCHED BED AREAS AND PAVEMENT AND REMOVE EXCESS RUNNERS TO MAINTAIN CLEAN DEFINED BEDS. TREE, GROUND COVER AND SHRUB BED MAINTENANCE 1. PRUNE SHRUBS, TREES AND GROUND COVER TO ENCOURAGE HEALTHY GROWTH AND CREATE A NATURAL APPEARANCE. 2. MULCH TO BE APPLIED IN FEBRUARY/MARCH WITH A HALF RATE IN LATE SUMMER TO TOP DRESS. 3. APPLY PRE-EMERGENT HERBICIDES IN FEBRUARY AND APRIL. 4. MANUAL WEED CONTROL TO MAINTAIN CLEAN BED APPEARANCE. 5. APPLY FUNGICIDES AND INSECTICIDES AS NEEDED TO CONTROL INSECTS AND DISEASE. 6. ORNAMENTAL SHRUBS, TREES AND GROUND COVERS TO BE FERTILIZED THREE (3) TIMES PER YEAR WITH A BALANCED MATERIAL (JANUARY/FEBRUARY, APRIL/MAY, AND OCTOBER/NOVEMBER) 7. EDGE ALL MULCHED BEDS. 8. REMOVE ALL LITTER AND DEBRIS. GENERAL MAINTENANCE 1. REMOVE ALL MAN-MADE DEBRIS, BLOW EDGES. 2. INSPECT GROUNDS ON A MONTHLY BASIS AND SCHEDULE INSPECTION WITH UNIT OPERATOR.																											

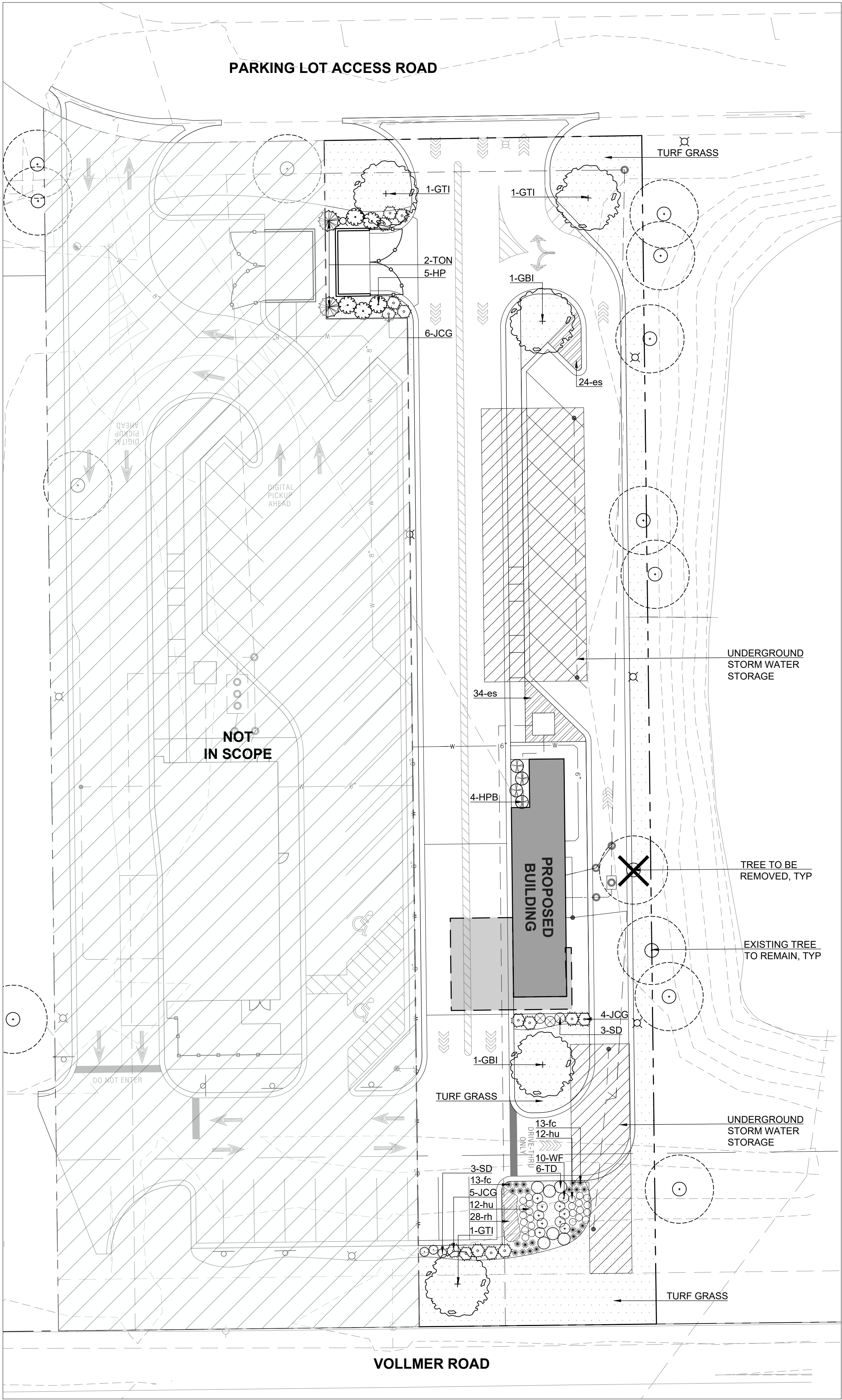
Kathryn Talty landscape architecture 1926 Waukegan Road Suite 340 Glenview, Illinois 60025 c 847.612.5154 www.ktlandarch.com		RECEIVED LANDSCAPE MAINTENANCE CONTRACT KATHRYN MAXWELL TALTY 157-00116 <i>Pg 2 Pg 3</i>		date 12-22-25			
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CHIPOTLE FLOSSMOOR DEVELOPMENT FLOSSMOOR, IL							
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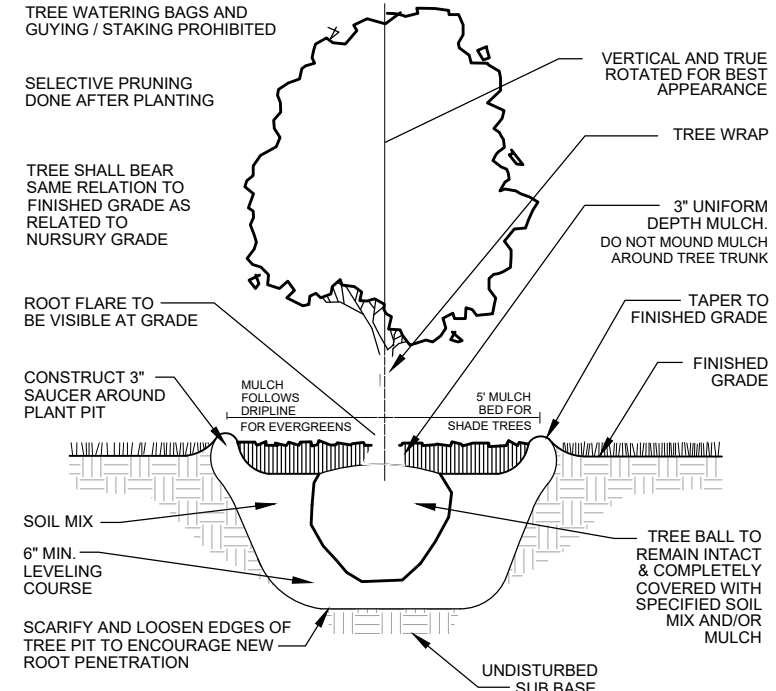
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7 BREW LANDSCAPE PLAN

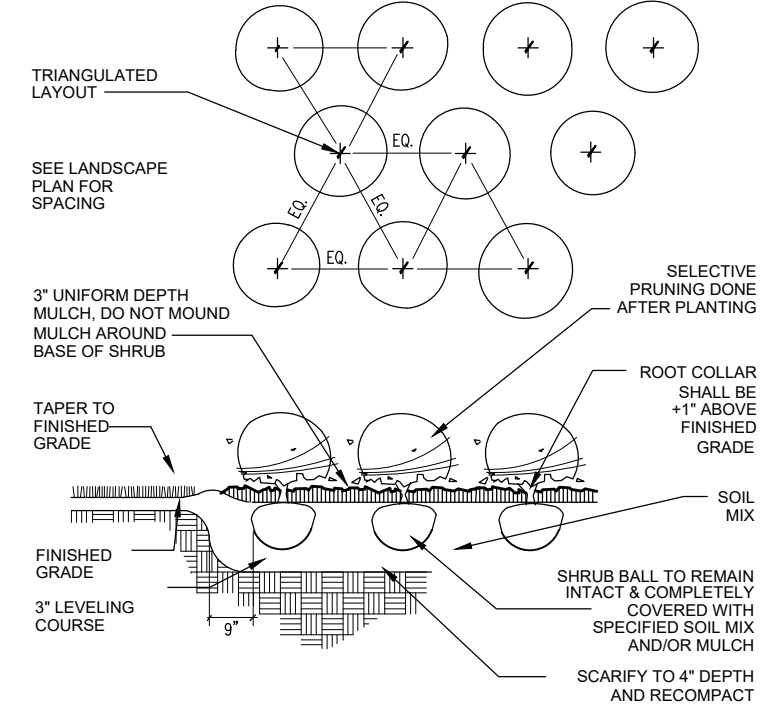
SCALE: 1" = 20'-0"

Master Plant List						
Symbol	Quantity	Botanical Name	Common Name	Size	Origin	Notes
Shade Trees						
GBI	2	GINKGO BILOBA 'AUTUMN GOLD'	GINKGO	3" BB		MALE SPEC. ONLY
GTI	3	GLEDITSIA TRIACANTHOS 'SHADEMASTER'	SHADEMASTER HONEYLOCUST	3" BB		
Evergreen Trees						
TON	2	THUJA OCCIDENTALIS 'NIGRA'	DARK GREEN ARBORVITAE	6' BB	NATIVAR	
Evergreen Shrubs						
JCG	15	JUNIPERUS CHINENSIS 'GOLD STAR'	GOLD STAR JUNIPER	24" BB		SPREADING
TD	6	TAXUS x MEDIA 'DENSIFORMIS'	DENSE YEW	24" BB		
Deciduous Shrubs						
HPB	4	HYDRANGEA PANICULATA 'BOBO'	BOBO HYDRANGEA	3 GAL		
HP	5	HYDRANGEA PANICULATA 'TARDIVA'	TARDIVA HYDRANGEA	36" BB		
SD	6	SPIREA JAPONICA 'TRACY'	DOUBLEPLAY SPIREA BIG BANG	5 GAL		
WF	10	WEIGELA FLORIDA 'MY MONET'	WEIGELA	24" BB		
Groundcover						
es	58	ERAGROSTIS SPECTABILIS	PURPLE LOVEGRASS	3" POTS	NATIVE	
pt		PACHYSANDRA TERMINALIS	JAPANESE SPURGE	3" POTS		
rh	28	RUPELLIA HUMILIS	WILD PETUNIA	3" POTS	NATIVE	
Perennials						
hu	24	HEUCHERA DOLCE 'CHERRY TRUFFLES'	CORAL BELLS	1 GAL		
Grasses						
fc	22	FESTUCA x 'COOL AS ICE'	FESCUE	1 GAL		



