



FLOSSMOOR

Welcoming. Beautiful. Connected.

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

Mayor
Michelle I. Nelson

Trustees
Joni Bradley-Scott
Gary Daggett
Brian Driscoll
Rosalind Henderson Mustafa
George Lofton
James Mitros

Village Clerk
Gina A. LoGalbo

Village Manager
Bridget A. Wachtel

AGENDA
FOR THE REGULAR MEETING OF THE BOARD OF TRUSTEES
OF THE VILLAGE OF FLOSSMOOR, ILLINOIS
MONDAY, MARCH 3, 2025 – 7:00 PM
VILLAGE HALL

Join Zoom Meeting

<https://us02web.zoom.us/j/85210894513?pwd=uZUHBuNGHvJ6BUE21v7ofK1RLbeBa.1>

ID: 852 1089 4513 Passcode: 60422 Or join by phone (312) 626-6799

CALL TO ORDER

ROLL CALL

CITIZENS PRESENT WISHING TO ADDRESS THE BOARD

RECOGNITIONS AND APPOINTMENTS

- 1. Appointment of New Member to the Art Commission**
- 2. Appointment of New Member to the Green Commission**

CONSENT AGENDA

- 3. Approval of the Minutes of the Meeting Held on February 17, 2025**
- 4. Presentation of Bills for Approval and Payment as Approved by the Finance Committee (March 3, 2025)**
- 5. Consideration of a Contract for the Design Engineering for the CBD Sanitary Sewer Relocation Project**
- 6. Consideration of an Ordinance of the Village of Flossmoor, Cook County, Illinois, Approving a Special Use for a Swimming Pool at 1401 Brassie Avenue**

REPORTS OF COMMITTEES, COMMISSIONS AND BOARDS

ACTION ITEMS

- 7. Consideration of a Side Letter of Agreement Between the Village of Flossmoor and the Illinois Fraternal Order of Police Labor Council on behalf of the Flossmoor Police Officers**
- 8. Consideration to No Longer Hold Confidential the Executive Session Minutes of April 1, 2024, April 9, 2024, April 15, 2024 and May 6, 2024**

DISCUSSION ITEMS

- 9. Discussion of the Sale of 19725 Governors Highway to On the Fly Hospitality for Flossmoor Smokehouse**
- 10. Discussion of the FY 26 Preliminary Budget**

OTHER BUSINESS

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

ADJOURNMENT OF MEETING

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

TO: Mayor Nelson and Board of Trustees
FROM: Bridget Wachtel, Village Manager
DATE: March 3, 2025
SUBJECT: Appointment of New Member to the Art Commission



With the Board's consent, Mayor Nelson will be making an appointment to the Art Commission at the Village Board meeting on March 3, 2025.

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

TO: Mayor Nelson and Board of Trustees
FROM: Bridget Wachtel, Village Manager
DATE: March 3, 2025
SUBJECT: Appointment of New Member to the Green
Commission



With the Board's consent, Mayor Nelson will be making an appointment to the Green Commission at the Village Board meeting on March 3, 2025.

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

Approval of the Minutes of the Meeting Held on February 17, 2025

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

VILLAGE OF FLOSSMOOR
3/3/2025
CLAIMS LIST SUMMARY

HAND CHECKS	\$142,952.46
INVOICES	<u>\$381,470.81</u>
TOTAL	<u><u>\$524,423.27</u></u>

Village of Flossmoor
Detail Board Report
Invoices Due On/Before: 03/04/25

Vendor Name Invoice #	Invoice Date	Invoice Amount	PO #	Invoice Description	GL Number	GL Description	Line Amount
AIR ONE EQUIPMENT INC							
217094	02/10/25	\$264.90		TOOL BRACKETS	01-49-3-615	SMALL TOOLS & EQUIPMENT	\$264.90
217297	02/17/25	\$2,995.00		STRUCTURAL PPE BOOTS	01-49-3-612	UNIFORMS & RELATED SUPPLIES	\$2,995.00
						VENDOR TOTAL:	\$3,259.90
AIRGAS USA, LLC							
5514315245	02/01/25	\$698.70		WELDING GAS CYLINDER RENTAL 3/1/25-2/28/26			
					01-60-6-671	MAINTENANCE AND SUPPLIES	\$174.68
					08-11-6-671	MAINTENANCE AND SUPPLIES	\$174.68
					08-21-6-671	MAINTENANCE AND SUPPLIES	\$174.67
					07-01-6-671	MAINTENANCE AND SUPPLIES	\$174.67
9157649493	01/24/25	\$104.11		REPLACEMENT HOSES O2 RECOMPRESSOR			
					01-49-6-675	EMS EQUIPMENT MAINTENANCE	\$104.11
						VENDOR TOTAL:	\$802.81
AIRY'S INC.							
51140	02/06/25	\$7,331.21		EMERGENCY WATER MAIN BREAK REPAIR			
					08-11-4-634	MISCELLANEOUS SERVICES	\$655.00
					08-13-6-677	PROGRAM MAINTENANCE	\$1,000.00
					08-11-6-677	WATER FACILITY MAINTENANCE	\$5,676.21
						VENDOR TOTAL:	\$7,331.21