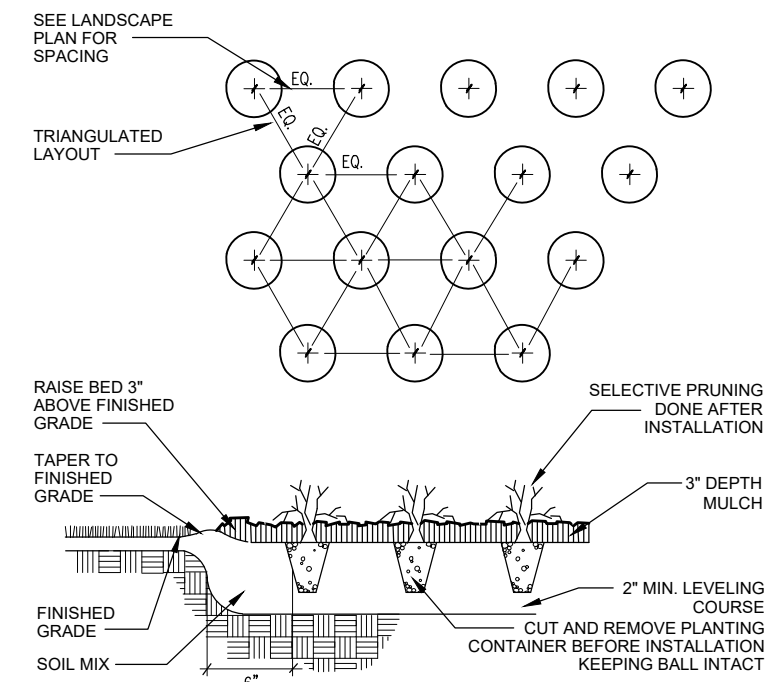
1 TREE PLANTING DETAIL

L2.0 SCALE: NO SCALE



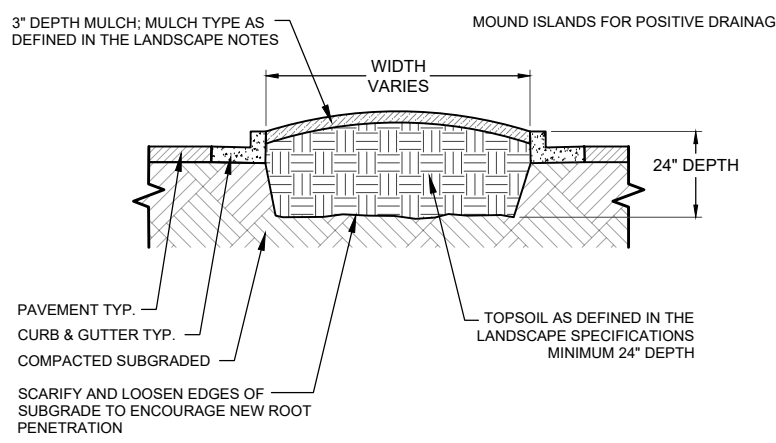
2 SHRUB PLANTING DETAIL

L2.0 SCALE: NO SCALE



3 GROUNDCOVER DETAIL

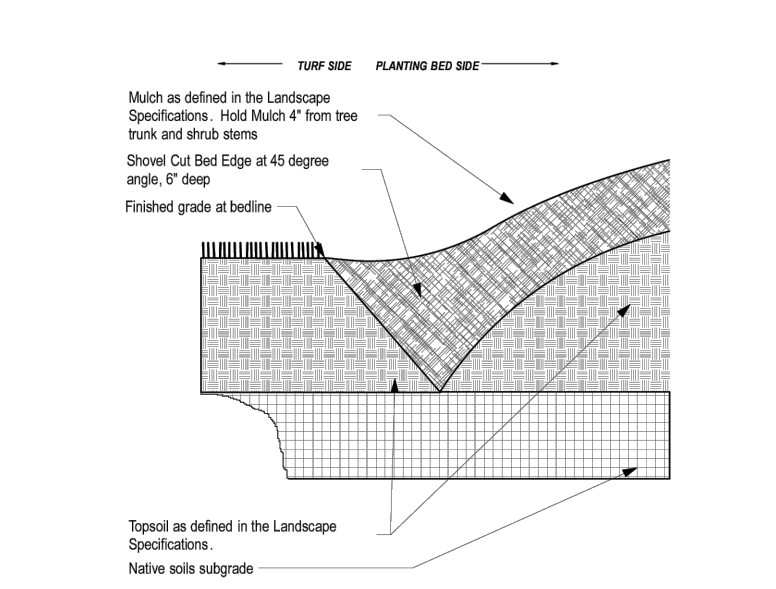
L2.0 SCALE: NO SCALE



- NOTES
- CLEAN CONSTRUCTION DEBRIS FROM WITHIN LANDSCAPE ISLAND AREAS (IE. CONCRETE, ROCKS, RUBBLE, BUILDING MATERIALS, ETC.) PRIOR TO INSTALLING TOPSOIL AND PLANT MATERIAL.
 - EXCAVATE EXISTING SUBGRADE TO A MINIMUM 24" DEPTH. BACKFILL AMENDED TOPSOIL TO MINIMUM HEIGHT EQUAL WITH CURBING. MOUND FOR POSITIVE DRAINAGE OF PLANTING AREA.
 - ISLAND PLANT MATERIAL AS PER THE LANDSCAPE PLAN.
 - INSTALL PLANT MATERIAL AS PER TREES, SHRUB, AND GROUND COVER PLANTING DETAILS, AND AS DEFINED IN THE LANDSCAPE SPECIFICATIONS.
 - INSTALL MULCH OR PLANT MATERIAL AS SPECIFIED ON THE LANDSCAPE PLAN, AND AS DEFINED IN THE LANDSCAPE SPECIFICATIONS.

4 PARKING ISLAND DETAIL

L2.0 SCALE: NO SCALE



5 SPADED PLANTING BED EDGE DETAIL

L2.0 SCALE: NO SCALE

GENERAL CONSTRUCTION NOTES

- REQUIRED LANDSCAPE MATERIAL SHALL SATISFY AMERICAN ASSOCIATION OF NURSERYMEN STANDARDS AND BE STAKED, WRAPPED, WATERED AND MULCHED PER ORDINANCE.
- BEFORE ANY EXCAVATION ON THE SITE, CALL TO LOCATE ANY EXISTING UTILITIES ON THE SITE. THE CONTRACTOR SHALL FAMILIARIZE HIM/HERSELF WITH THE LOCATIONS OF ALL BURIED UTILITIES IN THE AREAS OF WORK BEFORE STARTING OPERATIONS. THE CONTRACTOR SHALL BE LIABLE FOR THE COST OF REPAIRING OR REPLACING ANY BURIED CONDUITS, CABLES OR PIPING DAMAGED DURING THE INSTALLATION OF THIS WORK.
- FOUR FOOT HIGH FENCING OR OTHER RIGID MATERIAL IS TO BE ERECTED AROUND THE DRIP-LINE OF ALL TREES TO BE SAVED.
- PLANT QUANTITIES ON PLANT LIST INTENDED TO BE A GUIDE. ALL QUANTITIES SHALL BE CHECKED AND VERIFIED ON PLANTING PLAN. ANY DISCREPANCIES SHALL BE DISCUSSED WITH THE LANDSCAPE ARCHITECT.
- ANY DEVIATIONS FROM OR MODIFICATIONS TO THIS PLAN SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
- CONTRACTOR TO NOTIFY LANDSCAPE ARCHITECT UPON DELIVERY OF PLANT MATERIAL TO THE SITE. LANDSCAPE ARCHITECT RESERVES THE RIGHT TO REJECT ANY PLANT MATERIAL THAT DOESN'T MEET STANDARDS OR SPECIFICATIONS OF THE PROJECT.
- ALL PLANT MATERIAL TO BE INSTALLED PER THE PLANTING DETAILS PROVIDED ON THIS PLAN SET.
- ALL BED EDGES TO BE WELL SHAPED, SPADE CUT, WITH LINES AND CURVES AS SHOWN ON THIS PLAN SET.
- ALL PLANTING BEDS TO BE PREPARED WITH PLANTING MIX: 50% TOPSOIL, 50% SOIL AMENDMENTS (3 PARTS PEATMOSS, 1 PART COMPOST, 1 PART SAND)
- ALL PARKING LOT ISLANDS SHALL BE BACKFILLED WITH THE FOLLOWING: 2' OF BLENDED GARDEN SOIL MIX (60% TOPSOIL, 30% COMPOST, 10% SAND) OR 6" OF ONE STEP BY MIDWEST TRADING, TOP DRESSED AND TILLED INTO 18" OF TOPSOIL.
- ALL SPECIFIED LANDSCAPE MATERIAL INDICATED ON THE CONSTRUCTION DOCUMENTS WILL BE REQUIRED TO BE MAINTAINED THROUGHOUT THE LIFE OF THE PROJECT AND MUST BE REPLACED SHOULD IT DIE OR BECOME DAMAGED.
- ALL PLANT MATERIAL SHALL HAVE A ONE YEAR GUARANTEE FROM SUBSTANTIAL COMPLETION AS DETERMINED BY THE LANDSCAPE ARCHITECT, AND SHALL BE REPLACED SHOULD IT DIE WITHIN THAT PERIOD.
- PROTECT STRUCTURES, SIDEWALKS, PAVEMENTS AND UTILITIES TO REMAIN FROM DAMAGE CAUSED BY SETTLEMENT, LATERAL MOVEMENT, UNDERMINING, WASHOUTS AND OTHER HAZARDS CAUSED BY SITE IMPROVEMENT OPERATIONS.
- ALL LAWN AREAS TO BE SEEDED WITH STANDARD TURF GRASS SEED AND COVERED WITH EROSION CONTROL BLANKET. UNLESS OTHERWISE SPECIFIED ON THE PLAN.
- ALL AREAS DISTURBED BY CONSTRUCTION ACTIVITIES, EXCLUDING SHRUB BEDS, TO BE RESTORED WITH TURF GRASS SEED AND COVERED WITH AN EROSION CONTROL BLANKET.
- CAREFULLY MAINTAIN PRESENT GRADE AT BASE OF ALL EXISTING TREES TO REMAIN. PREVENT ANY DISTURBANCE OF EXISTING TREES INCLUDING ROOT ZONES. USE TREE PROTECTION BARRICADES WHERE INDICATED. PROTECT EXISTING TREES TO REMAIN AGAINST UNNECESSARY CUTTING, BREAKING OR SKINNING OF ROOTS, BRUISING OF BARK OR SMOTHERING OF TREES. DRIVING, PARKING, DUMPING, STOCKPILING AND/OR STORAGE OF VEHICLES, EQUIPMENT, SUPPLIES, MATERIALS OR DEBRIS ON TOP THE ROOT ZONES AND/OR WITHIN THE DRIPLINE OF EXISTING TREES OR OTHER PLANT MATERIAL TO REMAIN IS STRICTLY PROHIBITED.
- THE CONTRACTOR AT ALL TIMES SHALL KEEP THE PREMISES ON WHICH WORK IS BEING DONE, CLEAR OF RUBBISH AND DEBRIS. ALL PAVEMENT AND DEBRIS REMOVED FROM THE SITE SHALL BE DISPOSED OF LEGALLY.
- ALL WORK AND OPERATIONS SHALL COMPLY WITH ALL APPLICABLE FEDERAL, STATE AND LOCAL CODES AND ORDINANCES.

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no.	revision	description	initial	date
	DSP	ISSUED FOR REVIEW		12-22-25

7 BREW
FLOSSMOOR DEVELOPMENT
FLOSSMOOR, IL

OVERALL LANDSCAPE PLAN
CONSTRUCTION NOTES
PLANTING DETAILS

date:	12-21-25	drawn:	DSP	checked:	KMT
job no.	25500				
sheet no.	L1.0				

LANDSCAPE MAINTENANCE SPECIFICATIONS

THE CONTRACTOR SHALL PROVIDE AS A SEPARATE BID, MAINTENANCE FOR A PERIOD OF 1 YEAR AFTER FINAL ACCEPTANCE OF THE PROJECT LANDSCAPING. THE CONTRACTOR MUST BE ABLE TO PROVIDE CONTINUED MAINTENANCE IF REQUESTED BY THE OWNER OR PROVIDE THE NAME OF A REPUTABLE LANDSCAPE CONTRACTOR WHO CAN PROVIDE MAINTENANCE.

STANDARDS

ALL LANDSCAPE MAINTENANCE SERVICES SHALL BE PERFORMED BY TRAINED PERSONNEL USING CURRENT, ACCEPTABLE HORTICULTURAL PRACTICES.

ALL WORK SHALL BE PERFORMED IN A MANNER THAT MAINTAINS THE ORIGINAL INTENT OF THE LANDSCAPE DESIGN.

ALL CHEMICAL APPLICATIONS SHALL BE PERFORMED IN ACCORDANCE WITH CURRENT COUNTY, STATE AND FEDERAL LAWS, USING EPA REGISTERED MATERIALS AND METHODS OF APPLICATION. THESE APPLICATIONS SHALL BE PERFORMED UNDER THE SUPERVISION OF A LICENSED CERTIFIED APPLICATOR.

APPROVALS

ANY WORK PERFORMED IN ADDITION TO THAT WHICH IS OUTLINED IN THE CONTRACT SHALL ONLY BE DONE UPON WRITTEN APPROVAL BY THE OWNER'S REPRESENTATIVE.

ALL SEASONAL COLOR SELECTIONS SHALL BE APPROVED BY THE OWNER'S REPRESENTATIVE PRIOR TO ORDERING AND INSTALLATION.

SOIL TESTING

THE MAINTENANCE CONTRACTOR SHALL PERFORM SOIL TESTS AS NEEDED TO IDENTIFY ANY IMBALANCES OR DEFICIENCIES CAUSING PLANT MATERIAL DECLINE. THE OWNER SHALL BE NOTIFIED OF THE RECOMMENDATION FOR APPROVAL, AND THE NECESSARY CORRECTIONS MADE AT AN ADDITIONAL COST TO THE OWNER.

ACCEPTABLE SOIL TEST RESULTS:

	LANDSCAPE TREES & SHRUBS	TURF
PH RANGE	5.0-7.0	6.0-7.0
ORGANIC MATTER	>1.5%	>2.5%
MAGNESIUM (MG)	100+LBS/ACRE	100+LBS/ACRE
PHOSPHORUS (P2O5)	150+LBS/ACRE	150+LBS/ACRE
POTASSIUM (K2O)	120+LBS/ACRE	120+LBS/ACRE
SOLUBLE SALTS	NOT TO EXCEED 900PPM/1.9 MMHOS/CM	NOT TO EXCEED 750PPM/0.75 MMHOS/CM
	IN SOIL, NOT TO EXCEED 1400 PPM/2.5 MMHOS/CM IN HIGH ORGANIC MIX	IN SOIL, NOT TO EXCEED 2000 PPM/2.0 MMHOS/CM IN HIGH ORGANIC MIX

FOR UNUSUAL SOIL CONDITIONS, THE FOLLOWING OPTIONAL TESTS ARE RECOMMENDED WITH LEVELS NOT TO EXCEED:

BORON	3 POUNDS PER ACRE
MANGANESE	50 POUNDS PER ACRE
POTASSIUM (K2O)	450 POUNDS PER ACRE
SODIUM	20 POUNDS PER ACRE

WORKMANSHIP

DURING LANDSCAPE MAINTENANCE OPERATIONS, ALL AREAS SHALL BE KEPT NEAT AND CLEAN. PRECAUTIONS SHALL BE TAKEN TO AVOID DAMAGE TO EXISTING STRUCTURES. ALL WORK SHALL BE PERFORMED IN A SAFE MANNER TO THE OPERATORS, THE OCCUPANTS AND ANY PEDESTRIANS.