Village of Flossmoor
Detail Board Report
Invoices Due On/Before: 03/04/25

Vendor Name Invoice #	Invoice Date	Invoice Amount	PO #	Invoice Description	GL Number	GL Description	Line Amount
AMAZON CAPITAL SERVICES							
1JR1VT1177PN	02/11/25	\$11.85		STROBE LIGHT	01-67-3-605	OPERATING SUPPLIES	\$11.85
1G474XCR19NJ	02/12/25	\$205.37		WIRELESS HEADSET/CABLE	01-55-3-601	OFFICE SUPPLIES	\$205.37
1XM3G61L1WW	02/12/25	\$147.00		HIVIS BIB OVERALLS-KAWALAC	08-11-3-618	SAFETY EQUIPMENT & SUPPLIES	\$49.00
					08-21-3-618	SAFETY EQUIPMENT & SUPPLIES	\$49.00
					01-60-3-618	SAFETY EQUIPMENT & SUPPLIES	\$49.00
1N9RTHKCDLKQ	02/13/25	\$64.50		TV WALL MOUNT BRACKET/AA BATTERIES/AAA BATTERIES	01-49-3-605	OPERATING SUPPLIES	\$64.50
1GTF7G16LNGF	02/18/25	\$16.36		FIRST AID SUPPLIES	01-49-3-605	OPERATING SUPPLIES	\$16.36
1P4RFFFNVNQ	02/14/25	\$43.98		WIRELESS MOUSE/CORK BOARD	01-43-3-601	OFFICE SUPPLIES	\$13.99
					01-43-3-607	COMPUTER EQUIPMENT & SUPPLIES	\$29.99
1C3HMG1PTJPL	02/19/25	\$119.98		CARHARTT CARGO WORK PANTS	01-60-3-612	UNIFORMS & RELATED SUPPLIES	\$119.98
1QCHMJCM7WQY	02/24/25	\$28.57		IPAD SCREEN PROTECTOR	01-55-3-605	OPERATING SUPPLIES	\$28.57
1RWJN71F713T	02/20/25	\$138.77		CANON TONER CARTRIDGE REPLACEMENT	01-49-3-601	OFFICE SUPPLIES	\$138.77
14GCFPDH7RMD	02/20/25	\$114.86		WEBCAM/WIFI ADAPTER FOR DESK PHONE IN LOBBY	01-48-3-606	OFFICE EQUIPMENT	\$114.86
1D1HMQP1TYHM	02/19/25	\$449.00		CAMERA	01-49-3-613	PHOTOGRAPHY SUPPLIES	\$449.00
						VENDOR TOTAL:	\$1,340.24
AMERICAN TEST CENTER							
2250269	02/11/25	\$2,060.00		T19 5 YR AERIAL & GROUND LADDER TESTING	01-49-6-677	EQUIPMENT SERVICE CONTRACTS	\$2,060.00
						VENDOR TOTAL:	\$2,060.00
BAXTER & WOODMAN, INC.							
0266675	12/15/24	\$358.75		KEDZIE AVENUE PARCELS LOMR	01-55-4-630	PROFESSIONAL SERVICES	\$358.75
						VENDOR TOTAL:	\$358.75

Village of Flossmoor
Detail Board Report
Invoices Due On/Before: 03/04/25

Vendor Name	Invoice #	Invoice Date	Invoice Amount	PO #	Invoice Description	GL Number	GL Description	Line Amount
BENISTAR	03012025	02/17/25	\$1,035.90		MARCH 2025 PREMIUM-RETIRES	01-00-0-219	HEALTH INSURANCE PAYABLE	\$1,035.90
							VENDOR TOTAL:	\$1,035.90
BRITES TRANSPORTATION LLC	2880	02/10/25	\$1,114.18		STONE RESTOCK	08-13-3-619	PROGRAM COMMODITIES	\$1,114.18
							VENDOR TOTAL:	\$1,114.18
BS&A SOFTWARE	159063	01/30/25	\$2,585.00		BUSINESS LICENSING CLOUD SAAS FEE	01-43-6-672	DEPARTMENT IT MAINTENANCE	\$2,585.00
							VENDOR TOTAL:	\$2,585.00
C.O.P.S. & F.I.R.E. PERSONNEL	1069	02/13/25	\$500.00		PRE-EMPLOYMENT PSYCH TESTING-TUCKER	01-48-4-630	PROFESSIONAL SERVICES	\$500.00
							VENDOR TOTAL:	\$500.00
MALEA CALVERT	021125	02/11/25	\$32.92		KEURIG COFFEE MAKER FOR COMMITTEE ROOM	01-42-3-601	OFFICE SUPPLIES	\$32.92
							VENDOR TOTAL:	\$32.92
CAS ASSOCIATES, INC	26948MISC	09/27/24	\$31.40		TRANSCRIPTION-COURT APPEARANCE GAMBLE	01-50-4-630	PROFESSIONAL SERVICES	\$31.40
							VENDOR TOTAL:	\$31.40
CCP INDUSTRIES, INC.	IN05250922	02/05/25	\$147.87		DPW DIRECTOR WINTER JACKET	01-60-3-612	UNIFORMS & RELATED SUPPLIES	\$147.87
							VENDOR TOTAL:	\$147.87

Village of Flossmoor
Detail Board Report
Invoices Due On/Before: 03/04/25

Vendor Name	Invoice #	Invoice Date	Invoice Amount	PO #	Invoice Description	GL Number	GL Description	Line Amount
CHANDLER SERVICES INC								
INV30554		02/06/25	\$2,622.33		SQUAD 19 ANNUAL PREVENTATIVE MAINTENANCE	01-49-6-671	VEHICLE MAINTENANCE	\$2,622.33
INV30572		02/17/25	\$1,467.54		SQ19 STARTER REPAIR	01-49-6-671	VEHICLE MAINTENANCE	\$1,467.54
							VENDOR TOTAL:	\$4,089.87
CHICAGO COMMUNICATIONS, LLC.								
358821		02/11/25	\$94.80		RADIO MAINTENANCE MARCH 2025	01-50-6-676	RADIO SYSTEM MAINTENANCE	\$94.80
359103		02/19/25	\$94.80		INTERCOM REPAIR	01-50-6-676	RADIO SYSTEM MAINTENANCE	\$94.80
							VENDOR TOTAL:	\$189.60
CHICAGO SOUTHLAND ECONOMIC								
0000298		02/05/25	\$500.00		CSEDC 2025 INVESTOR DRIVE CONTRIBUTION	01-41-5-660		\$500.00
							VENDOR TOTAL:	\$500.00
COMED								
7525705000 020525		02/05/25	\$754.91		WOODS LIFT STATION POWER 1/6/25-2/5/25	08-21-4-631	ELECTRIC, POWER, & LIGHT	\$754.91
2611372222 020525		02/05/25	\$120.99		WESTERN TOWER POWER 1/6/25-2/5/25	08-11-4-631	ELECTRIC, POWER, AND LIGHT	\$120.99
							VENDOR TOTAL:	\$875.90
COOK COUNTY DEPARTMENT OF								
011725		01/17/25	\$4,100.00		4TH QTR 2024 FOOD ESTABLISHMENT INSPECTIONS	01-53-4-659	SANITARIAN INSPECTION SERVICES	\$4,100.00
							VENDOR TOTAL:	\$4,100.00
CORE & MAIN LP								
W342793		01/27/25	\$259.32		PIPE COUPLINGS	08-13-3-619	PROGRAM COMMODITIES	\$259.32
W344814		01/28/25	\$476.86		PIPE & COUPLINGS	08-13-3-619	PROGRAM COMMODITIES	\$476.86
W386293		01/31/25	\$42.21		PIPE LUBE/THREAD SEALANT	08-13-3-619	PROGRAM COMMODITIES	\$42.21
							VENDOR TOTAL:	\$778.39