UPON COMPLETION OF MAINTENANCE OPERATIONS, ALL DEBRIS AND WASTE MATERIAL SHALL BE CLEANED UP AND REMOVED FROM THE SITE, UNLESS PROVISIONS HAVE BEEN GRANTED BY THE OWNER TO USE ON-SITE TRASH RECEPTACLES. ANY DAMAGE TO THE LANDSCAPE, STRUCTURES, OR IRRIGATION SYSTEMS CAUSED BY THE MAINTENANCE CONTRACTOR, SHALL BE REPAIRED BY THE MAINTENANCE CONTRACTOR WITHOUT CHARGE TO THE OWNER.

TURF

GENERAL CLEAN UP

PRIOR TO MOWING, ALL TRASH, STICKS, AND OTHER UNWANTED DEBRIS SHALL BE REMOVED FROM LAWNS, PLANT BEDS, AND PAVED AREAS.

MOWING

TURF GRASSES, INCLUDING BLUE GRASS, TALL FESCUE, PERENNIAL RYEGRASS, ETC., SHALL BE MAINTAINED AT A HEIGHT OF 2" TO 3" IN SPRING AND FALL. FROM JUNE THROUGH SEPTEMBER, MOWING HEIGHT SHALL BE MAINTAINED AT NO LESS THAN 3".

THE MOWING OPERATION INCLUDES TRIMMING AROUND ALL OBSTACLES, RAKING EXCESSIVE GRASS CLIPPINGS AND REMOVING DEBRIS FROM WALKS, CURBS, AND PARKING AREAS. CAUTION: MECHANICAL WEEDERS SHOULD NOT BE USED AROUND TREES BECAUSE OF POTENTIAL DAMAGE TO THE BARK.

EDGING

EDGING OF ALL SIDEWALKS, CURBS AND OTHER PAVED AREAS SHALL BE PERFORMED ONCE EVERY OTHER MOWING. DEBRIS FROM THE EDGING OPERATIONS SHALL BE REMOVED AND THE AREAS SWEEP CLEAN. CAUTION SHALL BE USED TO AVOID FLYING DEBRIS.

FERTILIZING

SEASONALLY STEPPED FERTILIZER SHALL BE APPLIED IN AREAS BASED ON THE EXISTING TURF SPECIES.

LAWN WEED CONTROL: HERBICIDES

SELECTION AND PROPER USE OF HERBICIDES SHALL BE THE LANDSCAPE CONTRACTOR'S RESPONSIBILITY. ALL CHEMICAL APPLICATIONS SHALL BE PERFORMED UNDER THE SUPERVISION OF A LICENSED CERTIFIED APPLICATOR. READ THE LABEL PRIOR TO APPLYING ANY CHEMICAL.

INSECT & DISEASE CONTROL FOR TURF

THE CONTRACTOR SHALL BE RESPONSIBLE FOR MONITORING THE SITE CONDITIONS ON EACH VISIT TO DETERMINE IF ANY INSECT PEST OR DISEASE PROBLEMS EXIST. THE CONTRACTOR SHALL IDENTIFY THE INSECT PEST OR DISEASE, AS WELL AS THE HOST PLANT, AND THEN CONSULT THE MOST CURRENT EDITION OF THE COOPERATIVE EXTENSION SERVICES' 'COMMERCIAL INSECTICIDE RECOMMENDATION FOR TURF' FOR CONTROL. THE LICENSED APPLICATOR SHALL BE FAMILIAR WITH THE LABEL PROVIDED FOR THE SELECTED PRODUCT PRIOR TO APPLICATION.

INSPECTION AND TREATMENT TO CONTROL INSECT PESTS SHALL BE INCLUDED IN THE CONTRACT PRICE.

TREES, SHRUBS, & GROUND COVER

PRUNING

ALL ORNAMENTAL TREES, SHRUBS AND GROUND COVER SHALL BE PRUNED WHEN APPROPRIATE TO REMOVE DEAD OR DAMAGED BRANCHES. DEVELOP THE NATURAL SHAPES. DO NOT SHEAR TREES OR SHRUBS. IF PREVIOUS MAINTENANCE PRACTICE HAS BEEN TO SHEAR AND BALL, THEN A NATURAL SHAPE WILL BE RESTORED GRADUALLY.

PRUNING GUIDELINES:

- PRUNE PLANTS THAT FLOWER BEFORE THE END OF JUNE (SPRING BLOOMING) IMMEDIATELY AFTER FLOWERING. FLOWER BUDS DEVELOP DURING THE PREVIOUS GROWING SEASON. FALL, WINTER OR SPRING PRUNING WOULD REDUCE THE SPRING FLOWERING DISPLAY.
- PRUNE PLANTS THAT FLOWER IN JULY -- SEPTEMBER (SUMMER OR AUTUMN BLOOMING) IN WINTER OR SPRING BEFORE NEW GROWTH BEGINS. SINCE THESE PLANTS DEVELOP FLOWERS ON NEW GROWTH.
- DELAY PRUNING PLANTS GROWN FOR ORNAMENTAL FRUITS, SUCH AS COTONEASTERS AND VIBURNUMS.
- HOLLIES AND OTHER EVERGREENS MAY BE PRUNED DURING WINTER, IN ORDER TO USE THEIR BRANCHES FOR SEASONAL DECORATION. HOWEVER, SEVERE PRUNING OF EVERGREENS SHOULD BE DONE IN EARLY SPRING ONLY.
- BROADLEAF EVERGREEN SHRUBS SHALL BE HAND-PRUNED TO MAINTAIN THEIR NATURAL APPEARANCE AFTER THE NEW GROWTH HARDENS OFF.
- HEDGES OR SHRUBS THAT REQUIRE SHEARING TO MAINTAIN A FORMAL APPEARANCE SHALL BE PRUNED AS REQUIRED. DEAD WOOD SHALL BE REMOVED FROM SHEARED PLANTS BEFORE THE FIRST SHEARING OF THE SEASON.
- CONIFERS SHALL BE PRUNED, IF REQUIRED, ACCORDING TO THEIR GENUS.

A. YEWs, JUNIPERS, HEMLOCKS AND ARBORVITAE MAY BE PRUNED AFTER NEW GROWTH HAS HARDENED OFF IN LATE SUMMER. IF SEVERE PRUNING IS NECESSARY, IT MUST BE DONE IN EARLY SPRING.

B. FIRs AND SPRUCES MAY BE LIGHTLY PRUNED IN LATE SUMMER, FALL, OR WINTER AFTER COMPLETING GROWTH. LEAVE SIDE BUDS. NEVER CUT CENTRAL LEADER.

C. PINES MAY BE LIGHTLY PRUNED IN EARLY JUNE BY REDUCING CANDLES.
- GROUNDCOVER SHALL BE EDGED AND PRUNED AS NEEDED TO CONTAIN IT WITHIN ITS BORDERS.
- THINNING: REMOVE BRANCHES AND WATER SPROUTS BY CUTTING THEM BACK TO THEIR POINT OF ORIGIN ON PARENT STEMS. THIS METHOD RESULTS IN A MORE OPEN PLANT, WITHOUT STIMULATING EXCESSIVE GROWTH. THINNING IS USED ON GRAB APPLES, ULACS, VIBURNUMS, ETC.
- RENEWAL PRUNING: REMOVE OLDEST BRANCHES OF SHRUB AT GROUND, LEAVING THE YOUNGER, MORE VIGOROUS BRANCHES. ALSO REMOVE WEAK STEMS. ON OVERGROWN PLANTS, THIS METHOD MAY BE BEST DONE OVER A THREE-YEAR PERIOD. RENEWAL PRUNING MAY BE USED ON FORSYTHIA, HYDRANGEA, SPIRAEA, ETC.

PLANTS OVERHANGING PASSAGEWAYS AND PARKING AREAS AND DAMAGED PLANTS SHALL BE PRUNED AS NEEDED.

SHADE TREES THAT CANNOT BE ADEQUATELY PRUNED FROM THE GROUND SHALL NOT BE INCLUDED IN THE MAINTENANCE CONTRACT. A CERTIFIED ARBORIST UNDER A SEPARATE CONTRACT SHALL PERFORM THIS TYPE OF WORK.

SPRING CLEANUP

PLANT BEDS SHALL RECEIVE A GENERAL CLEANUP BEFORE FERTILIZING AND MULCHING. CLEANUP INCLUDES REMOVING DEBRIS AND TRASH FROM BEDS AND CUTTING BACK HERBACEOUS PERENNIALS LEFT STANDING THROUGH WINTER, E.G. ORNAMENTAL GRASSES, SEDUM AUTUMN JOY.

FERTILIZING

FOR TREES, THE RATE OF FERTILIZATION DEPENDS ON THE TREE SPECIES, TREE VIGOR, AREA AVAILABLE FOR FERTILIZATION, AND GROWTH STAGE OF THE TREE. MATURE SPECIMENS BENEFIT FROM FERTILIZATION EVERY 3 TO 4 YEARS; YOUNGER TREES SHALL BE FERTILIZED MORE OFTEN DURING RAPID GROWTH STAGES.

THE CURRENT RECOMMENDATION IS BASED ON THE RATE OF 1000 SQUARE FEET OF AREA UNDER THE TREE TO BE FERTILIZED. FOR DECIDUOUS TREES, 2 TO 6 POUNDS OF NITROGEN PER 1000 SQUARE FEET; FOR NARROW-LEAF EVERGREENS, 1 TO 4 POUNDS OF NITROGEN PER 1000 SQUARE FEET; FOR BROADLEAF EVERGREENS, 1 TO 3 POUNDS OF NITROGEN PER 1000 SQUARE FEET.

SHRUBS AND GROUNDCOVER SHALL BE TOP-DRESSED WITH COMPOST 1" DEEP OR FERTILIZED ONCE IN MARCH WITH 10-6-4 ANALYSIS FERTILIZER AT THE RATE OF 3 POUNDS PER 100 SQUARE FEET OF BED AREA.

ERICACEOUS MATERIAL SHALL BE FERTILIZED WITH AN ERICACEOUS FERTILIZER AT THE MANUFACTURER'S RECOMMENDATION RATE. IF PLANTS ARE GROWING POORLY, A SOIL SAMPLE SHOULD BE TAKEN.

TREES, SHRUBS, & GROUND COVER (CONT.)

MULCHING

ANNUALLY, ALL TREE AND SHRUB BEDS WILL BE PREPARED AND MULCHED. TO A MINIMUM DEPTH OF 3" WITH QUALITY MULCH TO MATCH EXISTING. BED PREPARATION SHALL INCLUDE REMOVING ALL WEEDS, CLEANING UP SAID BED, EDGING AND CULTIVATING DECAYED MULCH INTO THE SOIL. DEBRIS FROM EDGING IS TO BE REMOVED FROM BEDS WHERE APPLICABLE. IF DEEMED NECESSARY, A PRE-EMERGENT HERBICIDE MAY BE APPLIED TO THE SOIL TO INHIBIT THE GROWTH OF FUTURE WEEDS.

ORGANICALLY MAINTAINED GARDENS SHALL NOT RECEIVE ANY PRE-EMERGENT HERBICIDES. MULCH IN EXCESS OF 4" WILL BE REMOVED FROM THE BED AREAS. SPECIAL CARE SHALL BE TAKEN IN THE MULCHING OPERATION NOT TO OVER-MULCH OR COVER THE BASE OF TREES AND SHRUBS. THIS CAN BE DETRIMENTAL TO THE HEALTH OF THE PLANTS.

WEEDING

ALL BEDS SHALL BE WEEDED ON A CONTINUOUS BASIS THROUGHOUT THE GROWING SEASON TO MAINTAIN A NEAT APPEARANCE AT ALL TIMES.

PRE-EMERGENT (SOIL-APPLIED) AND POST-EMERGENT (FOLIAR-APPLIED) HERBICIDES SHALL BE USED WHERE AND WHEN APPLICABLE AND IN ACCORDANCE WITH THE PRODUCT'S LABEL.

INSECT & DISEASE CONTROL: TREES, SHRUBS & GROUNDCOVER

THE MAINTENANCE CONTRACTOR SHALL BE RESPONSIBLE FOR MONITORING THE LANDSCAPE SITE ON A REGULAR BASIS. THE MONITORING FREQUENCY SHALL BE MONTHLY EXCEPT FOR GROWING SEASON, WHICH WILL BE EVERY OTHER WEEK. TRAINED PERSONNEL SHALL MONITOR FOR PLANT DAMAGING INSECT ACTIVITY, PLANT PATHOGENIC DISEASES AND POTENTIAL CULTURAL PROBLEMS IN THE LANDSCAPE. THE PEST OR CULTURAL PROBLEM WILL BE IDENTIFIED UNDER THE SUPERVISION OF THE CONTRACTOR.

FOR PLANT DAMAGING INSECTS AND MITES IDENTIFIED IN THE LANDSCAPE, THE CONTRACTOR SHALL CONSULT AND FOLLOW THE RECOMMENDATIONS OF THE MOST CURRENT EDITION OF THE STATE COOPERATIVE SERVICE PUBLICATION ON INSECT CONTROL ON LANDSCAPE PLANT MATERIAL.