Village of Flossmoor
Detail Board Report
Invoices Due On/Before: 03/04/25

Vendor Name	Invoice #	Invoice Date	Invoice Amount	PO #	Invoice Description	GL Number	GL Description	Line Amount
RICHARD G. CRUSOR, JR.	021325	02/13/25	\$180.00		ADMIN HEARING OFFICER 1/23/25	01-44-4-646	LOCAL ADJUDICATION SERVICES	\$180.00
							VENDOR TOTAL:	\$180.00
DACRA TECH LLC	DT202412042	12/31/24	\$1,000.00		MUNICIPAL ENFORCEMENT SYSTEM DECEMBER 2024	01-44-4-646	LOCAL ADJUDICATION SERVICES	\$1,000.00
							VENDOR TOTAL:	\$1,000.00
EAGLE UNIFORM CO INC	227713	02/10/25	\$367.25		UNIFORM-ESTELLE CHIEF	01-48-3-612	UNIFORMS & RELATED SUPPLIES	\$367.25
							VENDOR TOTAL:	\$367.25
EBEL'S ACE HARDWARE	351884	02/10/25	\$16.18		WD40 FOR TOOL MAINTENANCE	01-49-3-615	SMALL TOOLS & EQUIPMENT	\$16.18
	351907	02/18/25	\$6.83		DPW GLUE-SHOP SUPPLY	01-60-6-671	MAINTENANCE AND SUPPLIES	\$6.83
351888		02/11/25	\$14.02		SUPER GLUE/EPOXY	01-67-3-605	OPERATING SUPPLIES	\$14.02
							VENDOR TOTAL:	\$37.03
EMC	65006	01/31/25	\$154,993.00	2025-0021	GENESIS EXTRICATION EQUIPMENT	16-01-7-749	GENESIS EXTRICATION EQUIPMENT	\$154,993.00
							VENDOR TOTAL:	\$154,993.00
EMS MANAGEMENT & CONSULTANTS	EMS013098	01/31/25	\$1,487.32		AMBULANCE COLLECTIONS JANUARY 2025	01-49-4-656	AMBULANCE COLLECTION SERVICES	\$1,487.32
							VENDOR TOTAL:	\$1,487.32
EXPERT CHEMICAL & SUPPLY INC	964015	02/07/25	\$492.53		ROCK SALT BAGS RESTOCK	01-61-6-677	PROGRAM MAINTENANCE	\$492.53
	964077	02/18/25	\$981.06		ROCK SALT RESTOCK	01-61-6-677	PROGRAM MAINTENANCE	\$981.06
							VENDOR TOTAL:	\$1,473.59

Village of Flossmoor
Detail Board Report
Invoices Due On/Before: 03/04/25

Vendor Name		Invoice #	Invoice Date	Invoice Amount	PO #	Invoice Description	GL Number	GL Description	Line Amount
FITZSIMMONS		8016416	02/21/25	\$15.00		H TANK RENTAL	01-49-6-675	EMS EQUIPMENT MAINTENANCE	\$15.00
								VENDOR TOTAL:	\$15.00
FORD OF HOMEWOOD		5023011	02/12/25	\$188.66		V09 STROBE LIGHT	08-11-6-671 08-21-6-671	MAINTENANCE AND SUPPLIES MAINTENANCE AND SUPPLIES	\$94.33 \$94.33
								VENDOR TOTAL:	\$188.66
GALLAGHER MATERIALS CORP.		37468	01/27/25	\$1,040.44		ASPHALT MIX	01-68-3-619 02-01-3-606 08-14-3-612 08-24-3-612	PROGRAM COMMODITIES ASPHALT MIX ASPHALT MIX ASPHALT MIX	\$260.11 \$260.11 \$260.11 \$260.11
		37518	02/04/25	\$296.00		ASPHALT	01-68-3-619 02-01-3-606 08-14-3-612 08-24-3-612	PROGRAM COMMODITIES ASPHALT MIX ASPHALT MIX ASPHALT MIX	\$74.00 \$74.00 \$74.00 \$74.00
								VENDOR TOTAL:	\$1,336.44
GALLS, LLC		030205084	01/18/25	\$148.41		UNIFORMS & RELATED SUPPLIES-OFFICER BAPP	01-48-3-612	UNIFORMS & RELATED SUPPLIES	\$148.41
		030281281	01/27/25	\$10.52		UNIFORMS & RELATED SUPPLIES-OFFICER BAPP	01-48-3-612	UNIFORMS & RELATED SUPPLIES	\$10.52
								VENDOR TOTAL:	\$158.93
GASVODA & ASSOCIATES INC		INV25NTH0006CHF	02/12/25	\$1,446.40		REGULATORS	08-11-6-677	WATER FACILITY MAINTENANCE	\$1,446.40
								VENDOR TOTAL:	\$1,446.40
GRANICUS		196617	02/01/25	\$465.97		MINUTETRAQ 2/1/25-2/28/25	01-41-4-645	PAPERLESS AGENDA SOFTWARE SERV	\$465.97
									165.97
Communication: Presentation of Bills for Approval and Payment as Approved by the Finance Committee (March 3, 2025) (CONSENT AGENDA)									
									4

Village of Flossmoor
Detail Board Report
Invoices Due On/Before: 03/04/25

Vendor Name	Invoice #	Invoice Date	Invoice Amount	PO #	Invoice Description	GL Number	GL Description	Line Amount
HOLLAND PRINTING INC	77035	02/06/25	\$184.46		PD ENVELOPES	01-48-3-601	OFFICE SUPPLIES	\$184.46
							VENDOR TOTAL:	\$184.46
HOME DEPOT CREDIT SERVICES	6025600	01/15/25	\$20.97		ACCOUNT #6035322502036134-DPW MEASURING TOOL	01-63-3-615	SMALL TOOLS & EQUIPMENT	\$20.97
	1014435	01/20/25	\$129.94		ACCOUNT #6035322502036134-DPW SPACE HEATER	01-67-3-605	OPERATING SUPPLIES	\$129.94
	3510258	01/28/25	\$70.67		ACCOUNT #6035322502036134-DPW ELEVATOR OUTLET/REPLACEMENT BLADES/SUPPLIES	01-67-3-605	OPERATING SUPPLIES	\$70.67
	6020947	02/04/25	\$44.80		ACCOUNT #6035322502036134-TREE TRUNK PROTECTORS	01-63-6-677	PROGRAM MAINTENANCE	\$44.80
INTERSTATE BATTERY OF CHICAGO	348229	02/12/25	\$250.95		SQUAD #322 BATTERY	01-48-6-671	VEHICLE MAINTENANCE & SUPPLIES	\$250.95
							VENDOR TOTAL:	\$250.95
INVOICE CLOUD	189120251	01/31/25	\$217.25		INVOICE CLOUD 1/1/25-1/31/25	08-10-4-654	CUSTOMER PAYMENT PORTAL	\$162.94
							CUSTOMER PAYMENT PORTAL	\$54.31
							VENDOR TOTAL:	\$217.25
J P COOKE CO	872761	02/19/25	\$17.90		INK PAD/DATE STAMPER	01-53-3-601	OFFICE SUPPLIES	\$17.90
							VENDOR TOTAL:	\$17.90
JONES AND BARTLETT LEARNING	1068227	02/06/25	\$1,115.68		CURRICULUM UPDATES	01-49-5-664	TRAINING MATERIALS	\$1,115.68
								15.6