PLANT PATHOGENIC DISEASE PROBLEMS IDENTIFIED BY THE CONTRACTOR THAT CAN BE RESOLVED BY PRUNING OR PHYSICAL REMOVAL OF DAMAGED PLANT PARTS WILL BE PERFORMED AS PART OF THE CONTRACT. FOR AN ADDITIONAL CHARGE, PLANT PATHOGENIC DISEASES THAT CAN BE RESOLVED THROUGH PROPERLY TIMED APPLICATIONS OF FUNGICIDES SHALL BE MADE WHEN THE OWNER AUTHORIZES IT.

IF THE CONTRACTOR NOTES AN ESPECIALLY INSECT-OR DISEASE-PRONE PLANT SPECIES IN THE LANDSCAPE, HE/SHE WILL SUGGEST REPLACEMENT WITH A MORE PEST-RESISTANT CULTIVAR OR SPECIES THAT IS CONSISTENT WITH THE INTENT OF THE LANDSCAPE DESIGN.

NOTE: FOR IDENTIFICATION OF PLANT-DAMAGING INSECTS AND MITES, A REFERENCE TEXTBOOK THAT CAN BE USED IS INSECTS THAT FEED ON TREES AND SHRUBS BY JOHNSON AND LYON, COMSTOCK PUBLISHING ASSOCIATES. FOR PLAN PATHOGENIC DISEASES, TWO REFERENCES ARE SUGGESTED: SCOUTING AND CONTROLLING WOODY ORNAMENTAL DISEASES IN LANDSCAPES AND NURSERIES, AUTHORIZED BY GARY MOORMAN, PUBLISHED BY PENN STATE COLLEGE OF AGRICULTURAL SCIENCES, AND DISEASES OF TREES AND SHRUBS BY SINGLAIR AND LYON, PUBLISHED BY COMSTOCK PUBLISHING PRESS.

TRASH REMOVAL

THE MAINTENANCE CONTRACTOR SHALL REMOVE TRASH FROM ALL SHRUB AND GROUNDCOVER BEDS WITH EACH VISIT.

LEAF REMOVAL

ALL FALLEN LEAVES SHALL BE REMOVED FROM THE SITE IN NOVEMBER AND ONCE IN DECEMBER, IF REQUESTED BY THE OWNER, THE MAINTENANCE CONTRACTOR, AT AN ADDITIONAL COST TO THE OWNER SHALL PERFORM SUPPLEMENTAL LEAF REMOVALS.

WINTER CLEAN-UP

THE PROJECT SHALL RECEIVE A GENERAL CLEAN-UP ONCE DURING EACH OF THE WINTER MONTHS, I.E., JANUARY, FEBRUARY, AND MARCH.

CLEAN-UP INCLUDES:

- CLEANING CURBS AND PARKING AREAS
- REMOVING ALL TRASH AND UNWANTED DEBRIS
- TURNING MULCH WHERE NECESSARY
- INSPECTION OF GROUNDS

SEASONAL COLOR: PERENNIALS, ANNUALS, AND BULBS

THE INSTALLATION OF PERENNIALS, ANNUALS, AND BULBS, UNLESS SPECIFIED HEREIN, SHALL BE REVIEWED WITH THE OWNER, AND, IF ACCEPTED, INSTALLED AND BILLED TO THE OWNER.

SEASONAL COLOR MAINTENANCE

PERENNIALIZATION OF BULBS:

- AFTER FLOWERING, CUT OFF SPENT FLOWER HEADS.
- ALLOW LEAVES OF DAFFODILS AND HYACINTHS TO REMAIN FOR SIX WEEKS AFTER FLOWERS HAVE FADED, CUT OFF AT BASE.
- ALLOW LEAVES OF OTHER BULBS TO YELLOW NATURALLY AND THEN CUT OFF AT BASE.
- APPLY FERTILIZER AFTER FLOWERING IN SPRING, POSSIBLY AGAIN IN FALL. APPLY 10-10-10 AT THE RATE OF 2 POUNDS PER 1000 SQUARE FEET OR TOP-DRESS WITH COMPOST 1" DEEP. FALL FERTILIZATION WITH A BULB FERTILIZER OR MULCHING WITH 1" OF COMPOST IS OPTIONAL.

FLOWER ROTATION:

- BULBS: REMOVE THE ENTIRE PLANT AND BULB AFTER FLOWERS HAVE FADED OR AT THE DIRECTION OF THE OWNER AND INSTALL NEW PLANTS IF INCLUDED IN CONTRACT.
- SUMMER ANNUALS OR FALL PLANTS:

A. DEAD HEADING: PINCH AND REMOVE DEAD FLOWERS ON ANNUALS AS NECESSARY.

B. FERTILIZING SUMMER ANNUALS: FERTILIZE USING ONE OR TWO METHODS: APPLY A SLOW-RELEASE FERTILIZER IN MAY FOLLOWING MANUFACTURER'S RECOMMENDATIONS. A BOOSTER SUCH AS 10-10-10 MAY BE NECESSARY IN LATE SUMMER. OR, APPLY LIQUID FERTILIZATIONS OF 20-20-20 WATER-SOLUBLE FERTILIZERS, NOT TO EXCEED 2 POUNDS OF 20-20-20 PER 100 GALLONS OF WATER, MONTHLY; OR MULCH WITH COMPOST 1" DEEP.

C. REMOVAL: IF FALL PLANTS ARE TO BE INSTALLED, SUMMER ANNUALS SHALL BE LEFT IN THE GROUND UNTIL THE FIRST KILLING FROST AND THEN REMOVED, UNLESS OTHERWISE DIRECTED BY THE OWNER.

PERENNIALS:

- AFTER INITIAL INSTALLATION, IF A TIME-RELEASED FERTILIZER HAS BEEN INCORPORATED DURING PLANT INSTALLATION, NO MORE FERTILIZER NEED BE APPLIED THE FIRST GROWING SEASON.
- THE FOLLOWING YEAR:

A. FERTILIZE PERENNIALS WITH A SLOW-RELEASE FERTILIZER OR ANY 50% ORGANIC FERTILIZER, OR MULCH PERENNIALS WITH COMPOST 1" DEEP.

B. CUT ALL DECIDUOUS PERENNIALS FLUSH TO THE GROUND BY MARCH 1, IF THIS WAS NOT DONE THE PREVIOUS FALL, TO ALLOW NEW GROWTH TO DEVELOP FREELY.

C. MULCH THE PERENNIAL BED ONCE IN EARLY SPRING AT 1"-2" DEPTH. IF SOIL IS BARED IN LATE FALL, RE-MULCH LIGHTLY AFTER GROUND IS FROZEN TO PROTECT PERENNIALS.

D. INSPECT FOR INSECT OR DISEASE PROBLEMS ON PERENNIALS. MONITOR AND CONTROL SLUGS ON HOSTAS AND LIGULARIAS. POWDERY MILDEW ON PHLOX, MONARDAS, AND ASTERS CAN BE PREVENTED WITH PROPERLY TIMED FUNGICIDES OR USE OF DISEASE-RESISTANT VARIETIES.

E. WEED PERENNIAL BED AS SPECIFIED IN "WEEDING" ABOVE.

F. PRUNE BRANCHING SPECIES TO INCREASE DENSITY. CUT ONLY THE FLOWERING STEMS AFTER BLOOMING. DO NOT REMOVE THE FOLIAGE.
- THE FOLLOWING FALL, CUT BACK DETERIORATING PLANT PARTS UNLESS INSTRUCTED TO RETAIN FOR WINTER INTEREST, E.G. SEDUM AUTUMN JOY AND ORNAMENTAL GRASSES.
- LONG-TERM CARE:

A. DIVIDE PLANTS THAT OVERCROWD THE SPACE PROVIDED, DIVIDE ACCORDING TO THE SPECIES. SOME NEED FREQUENT DIVIDING, E.G. ASTERS AND YARROW EVERY TWO YEARS; OTHER RARELY, IF EVER, E.G. PEONIES, HOSTAS, AND ASTILBE.

B. FOR DETAILED INFORMATION REGARDING THE CARE OF SPECIFIC PERENNIALS, REFER TO ALL ABOUT PERENNIALS BY ORTHO; PERENNIALS: HOW TO SELECT, GROW AND ENJOY BY PAMELA HARPER AND FREDERICK MCGOUTY, HP BOOKS PUBLISHER; HERBACEOUS PERENNIAL PLANTS: A TREATISE ON THEIR IDENTIFICATION, CULTURE AND GARDEN ATTRIBUTES BY ALLAN ARMITAGE, STIPES PUB LLC.

SUMMARY OF MAINTENANCE

LAWN MAINTENANCE

- SOIL ANALYSIS PERFORMED ANNUALLY TO DETERMINE PH. IF PH DOES NOT FALL WITHIN SPECIFIED RANGE, ADJUST ACCORDING TO SOIL TEST RECOMMENDATIONS.
- MAINTAIN PROPER FERTILITY AND PH LEVELS OF THE SOIL TO PROVIDE AN ENVIRONMENT CONDUCTIVE TO TURF VITALITY FOR TURF GRASSES.
- NOW TURF ON A REGULAR BASIS AND AS SEASON AND WEATHER DICTATES. REMOVE NO MORE THAN THE TOP 1/3 OF LEAF BLADE. CLIPPINGS ON PAVED AND BED AREAS WILL BE REMOVED.
- AERATE WARM SEASON TURF AREAS TO MAINTAIN HIGH STANDARDS OF TURF APPEARANCE.
- APPLY PRE-EMERGENT TO TURF IN TWO APPLICATIONS IN EARLY FEBRUARY AND EARLY APRIL TO EXTEND BARRIER.
- APPLY POST EMERGENT AS NEEDED TO CONTROL WEEDS.
- MECHANICALLY EDGE CURBS AND WALKS.
- APPLY NON-SELECTIVE HERBICIDE, TO MULCHED BED AREAS AND PAVEMENT AND REMOVE EXCESS RUNNERS TO MAINTAIN CLEAN DEFINED BEDS.

TREE, GROUNDCOVER AND SHRUB BED MAINTENANCE

- PRUNE SHRUBS, TREES AND GROUNDCOVER TO ENCOURAGE HEALTHY GROWTH AND CREATE A NATURAL APPEARANCE.
- MULCH TO BE APPLIED IN FEBRUARY/MARCH WITH A HALF RATE IN LATE SUMMER TO TOP DRESS.
- APPLY PRE-EMERGENT HERBICIDES IN FEBRUARY AND APRIL.
- MANUAL WEED CONTROL TO MAINTAIN CLEAN BED APPEARANCE.
- APPLY FUNGICIDES AND INSECTICIDES AS NEEDED TO CONTROL INSECTS AND DISEASE.
- ORNAMENTAL SHRUBS, TREES AND GROUNDCOVER TO BE FERTILIZED THREE (3) TIMES PER YEAR WITH A BALANCED MATERIAL (JANUARY/FEBRUARY, APRIL/MAY, AND OCTOBER/NOVEMBER)
- EDGE ALL MULCHED BEDS.
- REMOVE ALL LITTER AND DEBRIS.

GENERAL MAINTENANCE

- REMOVE ALL MAN-MADE DEBRIS, BLOW EDGES.
- INSPECT GROUNDS ON A MONTHLY BASIS AND SCHEDULE INSPECTION WITH UNIT OPERATOR.

7 BREW

FLOSSMOOR DEVELOPMENT

FLOSSMOOR, IL

LANDSCAPE INSTALLATION AND MONITORING SPECIFICATIONS

date: 12-21-25

drawn: DSP

checked: KMT

job no. 25500

sheet no. L2.0

initial: DSP

date: 12-22-25

revision: ISSUED FOR REVIEW

description:

no. 1

2

3

4

Kathryn Talty

landscape architecture

1926 Waukegan Road | Suite 340

Glenview, Illinois 60025

c 847.672.5154 | www.ktlandarch.com

SEAL

KATHRYN TALTALY

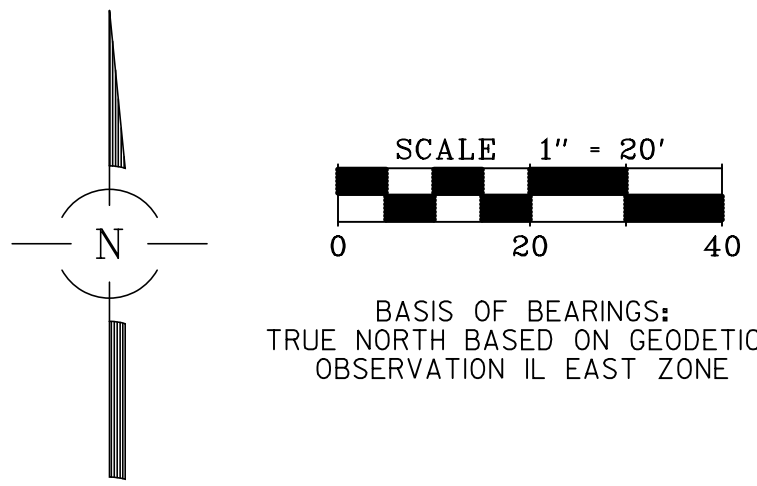
157-0019

STATE OF ILLINOIS

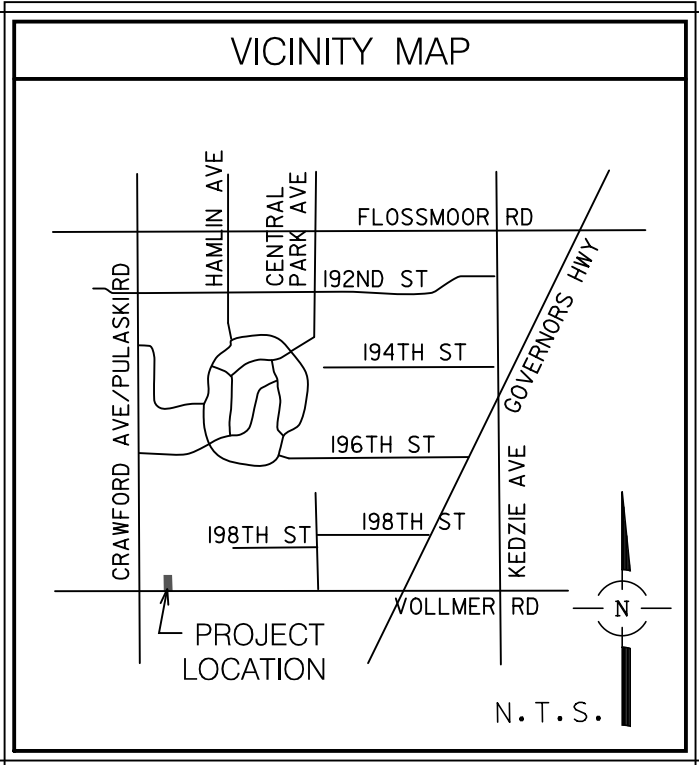
Pg. 2 of 2

Page 70 of 92

P.L.N.: 31-II-302-035-0000



IR = IRON ROD



OWNER'S CERTIFICATE

STATE OF ILLINOIS } SS
COUNTY OF }

THIS IS TO CERTIFY THAT _____ IS OWNER OF PART OF THE PROPERTY DESCRIBED HEREON AND THAT IT HAS CAUSED THE SAID PROPERTY TO BE PLATTED AS SHOWN HEREON FOR THE USES AND PURPOSES THEREIN SET FORTH, AND DOES HEREBY ACKNOWLEDGE AND ADOPT THE SAME UNDER THE TITLE THEREON INDICATED.

THIS IS TO ALSO CERTIFY THAT AS OWNER OF THE PROPERTY DESCRIBED AS AND LEGALLY DESCRIBED ON THE PLAT OF THE SAME NAME, HAVE DETERMINED TO THE BEST OF OUR KNOWLEDGE THE SCHOOL DISTRICT IN WHICH EACH OF THE FOLLOWING LOTS LIE.

FLOSSMOOR SCHOOL DISTRICT 161
HOMEWOOD-FLOSSMOOR CHSD 233
PRERIE STATE CO 115

DATED THIS ____ DAY OF _____, A.D. 20__.

BY _____

ADDRESS _____

ITS _____

NOTARY PUBLIC CERTIFICATE

STATE OF ILLINOIS } SS
COUNTY OF }

I, _____, A NOTARY PUBLIC IN AND FOR THE COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT _____, TITLE _____ OF _____, WHO IS PERSONALLY KNOWN TO ME TO BE THE SAME WHOSE NAME IS SUBSCRIBED TO THE FOREGOING CERTIFICATE, APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT HE DID SIGN AND DELIVER THIS INSTRUMENT AS A FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES HEREIN SET FORTH.

GIVEN UNDER MY HAND AND NOTARIAL SEAL

THIS ____ DAY OF _____, A.D. 20__.

NOTARY PUBLIC _____

MORTGAGEE'S CERTIFICATE

STATE OF ILLINOIS } SS
COUNTY OF }

THE UNDERSIGNED, _____, AS MORTGAGEE, UNDER THE PROVISIONS OF CERTAIN MORTGAGE DATED AND RECORDED IN THE RECORDER'S OFFICE OF _____ COUNTY, ILLINOIS ON _____ DAY OF _____, A.D. 20__, AS DOCUMENT NUMBER _____, HEREBY CONSENTS TO THE SUBDIVISION STATED HEREIN.

DATED THIS ____ DAY OF _____, 20__.

BY _____

PRINTED NAME AND TITLE _____

ATTEST _____

MORTGAGEE'S NOTARY PUBLIC

STATE OF ILLINOIS } SS
COUNTY OF }

I, _____, A NOTARY PUBLIC IN AND FOR THE COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT _____ OF SAID BANK WHO IS PERSONALLY KNOWN TO ME TO BE THE SAME WHOSE NAME IS SUBSCRIBED TO THE FOREGOING CERTIFICATE, APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT HE/D SHE DID SIGN AND DELIVER THIS INSTRUMENT AS A FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES HEREIN SET FORTH.

GIVEN UNDER MY HAND AND NOTARIAL SEAL THIS ____ DAY OF _____, A.D. 20__.

NOTARY PUBLIC _____

SURFACE WATER DRAINAGE CERTIFICATE

STATE OF ILLINOIS } SS
COUNTY OF GRUNDY }

TO THE BEST OF OUR KNOWLEDGE AND BELIEF THE DRAINAGE OF SURFACE WATERS WILL NOT BE CHANGED BY THE CONSTRUCTION OF SUCH SUBDIVISION OR ANY PART THEREOF, OR THAT IF SUCH SURFACE WATER DRAINAGE WILL BE CHANGED, ADEQUATE PROVISION HAS BEEN MADE FOR COLLECTION AND DIVERSION OF SUCH SURFACE WATERS INTO PUBLIC AREAS OR DRAINS WHICH THE SUBDIVIDER HAS A RIGHT TO USE, AND THAT SUCH SURFACE WATERS WILL NOT BE DEPOSITED ON THE PROPERTY OF ADJOINING LAND OWNERS IN SUCH CONCENTRATIONS AS MAY CAUSE DAMAGE TO THE ADJOINING PROPERTY BECAUSE OF THE CONSTRUCTION OF THE SUBDIVISION.

DATED THIS ____ DAY OF _____, A.D. 20__.

OWNER OR DULY AUTHORIZED ATTORNEY _____

JOSEPH T. ANTONIOLLI P.E.
ILLINOIS REGISTRATION NO. 062-075101
LICENSE EXPIRES: 11/30/2027

SITE ADDRESS:
3820 VOLLMER RD
FLOSSMOOR, IL 60422

PREPARED FOR:
FLOSSMOOR LOT B LLC
1405 W. FULTON ST.
SUITE A2
CHICAGO, ILLINOIS

FINAL PLAT OF SUBDIVISION MEIJER RESUBDIVISION OF OUTLOT B

BEING PART OF THE SOUTHWEST QUARTER OF SECTION 11, TOWNSHIP 35, NORTH, RANGE 13,
EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

LOT 2

LOT 1

LOT 1

BUONA SUBDIVISION
RECORDED SEPTEMBER 6 2018
AS DOCUMENT 1824916068

LOT 1

LOT 1

35,616 SQUARE FEET
OR 0.818 ACRES
(MORE OR LESS)

LOT 2

25,359 SQUARE FEET
OR 0.582 ACRES
(MORE OR LESS)

VOLLMER ROAD
HERETOFORE DEDICATED

PROPERTY DESCRIPTION:

OUTLOT B IN FINAL PLAT OF SUBDIVISION OF MEIJER SUBDIVISION, BEING PART OF THE SOUTHWEST QUARTER OF SECTION 11, TOWNSHIP 35, NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, SAID PLAT BEING RECORDED MARCH 4, 2015 AS DOCUMENT NO. 1506339039.

EASEMENT PROVISIONS

An easement for serving the subdivision and other property with electric and communication service is hereby reserved for and granted to:

Commonwealth Edison Company
and
SBC Telephone Company, Grantees.

their respective licensees, successors and assigns jointly and severally, to construct, operate, repair, maintain, modify, reconstruct, replace, supplement, relocate and remove, from time to time, poles, guys, anchors, wires, cables, conduits, manholes, transformers, pedestals, equipment cabinets or other facilities used in connection with overhead and underground transmission and distribution of electricity, communications, sounds and signals in, over, under, across, along and upon the surface of the property shown within the dashed or dotted lines (or similar designation) on the plat and marked "Easement". "Utility Easement" "Public Utility Easement", "P.U.E." (or similar designation), the property designated in the Declaration of Condominium and/or on this plat as "Common Elements", and the lot and common areas designated on the plat as "Common Area or Areas", and the property designated on the plat for streets and alleys, whether public or private, together with the rights to install required service connections over or under the surface of each lot and common areas to serve improvements thereon, or on adjacent lots, and common areas or areas, the right to cut, trim or remove trees, bushes, roots and saplings and to clear obstructions from the surface and subsurface as may be reasonably required incident to the rights herein given, and the right to enter upon the subdivided property for all such purposes. Obstructions shall not be placed over Grantee's facilities or in, upon or over the property within the dashed or dotted lines (or similar designation) marked "Easement", "Utility Easement", "Public Utility Easement", "P.U.E." (or similar designation) without the prior written consent of Grantee. After installation of any such facilities, the grade of the subdivided property shall not be altered in a manner so as to interfere with the proper operation and maintenance thereof.

The term "Common Elements" shall have the meaning set forth for such term in the "Condominium Property Act", Chapter 765 ILCS 605/2(c), as amended from time to time.

The term "common area or areas" is defined as a lot, parcel or area of real property, the beneficial use and enjoyment of which is reserved in whole or in an appurtenance to the separately owned lots, parcels or areas within the planned development, even though such be otherwise designated on the plat by terms such as "outlots", "common elements", "open space", "open area", "common ground", "parking" and "common area". The term "common area or areas" and "Common Elements" include real property surfaced with interior driveways and walkways, but excludes real property physically occupied by a building, Service Business District or structures such as a pool, retention pond or mechanical equipment.

Relocation of facilities will be done by Grantee at cost of the Grantor/Lot Owner, upon written request.

EASEMENT PROVISIONS

An easement is hereby reserved for and granted to NICOR GAS COMPANY, its successors and assigns ("Ni-Gas") to install, operate, maintain, repair, replace and remove, facilities used in connection with the transmission and distribution of natural gas in, over, under, across, along and upon the surface of the property shown on this plat marked "Easement", "Common Area or Areas" and streets and alleys, whether public or private, and the property designated in the Declaration of Condominium and/or on this plat as "Common Elements" together with the right to install required service connections over or under the surface of each lot and common areas or areas to serve improvements thereon, or on adjacent lots, and common areas or areas, and to serve other property, adjacent or otherwise, and the right to remove obstructions, including but not limited to, trees, bushes, roots and saplings, and to clear obstructions from the surface and subsurface as may be reasonably required incident to the rights herein given, and the right to enter upon the property for all such purposes. Obstructions shall not be placed over NICOR's facilities or in, upon or over the property designated on this plat for utility purposes without the prior written consent of NICOR. After installation of any such facilities, the grade of the property shall not be altered in a manner so as to interfere with the proper operation and maintenance thereof.

The term "Common Elements" shall have the meaning set forth for such term in Section 605/2(c) of the "Condominium Property Act" (Illinois Compiled Statutes, Ch. 765, Sec. 605/2(c)), as amended from time to time.

The term "Common Area or Areas" is defined as a lot, parcel or area of real property, including real property surfaced with interior driveways and walkways, the beneficial use and enjoyment of which is reserved in whole or in an appurtenance to the separately owned lots, parcels or areas within the property, even though such areas may be designated on this plat by other terms.

PUBLIC UTILITY AND DRAINAGE EASEMENT PROVISIONS

AN EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO THE VILLAGE OF FLOSSMOOR, A MUNICIPAL CORPORATION OF ILLINOIS, ITS SUCCESSORS AND ASSIGNS WITHIN THE AREAS AS SHOWN BY DASHED LINES ON THE PLAT AND MARKED "PUBLIC UTILITY AND DRAINAGE EASEMENT" (P.U.D.E.) TO LAY, CONSTRUCT, OPERATE AND MAINTAIN CONDUITS, PIPES, AND WIRES WITH ALL APPURTENANCES AND OTHER EQUIPMENT FOR THE PURPOSE OF SERVING THE SUBDIVISION AND OTHER PROPERTY WITH WATER, SANITARY AND DRAINAGE SERVICE. ALSO HEREBY GRANTED IS THE RIGHT TO ENTER UPON THE LOTS AT ALL TIMES TO INSTALL, LAY, CONSTRUCT, RENEW, OPERATE AND MAINTAIN WITHIN EASEMENT AREAS SAID CONDUITS AND PIPES AND OTHER EQUIPMENT, AND FINALLY THE RIGHT IS HEREBY GRANTED TO CUT DOWN AND REMOVE OR TRIM AND KEEP TRIMMED ANY TREES, SHRUBS OR SAPLINGS THAT INTERFERE OR THREATEN TO INTERFERE WITH ANY OF THE SAID EQUIPMENT. NO PERMANENT BUILDINGS OR TREES SHALL BE PLACED ON SAID EASEMENT AREA BY SAME MAY BE USED FOR GARDENS, SHRUBS, LANDSCAPING AND OTHER PURPOSES THAT DO NOT THEN OR LATER INTERFERE WITH THE AFORESAID USES OR RIGHTS HEREIN GRANTED.

PLAN COMMISSION CERTIFICATE

STATE OF ILLINOIS } SS
COUNTY OF COOK }

APPROVED AND ACCEPTED BY THE PLAN COMMISSION OF THE VILLAGE OF FLOSSMOOR, COOK COUNTY, ILLINOIS, AT A MEETING HELD

THIS ____ DAY OF _____, A.D. 20__.

BY: _____

CHAIRMAN OF THE PLAN COMMISSION

ATTEST: _____

SECRETARY

VILLAGE BOARD CERTIFICATE

STATE OF ILLINOIS } SS
COUNTY OF COOK }

APPROVED AND ACCEPTED BY THE VILLAGE BOARD OF THE VILLAGE OF FLOSSMOOR, COOK COUNTY, ILLINOIS, AT A MEETING HELD

THIS ____ DAY OF _____, A.D. 20__.

BY: _____

MAYOR

ATTEST: _____

VILLAGE CLERK

VILLAGE COLLECTOR'S CERTIFICATE

STATE OF ILLINOIS } SS
COUNTY OF COOK }

I, _____, VILLAGE COLLECTOR OF FLOSSMOOR, ILLINOIS DO HEREBY CERTIFY THAT THERE ARE NO DELINQUENT OR UNPAID CURRENT SPECIAL ASSESSMENTS, OR ANY DEFERRED INSTALLMENTS THEREOF THAT HAVE BEEN LEVIED OR APPORTIONED AGAINST ANY OF THE LAND INCLUDED IN THE ANNEXED PLAT.

I FURTHER CERTIFY THAT I HAVE RECEIVED ALL STATUTORY FEES IN CONNECTION WITH THE ANNEXED PLAT. GIVEN UNDER MY HAND AND SEAL THIS ____ DAY OF _____, A.D. 20__.

VILLAGE COLLECTOR _____

COOK COUNTY HIGHWAY DEPARTMENT CERTIFICATE

STATE OF ILLINOIS } SS
COUNTY OF COOK }

THIS PLAT HAS BEEN APPROVED BY THE COOK COUNTY HIGHWAY DEPARTMENT WITH RESPECT TO ROADWAY ACCESS PURSUANT TO 765 ILCS 205/2. HOWEVER, A HIGHWAY PERMIT, CONFORMING TO THE STANDARDS OF THE COOK COUNTY HIGHWAY DEPARTMENT IS REQUIRED BY THE OWNER OF THE PROPERTY FOR THIS ACCESS.

SUPERINTENDENT OF HIGHWAYS

COOK COUNTY, ILLINOIS

THERE SHALL BE NO DIRECT VEHICULAR ACCESS TO VOLLMER ROAD FROM LOT 2.

STATE OF ILLINOIS } SS
COUNTY OF GRUNDY }

WE DECLARE THAT THE ABOVE DESCRIBED PROPERTY WAS SURVEYED AND SUBDIVIDED BY SPACECO, INC., AN ILLINOIS PROFESSIONAL DESIGN FIRM, NUMBER 184-001107, AND THAT THE PLAT HEREON DRAWN IS A CORRECT REPRESENTATION OF SAID SURVEY. ALL DISTANCES ARE SHOWN IN FEET AND DECIMALS THEREOF.

SAID PROPERTY CONTAINS 60,975 SQUARE FEET OR 1.400 ACRES, MORE OR LESS.

WE FURTHER DECLARE THAT THE LAND WITHIN THE VILLAGE OF FLOSSMOOR WHICH HAS ADOPTED A CITY COMPREHENSIVE PLAN AND MAP AND IS EXERCISING THE SPECIAL POWERS AUTHORIZED BY DIVISION 12 OF ARTICLE 11 OF THE ILLINOIS MUNICIPAL CODE AS AMENDED.

WE FURTHER DECLARE, BASED UPON A REVIEW OF THE FLOOD INSURANCE RATE MAP (F.I.R.M.) COMMUNITY MAP NUMBER 17031 C0739J WITH MAP REVISED AUGUST 19, 2008, IT IS OUR CONSIDERED OPINION THAT THIS PROPERTY LIES IN ZONE 1A AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLANS IDENTIFIED BY SAID F.I.R.M. MAP.

WE FURTHER DECLARE THAT STEEL RE-ENFORCING RODS (UNLESS OTHERWISE NOTED) WILL BE SET AT ALL LOT CORNERS.

THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS OF PRACTICE APPLICABLE TO BOUNDARY SURVEYS.

GIVEN UNDER OUR HAND AND SEAL THIS ____ DAY OF _____, 20__ IN MORRIS, ILLINOIS.

JOSHUA M. SCHROEDER, P.L.S., No. 035-4121
LICENSE EXPIRES: 11-30-2028
jschroeder@spacecoinc.com

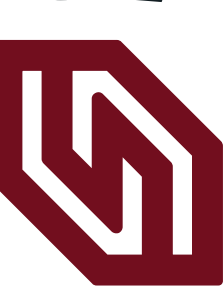
FOR REVIEW
PURPOSES ONLY

FINAL PLAT OF SUBDIVISION

MEIJER RESUBDIVISION OF OUTLOT B
FLOSSMOOR, ILLINOIS

Morris Office
224 1/2 N. Liberty Street
Morris, Illinois 60450
Phone: (815) 941-0260

Spaceco
Civil Engineering & Surveying
Rosemont, IL - Morris, IL - Indianapolis, IN



FILENAME:

139225UB-01

DATE:

12/23/2025

JOB NO.

13922

SHEET

1 OF 1

LOT B RECIPROCAL EASEMENT DECLARATION

RECIPROCAL EASEMENT DECLARATION

Prepared by/When Recorded Mail to:

Josh Glazier
Flossmoor Lot B LLC
1406 W. Fulton – A2
Chicago, IL 60607

(Space Above For Recorder's Use Only)

DECLARATION OF EASEMENTS

This Declaration of Easements (“**Declaration**”) is entered into as of _____, 20____ by Flossmoor Lot B LLC, an Illinois limited liability company (“**Declarant**”).

RECITALS

A. Declarant owns a certain tract of land (the “**Declarant Tract**”) legally described on **Exhibit A** hereto, which has been subdivided into two parcels, also each legally described on **Exhibit A**. The Westernmost parcel is identified as and referred to herein as the “**Chipotle Tract**”, and the Easternmost parcel is identified as and referred to herein as the “**7 Brew Tract**”. The Declarant Tract, Chipotle Tract and the 7 Brew Tract are each sometimes referred to herein as a “**Tract**”, and collectively as the “**Tracts**”. The Chipotle Tract and the 7 Brew Tract are also legally described on **Exhibit A**, and are depicted on **Exhibit B** hereto.

B. Declarant wishes to establish certain easements and rights benefitting and burdening the Tracts, as more particularly provided in this Declaration.

NOW THEREFORE, Declarant declares as follows:

1. Benefitted Parties/Binding Effect. The rights, easements and obligations established in this Declaration will run with the land and shall benefit and bind the Tracts, their owners, the respective successors-in-title to the Tracts (each an “**Owner**”), and their respective Permittees. The term “**Permittees**” shall mean each Owner and their respective tenants, customers, invitees, employees, agents, contractors and licensees, and all persons claiming by through or under them, for the purpose herein specified.

2. Easements.

(a) Access. As used herein, “**Access Easement Area**” shall mean all those areas (the “**Access Easement Area**”) on each Tract that are depicted on **Exhibit B**. Declarant hereby establishes a perpetual, non-exclusive easement for access, ingress and egress by vehicular and pedestrian traffic upon, over, and across the Access Easement Area of each Tract, for the benefit of the other Owner and Tract (the “**Access Easement**”). No Owner shall prevent, hinder or interfere in any way with the free flow and passage of vehicular and pedestrian traffic over and across the Access Easement Area, except that the free flow and passage of vehicular and pedestrian traffic over and across the Access Easement Area may be reasonably disrupted for limited periods of time for periods of construction, repair, restoration, reconstruction, or to prevent a public taking through condemnation or other means of public acquisition. Any disruption of pedestrian or vehicular ingress and egress shall be for the shortest time reasonably practicable and to the extent possible shall occur during non-business hours. No Owner shall materially relocate, alter or modify the Access Easement Area on its Tract without the prior written consent of the other Owner, such consent not to be unreasonably withheld, conditioned or delayed.

(b) Parking. Declarant hereby declares a perpetual, non-exclusive easement (the “**Parking Easement Area**”) for vehicular parking in the parking spaces identified as the “Shared Spaces” on Exhibit B located on each Tract, for the benefit the other Tract and its Owner and Permittees. No Owner shall modify the Reserved Areas on its Tract without the prior written consent of the other Owner. Notwithstanding anything to the contrary, the Chipotle Tract shall have the exclusive use of the parking spaces identified as “Chipotle Exclusive Parking” on Exhibit B hereto.

(c) Storm-Water and Utilities Easements. Declarant hereby establishes a perpetual, non-exclusive easement (the “**Utility Easement**”), through, upon and under the other Tract, for each Owner to enter onto and utilize such portions of the other Tract that are necessary in order to (a) connect to, store and discharge storm water in, into and through, and maintain and repair, any and all associated structures, lines and facilities (the “**Storm System**”) located within such other Tract that serve the benefitted Tract or a combination of the benefitted Tract and the burdened Tract, and (b) to connect to and/or establish, and maintain and repair, any and all structures, equipment and lines pertaining to and for any and all public utility services (the “**Utility Services**”) located on, running through, or accessed via such other Tract that serve the benefitted Tract. Each Owner reserves the right to use the portion of the Storm System and Utility Services located on their Tract in a manner that is not inconsistent with the rights granted hereby. Not to limit the generality of the foregoing, Declarant hereby establishes, as part of the Utility Easement, an easement for the benefit of the Chipotle Tract, over, through and below the “**Chipotle Storm Sewer Area**” depicted on Exhibit B, to construct, repair, maintain and replace any structures, lines and equipment required to connect the Chipotle Tract to the detention pond depicted on Exhibit B and to utilize the foregoing area, structures, lines and equipment for all purposes related to storm water release, detention and management. Any work by performed either Owner shall be at its own cost and in such a manner that causes as little inconvenience to the burdened Tract as is reasonably possible, and so long as commercially reasonable access to Vollmer Road is at all times maintained. The Tract upon which such work was performed shall

be returned to the same condition that existed prior to performance of work. Upon completion of the Storm System and Utility Services, Declarant reserves the right to record a modification/supplement to this Declaration setting forth the locations of such items to more specifically enumerate/identify the rights set forth in this Section 2(c).

(d) Related Matters. Each Owner shall indemnify and hold the other Owner harmless from all loss, liability, cost or expense incurred in connection with such Owner's use of the rights granted by this Declaration, unless such loss, liability or cost or expense is occasioned by the other Owner's (or their Permittees) negligent act or intentional misconduct. Each Owner reserves the right to eject from their Tract any person or persons not authorized, empowered or privileged by such grantor to use the same or a Permittee who is disruptive or disorderly.

(e) Signage. Declarant will construct a monument sign at the location identified on Exhibit B on the 7 Brew Tract. The Chipotle Tract shall be entitled to utilize the top 50% of the monument sign, and the 7 Brew Tract shall be entitled to utilize the bottom 50% of the monument sign for the panels of the occupants of their respective Parcels. Declarant shall provide an electrical feed from the from the Chipotle Tract to serve the entire monument sign, and the Owner of the Chipotle Tract shall be required to pay electricity to supply the entire monument sign. . Each tract shall provide, repair and maintain its own sign panels. The Owner of the Chipotle Tract shall be responsible to maintain and repair the monument sign, to the extent required, if any. An easement (the "**Chipotle Sign Easement**") is hereby established for the benefit of the Chipotle Tract, through, over and upon the 7 Brew Tract, to the extent reasonably necessary, to utilize, repair, replace and maintain the monument sign, including, without limitation, the Chipotle Tract's sign panel, and to access the monument sign from the Chipotle Tract. Each Owner shall indemnify and hold the other Owner harmless from all actual, reasonable loss, liability, cost or expense incurred in connection with such Owner's (or their Permittees') use of the rights granted by this Declaration, unless such loss, liability or cost or expense is occasioned by the other Owner's (or their Permittees) negligent act or intentional misconduct. Each Owner reserves the right to eject from their Tract any person or persons not authorized, empowered or privileged to use the same or a Permittee who is disruptive or disorderly.

3. Maintenance; Assessments.

(a) Each Owner shall maintain (or cause to be maintained) their Tract in good condition and repair and in a well-maintained, safe, clean and attractive condition, and shall keep such owner's Tract properly surfaced, painted, landscaped and lighted in a manner consistent with a first-class shopping center in the Chicago metropolitan area.

(b) In the event that an Owner does not maintain its Tract in accordance with this Declaration, the other Owner may provide the defaulting Owner with written notice indicating the maintenance deficiencies. If the defaulting Owner fails to remedy the maintenance deficiencies indicated in the notice within thirty (30) days of receipt, the other Owner shall have the right, but not the obligation, to enter upon the Tract at issue to cure such default at the defaulting Owner's reasonable expense. If either Owner exercises its self-help right pursuant to

this paragraph, the defaulting Owner agrees to reimburse the Owner that exercised its self-help right with all documented costs reasonably incurred in curing such default, plus an administrative fee equal to ten percent (10%) of such costs, within thirty (30) days after receipt of an invoice.

(c) If any damage is caused to the Access Easement Area by the negligence or misconduct of any Owner, or such Owner's Permittees, then such Owner shall pay the actual, reasonable cost of repairing such damage.

4. Insurance. Each Owner shall maintain (or cause to be maintained by such Owner's tenant(s)) property insurance with respect to all improvements on such Owner's Tract, covering against loss or damage by any perils covered by a standard broad form all risk property insurance policy in an amount equal to the full replacement value of all such improvements. Each Owner shall also maintain commercial general public liability insurance against claims for personal injury, death or property damage occurring on such Owner's Tract (except for such portions leased to a tenant) with a minimum limit of \$3,000,000.00 for personal injury, death or property damage. Each Owner shall name the other Owner as an additional insured on such liability policies.

5. Exclusive Uses. The parties acknowledge that the Chipotle Tract is subject to a lease with Chipotle Mexican Grill, Inc. or one of its affiliates. The 7 Brew Tract shall not be used for the sale of quesadillas, burritos, wraps, fajitas or tacos until the one year after the expiration or earlier termination of the Chipotle Lease (the "**Chipotle Exclusive**"). The parties acknowledge that the 7 Brew Tract is subject to a lease with Who Brew IL V, LLC. The Chipotle Tract shall not shall operate as a business whose (i) primary business (10% or more of gross revenues) is the sale branded coffee or non-alcoholic blended drinks and/or (ii) gross revenues exceed 50% or more from the sale of smoothies, breakfast foods and/or energy drinks, until the expiration or earlier termination of the 7 Brew Lease, as the same may be extended, amended or supplemented (the "**7 Brew Exclusive**"). Notwithstanding anything to the contrary, the Chipotle Exclusive and the 7 Brew Exclusive shall continue in full force and effect, even in the event that their respective leases have expired or been terminated, so long as they, or one of their respective affiliates or franchisees, has purchased their respective Tract.

6. Compliance with Laws and Restrictions/Repair and Maintenance. Each Owner shall, with respect to its respective Tract, comply with (or cause the compliance with) all laws, rules, regulations and requirements of all public authorities with jurisdiction over the Tracts. Upon the assignment of a permanent index number to each Tract, each Owner shall pay all real estate taxes assessed against its Tract on or before the date upon which they are due. Each Owner shall be responsible to maintain and repair its own Tract in first class condition at its own expense, including all easement areas located on their Tract.

7. Remedies for Violation. Each party will be entitled to injunctive relief and any other appropriate relief as may be available at law or in equity for any violation of this Declaration. In addition to all other remedies available at law or in equity, upon the failure of either Owner to maintain that portion of the Access Easement Area that is located on its respective Tract within five (5) days following written notice by the non-breaching Owner (unless, with respect to any such breach the nature of which cannot reasonably be cured within

the 5-day period, the breaching Owner commences the cure within such 5-day period and diligently prosecutes the cure to completion), the non-breaching Owner will have the right to perform such required maintenance on behalf of the breaching Owner and be reimbursed by that party upon demand for the non-breaching Owner's reasonable costs together with interest at twelve percent (12%) per annum. Notwithstanding the foregoing, in the event of (i) an emergency, or (ii) blockage or material impairment of easement rights expressly provided hereunder, the non-breaching party may immediately cure the matter and be reimbursed by the breaching party upon demand for non-breaching party's actual, reasonable cost (provided, however, no interest shall be payable related to such costs expended without notice as expressly provided herein).

8. Notice. Any notice, demand or communication required or permitted to be given hereunder shall be personally served, deposited in the United States mails, duly registered or certified with postage fully prepaid thereon or by Federal Express or other reputable overnight courier service, addressed to the other party at the address set forth below, or to such other address requested in writing by either party upon thirty (30) days' notice to the other party. Notices shall be deemed to have been given upon the date same is post-marked if sent by registered or certified mail or the day deposited with Federal Express or such reputable overnight courier or the day sent if by personal service, but shall not be deemed received until the date of actual receipt or the first date that attempted service is rejected.

If to Declarant: Flossmoor Lot B LLC
1406 W. Fulton – A2
Chicago, IL 60607

With a copy to: Email: jmg727@aol.com and dabdo71@aol.com

Upon the transfer of the fee ownership of any Tract, the transferee shall be required to execute and record joinder statement which acknowledges and agrees to the terms set forth in this Declaration, and which provides such transferee's address for receipt of notices, demands or communications. Until any such joinder is recorded for either the Chipotle Tract or the 7 Brew Tract, the address to which notices, demands or communications for the Owners of such Tracts shall be the same address as for Declarant.

9. Miscellaneous. This Declaration will be governed in accordance with the laws of Illinois. The paragraph headings in this Declaration are for convenience only, will in no way define or limit the scope or content of this Declaration, and will not be considered in any construction or interpretation of this Declaration or any part of this Declaration. Nothing in this Declaration will be construed to make the parties to this Declaration partners or joint venturers. This Declaration may only be amended, modified or terminated by written Declaration duly executed by the Owner of each Tract, recorded in the real property records of Cook County, Illinois. Time is of the essence regarding all matters relating to this Declaration.

Declarant has executed this Declaration under seal as of the date set forth above.

Flossmoor Lot B LLC,
an Illinois limited liability company

By: _____

Name: _____
Manager

STATE OF ILLINOIS)
) ss.
COUNTY OF COOK)

BEFORE ME, the undersigned authority, on this ____ day of _____, 20____, did personally appear _____, Manager of Flossmoor Lot B LLC, who acknowledged this instrument and stated that he executed same on behalf of said Flossmoor Lot B LLC.

Public Notary

Seal

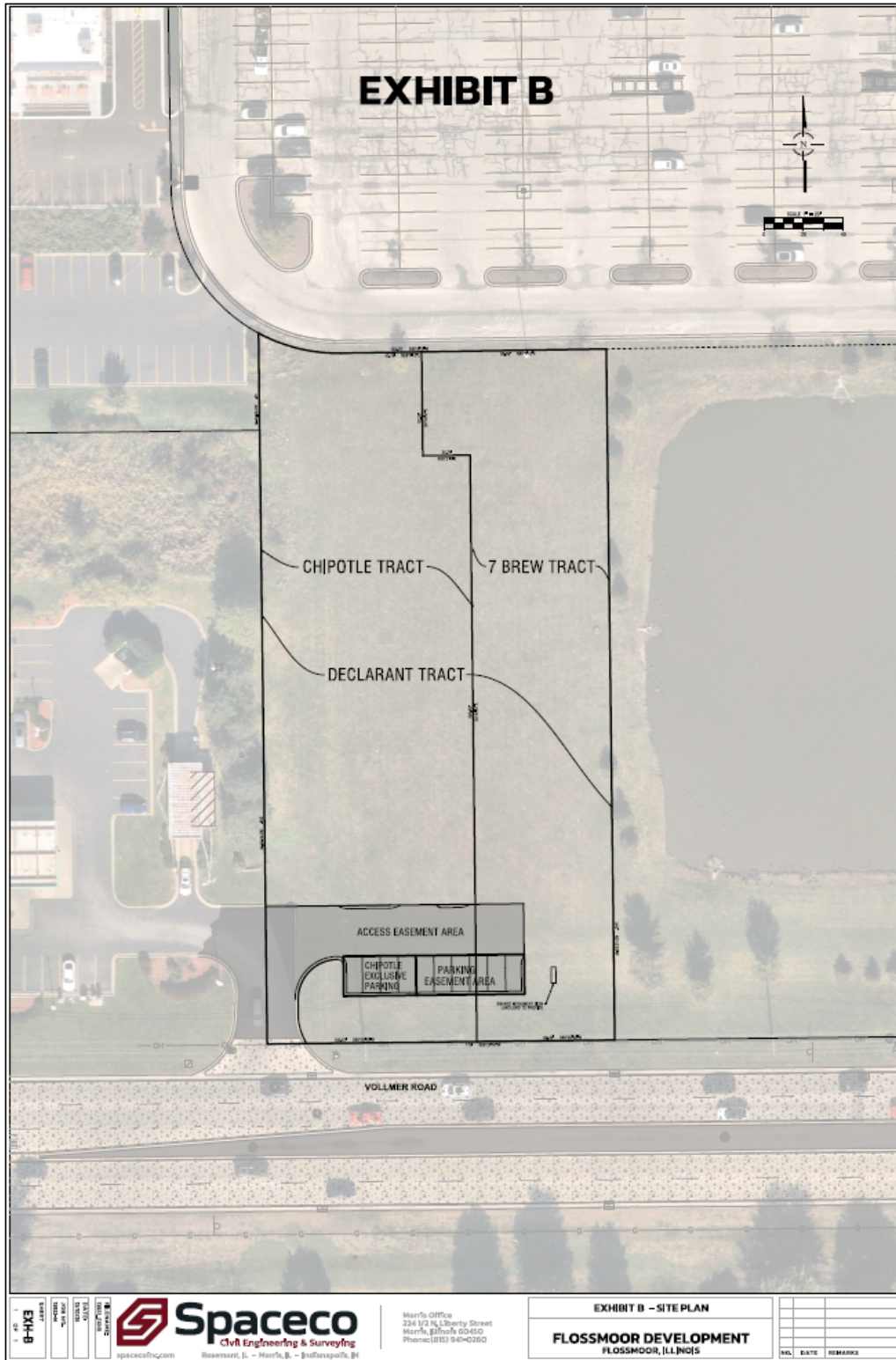
EXHIBIT A

Declarant Tract:

Chipotle Tract:

7 Brew Tract

EXHIBIT B
SITE PLAN AND DEPICTIONS



FINDINGS AND RECOMMENDATIONS

FLOSSMOOR PLAN COMMISSION

JANUARY 15, 2026

**AMENDMENT TO A FINAL PLAN FOR A PLANNED UNIT DEVELOPMENT, A SPECIAL USE PERMIT AND A PLAT OF RE-SUBDIVISION
CHIPOTLE AND 7 BREW
3900 VOLLMER ROAD
MEIJER OUTLOT B**

1. The petitioner, Joseph Development – Flossmoor Lot B LLC, is the contract purchaser of outlot B of the Meijer Subdivision
2. The Subject property is a 1.4 acre parcel located at 3900 Vollmer Road.
3. The property is currently zoned **B-3**.
4. The petitioner has proposed a 2,400 square foot single-story building with a drive-thru for a Chipotle restaurant with a 400 square patio and a 1,010 square foot single-story building with a drive-thru for a 7 Brew drive-thru only restaurant.
5. The petitioner has also proposed a plat of re-subdivision with a reciprocal access agreement to establish individual ownership upon completion of the project.

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 submitted plan is consistent the purpose of the Planned Unit Development regulations as it is to be developed in an integrated and unified fashion consistent with the existing development.
- B. The proposed Final Plan meets the requirements and standards of the Planned Unit Development regulations.
 - a. Staff has reported that commercial development is consistent with the Comprehensive Plan within the project area.
 - b. The type and location of the commercial development does not impose a detrimental influence upon surrounding properties.
 - c. The project will be comprised of a 2,400 square foot single-story building with a drive-thru and a 400 square foot patio, and a second 1,010 square foot single-story building with a drive-thru.
 - d. The development will have a positive impact on the economic well-being of the Village.

- e. The Commission believes that the general design and configuration of the plan is consistent with development standards for commercial development.
- f. The site is already provided with adequate utilities and is located on an improved street.
- g. The plan is compatible with adjacent properties and the neighborhood.
- h. The proposed project will have minimal impact on the local environment.
- i. The plan conforms with the intent and spirit of the planning objectives of the Village.

In conclusion the Plan Commission recommends to the Mayor and Board of Trustees that an Amendment to a Final Plan for a Planned Unit Development, a Special Use and a plat of re-subdivision be **approved** as submitted.

LEGAL NOTICE
PUBLIC HEARING
FLOSSMOOR
PLAN COMMISSION

Notice is hereby given that on Thursday, January 15, 2026, the Flossmoor Plan Commission will hold a public hearing to consider a request of an amendment to a Final Plan of a Planned Unit Development and a Special Use for two drive-thru restaurants.

LEGAL DESCRIPTION:

OUTLOT B IN FINAL PLAT OF SUBDIVISION OF MEIJER SUBDIVISION, BEING PART OF THE SOUTHWEST QUARTER OF SECTION 11, TOWNSHIP 35 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, COOK COUNTY, ILLINOIS.

LOCATION:

3900 Vollmer Road, Flossmoor, Illinois 60422

APPLICANT:

Joseph Development – Flossmoor Lot B LLC

HEARING DATE:

Thursday, January 15, 2026, beginning at 6:00 p.m. in the Flossmoor Village Hall, 2800 Flossmoor Road, Flossmoor, Illinois. This meeting will be held in person.

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

/s/ Greg Mitchell, Chairperson
Flossmoor Plan Commission

MEMORANDUM



FLOSSMOOR

Welcoming. Beautiful. Connected.

TO: Mayor Nelson and Board of Trustees
CC:
FROM: Bridget A. Wachtel, Village Manager
DATE: February 2, 2026
RE: **Consideration of a Resolution of the Village of Flossmoor, Cook County, Illinois Approving a Memorandum of Understanding (SDA)**

One of the Village's prime areas for redevelopment is along Vollmer Road south of 198th Street. The Village has been presented with various proposals over the years, but they have either not been compatible with the Village's goals for redevelopment, or they haven't come to fruition.

As stated on its website, the Southland Development Authority (SDA) is a "non-profit business organization designed to grow the economy of the South Suburbs. Launched in 2019 by business, civic and political leaders across the Southland, the Authority brings the resources and capacity necessary to achieve transformative and inclusive economic growth for the region. It focuses on investment in industry, workforce, housing, and communities." They work with both municipalities and the private sector and describe their role as to "continually analyze(s) the assets, markets and development opportunities of the region..... execute(s) with partners large scale, strategic investments; and provide(s) a nimble, professional, single point of entry for businesses, residents, developers and investors to efficiently and effectively get the resources they need."

One of the ways in which SDA accomplishes this mission is to serve as the municipality's agent to market property and connect developers and end users. Representatives from SDA, Flossmoor resident and SDA board member David Agosto (real estate developer) and Olympia Fields resident Edward Peck (architect) have proposed serving as the Village's agent over the next year to market and secure letters of interest for the Village's property along Vollmer Road east of Meijer and south of 198th Street.

The Village Attorney has drafted the attached Memorandum of Understanding (MOU) to authorize SDA to serve as our agent over this next year, and SDA commits to the scope of work they have proposed. Depending upon how this develops over the next year, SDA may propose serving as the developer for all or part of the property, which would be separate from this agreement.

On the February 2, 2026 Board agenda is a resolution approving this MOU. Representatives from SDA will be present to address the Board and answer any questions.

Strategic Initiative (s) Addressed

- 3.2. Engage or hire economic development personnel as needed.
- 3.4. Explore partnering with a developer for development of vacant land on Vollmer Road.

RESOLUTION NO.

**A RESOLUTION OF THE VILLAGE OF FLOSSMOOR, COOK COUNTY,
ILLINOIS APPROVING A MEMORANDUM OF UNDERSTANDING**

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 acquired certain parcels of property commonly known as 3622, 3636, 3722, 3744, 3746 and the south half of 3710, (collectively, the "*Subject Property*") for the sole purpose of redevelopment with a goal to increase its tax base and the tax base of all taxing districts authorized to levy taxes on the Subject Property and to provide job opportunities for its residents; and,

WHEREAS, the SDA is a not-for-profit organization which works with municipalities in the south suburban region of Cook County to bring resources to achieve economic growth through the development of commercial properties and has submitted a proposal to the Village to work to position the Village as a high-quality, community oriented retail destination and to secure letters of interest from targeted retail and mixed-use tenants through specific marketing activities; and

WHEREAS, the Village has reviewed the proposal from SDA and has determined it to be in the best interest of the Village to work with SDA in order to redevelop the Subject Property and achieve its goals to increase its tax base and provide job opportunities for its residents all as provided in the Memorandum of Understanding attached hereto.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Board of Trustees for the Village of Flossmoor, Cook County, Illinois, that the Memorandum of Understanding by and between the Village of Flossmoor, Cook County, Illinois and Southland Development Authority, in the form attached hereto and made a part hereto, is hereby approved and the Mayor and Village Clerk are hereby authorized to execute this Memorandum of Understanding.

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

AYES: _____

NOES: _____

ABSENT: _____

ABSTAINED: _____

PASSED: _____

APPROVED: _____

PUBLISHED: _____

Approved this _____ day of _____ 2026.

APPROVED:

Mayor

ATTEST:

Village Clerk

**MEMORANDUM OF UNDERSTANDING BY AND BETWEEN
THE VILLAGE OF FLOSSMOOR, COOK COUNTY, ILLINOIS AND
SOUTHLAND DEVELOPMENT AUTHORITY**

THIS MEMORANDUM OF UNDERSTANDING (the “*MOU*”) is entered into as of the ____ day of _____, 2026, by and between the Village of Flossmoor, Cook County, Illinois, an Illinois municipal corporation (“*Village*”), and Southland Development Authority, an Illinois not-for-profit corporation (“*SDA*”).

BACKGROUND

WHEREAS, in 2020, the Village acquired certain parcels of property commonly known as 3622, 3636, 3722, 3744, 3746 and the south half of 3710, identified as parcels 31-11-303-022, -023, -024, -027, -028, -029, -037 and 31-11-303-011 (south half) (collectively, the “*Subject Property*”) for the sole purpose of redevelopment with a goal to increase its tax base and the tax base of all taxing districts authorized to levy taxes on the Subject Property and to provide job opportunities for its residents; and,

WHEREAS, the Village has marketed the Subject Property and has received several proposals, however, none of the proposals received from developers to this date have been able to obtain a commitment for financing; have not proposed uses in accordance with its B-3 commercial zoning; or, have not submitted a plan addressing ingress and egress as required by the County; and,

WHEREAS, the SDA is a not-for-profit organization which works with municipalities in the south suburban region of Cook County to bring resources to achieve economic growth through the development of commercial properties and has submitted a proposal to work with the Village to position the Village as a high-quality, community oriented retail destination and to secure letters of interest from targeted retail and mixed-use tenants through activities as hereinafter set out.

In consideration of the mutual agreements hereinafter set forth, the Village and SDA agree as follows:

ARTICLE 1: DEVELOPMENT CONCEPT AND TIMELINE

1.1 Proposed Development Schedule

A. On or before February 28, 2026, SDA shall:

- Create a conceptual comprehensive site plan showing buildings, parking, access, drive-aisle, landscaping, signage, etc.
- Coordinate a call with The Retail Coach for an update on its activities etc.
- Interview retail representative firms for possible limited-scope engagement.
- Identify all retailers/restaurants that are expanding into the Chicago region or such retailers/restaurants having no existing footprint in the Chicago southland.

- B. On or before April 30, 2026, SDA shall:
- Create professional marketing brochures with site plans, rendering, aerials, demographics, etc.
 - Commence mass marketing of the professional brochure to all identified tenants.
- C. During the month of May 2026, SDA shall:
- Continue mass marketing of the brochure to all identified tenants.
 - Coordinate meetings with prospective tenants at ICSC Convention in Las Vegas.
- D. SDA agrees from June 1 through September 30, 2026, to undertake the following:
- Continue mass marketing brochure to all identified tenants.
 - Commence negotiations of potential LOI's (assuming interest from prospective tenants) with a designated Village representative.
 - Revise brochure as spaces begin to lease.
- E. On or before November 30, 2026, SDA agrees to:
- Coordinate meetings with prospective tenants at ICSC Convention in Chicago.
 - Participate with the Village in negotiations of LOI's (assuming interest from prospective tenants).
 - Revise brochure as necessary.
- F. Prepare a final report of all letters of interest from prospective tenants; submit a final concept plan showing buildings, parking, access, drive-aisle, landscaping and signage as revised to reflect the proposed uses from tenants issuing letters of interest.

1.2 Continuous Reporting to the Village

- A. SDA agrees to meet with the Village the last week of each month during the term of the Agreement, commencing the last week of February to review the concept to be prepared by SDA, update any information from Retail Coach and provide a list of all retailers and restaurants expanding into the Chicago region, with or without existing footprints.
- B. SDA agrees during the last week of April to provide the Village with the professional marketing brochures and efforts to mass market the Subject Property and, the last week of each month thereafter during the term of this Agreement, to provide the Village a report of all interested tenants, all meetings and negotiations with all interested tenants and to submit to the Village any letter of interest received regarding a proposed development of the Subject Property.

ARTICLE 2: MUTUAL AGREEMENTS

2.1 The Village hereby agrees to designate the SDA as the exclusive Developer of the Subject Property for a term commencing with the execution of this Agreement (the “*Effective Date*”) and terminating December 31, 2026 (the “*Marketing Term*”) and to report to SDA of any and all inquiries from potential retailers showing an interest in the Subject Property during the Marketing Term.

2.2 The parties agree that all reports required by SDA may be in writing or may be reported at a meeting with the Village at the Flossmoor Village Hall, 2800 Flossmoor Road, Flossmoor.

2.3 All notices and other communications in connection with this Agreement shall be in writing, unless otherwise set forth in this Agreement and shall be deemed delivered to the addressee thereof (a) when delivered in person on a business day at the address set forth below, or (b) on the third business day after being deposited in any main or branch United States post office, or (c) by the email address set forth below, when actually received.

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

Southland Development Authority
17730 Oak Park Avenue
Suite D
Tinley Park, Illinois 60477
Attn: Brian Mott
Email: brian.mott@southlanddevelopment.com

With a copy to:
David Agosto
david@kaufmanjacobs.com

Notices and communications to the Village shall be addressed to and delivered at these addresses:

Village of Flossmoor
2800 Flossmoor Road
Flossmoor, Illinois 60422
Attn : Village Manager
bwatchel@flossmoor.org

with a copy to:
Ottosen DiNolfo Hasenbalg & Castaldo, Ltd.
Attn: Kathleen Field Orr
2441 Warrenville Road, Suite 310,
Lisle, Illinois 60532
kfo@ottosenlaw.com

By notice complying with the requirements of this Article, each party shall have the right to change the address or addressee, or both, for all future notices and communications to such party, but no notice of a change of address or addressee shall be effective until received.

2.4 SDA covenants and agrees to make no commitments regarding the Subject Property to any person, entity or organization without the written consent of the Village.

2.5 In the event SDA does not meet the Proposed Development Schedule as set forth in Article 1, the Village shall have the right to terminate this MOU after giving fifteen (15) days' notice to SDA and an opportunity to cure within fifteen (15) days of the date of the notice. SDA shall have the right to terminate this MOU at any time upon written notice to the Village.

2.6 No modification, addition, deletion, revision, alteration, or other change to this Agreement shall be effective unless and until the change is reduced to writing and executed and delivered by the Village and the SDA. No term or condition of this Agreement shall be deemed waived by any party unless the term or condition to be waived, the circumstances giving rise to the waiver and, where applicable, the conditions and limitations on the waiver are set forth specifically in a duly authorized and written waiver of such party. No waiver by any party of any term or condition of this Agreement shall be deemed or construed as a waiver of any other term or condition of this Agreement, nor shall waiver of any breach be deemed to constitute a waiver of any subsequent breach whether of the same or different provisions of this Agreement.

2.7 This Agreement shall constitute the entire agreement of the Parties; all prior agreements between the Parties, whether written or oral, are merged into this Agreement and shall be of no force and effect.

IN WITNESS WHEREOF, the Parties have executed this Agreement as of the dates set forth below their respective signatures, to be effective as of the date first written above.

VILLAGE OF FLOSSMOOR

Attest:

By: _____
Mayor

By: _____
Village Clerk

Date: _____, 2026

SOUTHLAND DEVELOPMENT AUTHORITY

DocuSigned by:
By: Bo Kemp
Bo Kemp, CEO

Date: January 29, 2026

MEMORANDUM



FLOSSMOOR

Welcoming. Beautiful. Connected.

TO: Bridget A. Wachtel, Village Manager
CC:
FROM: John S. Brunke, Public Works Director
DATE: February 2, 2026
RE: **Consideration of a Resolution of the Village of Flossmoor, Cook County, Illinois Approving the Purchase of Boilers for Village Hall**

Included in the FY26 Capital Equipment Fund budget is \$120,000 for the replacement of the Village Hall boilers. The current boilers were replaced in 2011 and have both reached the end of their useful life. Both boilers are currently not functional, as one of them has been out of service for several months, and the other boiler failed last week. The boiler that failed last week cannot be fixed without replacing a majority of the unit, and replacement is the most logical option at this time.

Due to the critical function that these boilers serve for the Village Hall Complex, Public Works expedited the process by soliciting quotes from local qualified HVAC contractors, rather than pursuing the public bid process for the project. Public Works received four quotes for the project as follows:

F.E. Moran Mechanical Services	\$140,980.00
Premistar	\$178,600.00
Amber Mechanical Contractors, Inc.	\$181,995.00
The Hill Group	\$268,162.00

All quotes are based on using the same Lochinvar boilers, and the work will also include the replacement of the circulation pumps, ancillary piping, and controls work to connect the boilers to the existing building HVAC control system. The boilers are in stock and work can continue in the coming weeks if approved. F.E. Moran is a reputable mechanical contractor in the region and their quote for the project is in line with the work needed on the project. The project will be over budget, but we anticipate other purchases in the fund this year to come in under budget, so no budget amendment is needed.

With the above information in mind, Public Works recommends that the Mayor and Board of Trustees waive the public bid process by resolution and award the contract to F.E. Moran Mechanical Services of Northbrook, Illinois, at the not-to-exceed amount of \$140,980.00.

**A RESOLUTION OF THE VILLAGE OF FLOSSMOOR, COOK COUNTY,
ILLINOIS APPROVING THE PURCHASE OF BOILERS FOR VILLAGE HALL**

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 Public Works Director has reported that the boilers in Village Hall have failed and replacement is needed expeditiously; and,

WHEREAS, the Public Works department solicited quotes from local qualified HVAC contractors to expedite the process and has received the lowest quote from F. E. Moran Mechanical Services, a reputable mechanical contractor; and

WHEREAS, the Village has reviewed the quotes received and recommends that public bidding be waived as permitted by Section 8-9-1 of the Illinois Municipal Code (65 ILCS 8-9-1) as it is in the best interest of the Village to proceed with this purchase of the boilers as quickly as possible.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Board of Trustees for the Village of Flossmoor, Cook County, Illinois, that public bidding is hereby waived as permitted by law and the purchase of the boilers from F.E. Moran Mechanical Services in the amount of \$138,940.00 is hereby approved.

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

AYES: _____

NAYS: _____

ABSENT: _____

PASSED: _____

APPROVED: _____

PUBLISHED: _____

Approved this _____ day of _____ 2026.

Mayor

Attest :

Village Clerk