Village of Flossmoor
Detail Board Report
Invoices Due On/Before: 03/04/25

Vendor Name Invoice #	Invoice Date	Invoice Amount	PO #	Invoice Description	GL Number	GL Description	Line Amount
KONICA MINOLTA 9010314472 500387365 500397698	02/08/25	\$514.25		VH COPIER MAINTENANCE	01-43-6-670	OFFICE EQUIPMENT MAINTENANCE	\$514.25
	02/03/25	\$1111.08		PD COPIER MAINTENANCE USAGE 1/4/25-2/3/25	01-48-6-674	COPIER MAINTENANCE	\$111.08
	02/04/25	\$50.00		PD COPIER MAINTENANCE BASE 2/4/25-3/3/25	01-48-6-674	COPIER MAINTENANCE	\$50.00
						VENDOR TOTAL:	\$675.33
LBM TOOLS LLC 121224117003 121224117004 121924117348 021325119767	12/12/24	\$605.00		TOOLS RESTOCK (SKTS, WRNCH, ETC)	08-11-6-671 08-21-6-671	MAINTENANCE AND SUPPLIES MAINTENANCE AND SUPPLIES	\$302.50 \$302.50
	12/12/24	\$17.35		DPW SHOP-TIRE TOOL	01-60-6-671 08-11-6-671 08-21-6-671	MAINTENANCE AND SUPPLIES MAINTENANCE AND SUPPLIES MAINTENANCE AND SUPPLIES	\$5.78 \$5.78 \$5.79
	12/19/24	\$660.00		IMPACT SOCKET SET	01-60-6-671 08-11-6-671 08-21-6-671 07-01-6-671	MAINTENANCE AND SUPPLIES MAINTENANCE AND SUPPLIES MAINTENANCE AND SUPPLIES MAINTENANCE AND SUPPLIES	\$165.00 \$165.00 \$165.00 \$165.00
	02/13/25	\$18.85		TERMINAL TOOL HARNESS CASE	01-60-6-671 08-11-6-671 08-21-6-671 07-01-6-671	MAINTENANCE AND SUPPLIES MAINTENANCE AND SUPPLIES MAINTENANCE AND SUPPLIES MAINTENANCE AND SUPPLIES	\$4.71 \$4.71 \$4.72 \$4.71
						VENDOR TOTAL:	\$1,301.20
M & J UNDERGROUND M250036	02/06/25	\$12,451.00		EMERGENCY WATER MAIN REPAIRS: 630 ARGYLE/2523 FLOSSMOOR/2533 CADDY	08-11-6-677	WATER FACILITY MAINTENANCE	\$12,451.00
						VENDOR TOTAL:	\$12,451.00
M.E. SIMPSON COMPANY, INC. 43803	01/31/25	\$545.00		LEAK DETECTION 18994 KEDZIE AVENUE	08-11-4-632	LEAK DETECTION PROGRAM	\$545.00
						VENDOR TOTAL:	\$545.00

Village of Flossmoor
Detail Board Report
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Vendor Name		Invoice #	Invoice Date	Invoice Amount	PO #	Invoice Description	GL Number	GL Description	Line Amount
MENARD'S-HOMEWOOD									
95286		02/11/25		\$8.47		PIPE PLUG	08-21-3-605	OPERATING SUPPLIES	\$8.47
94928		02/05/25		\$124.60		PRE-WET TANK PARTS	01-61-3-615	SMALL TOOLS & EQUIPMENT	\$124.60
							VENDOR TOTAL:		\$133.07
METRO FIRE CHIEFS ASSN OF ILLINOIS									
2025 DUES		02/13/25		\$50.00		KOPEC 2025 ANNUAL DUES	01-49-5-660	DUES AND SUBSCRIPTIONS	\$50.00
							VENDOR TOTAL:		\$50.00
MIDWEST OFFICE INTERIORS									
266204		01/30/25		\$21,642.94		EMA CALL CENTER FURNITURE	01-48-7-720	RECORDS ROOM REMODEL	\$21,642.94
							VENDOR TOTAL:		\$21,642.94
MONARCH AUTO SUPPLY INC									
6981648800		02/19/25		\$37.71		SQUAD 121 OIL/AIR FILTERS	01-48-6-671	VEHICLE MAINTENANCE & SUPPLIES	\$37.71
6981648801		02/19/25		\$15.00		P21 BRAKE LIGHT SWITCH	01-60-6-671	MAINTENANCE AND SUPPLIES	\$3.75
							08-11-6-671	MAINTENANCE AND SUPPLIES	\$3.75
							08-21-6-671	MAINTENANCE AND SUPPLIES	\$3.75
							07-01-6-671	MAINTENANCE AND SUPPLIES	\$3.75
6981647852		02/06/25		\$253.82		PD 121 WATER PUMP	01-48-6-671	VEHICLE MAINTENANCE & SUPPLIES	\$253.82
6981648065		02/10/25		\$(253.82)		PD 121 WATER PUMP RETURN ORIG INV #647852	01-48-6-671	VEHICLE MAINTENANCE & SUPPLIES	\$(253.82)
6981648212		02/11/25		\$18.99		D15 HEADLAMP	01-60-6-671	MAINTENANCE AND SUPPLIES	\$18.99
6981648436		02/13/25		\$10.79		WIPER BLADE	01-49-6-671	VEHICLE MAINTENANCE	\$10.79
6981648519		02/14/25		\$6.90		D18/D19 LIGHT BULBS	01-60-6-671	MAINTENANCE AND SUPPLIES	\$6.90
6981648213		02/11/25		\$15.98		INSPECTOR 19 OIL FILTERS	01-49-6-671	VEHICLE MAINTENANCE	\$15.98
							VENDOR TOTAL:		\$105.33

Village of Flossmoor
Detail Board Report
Invoices Due On/Before: 03/04/25

Vendor Name Invoice #	Invoice Date	Invoice Amount	PO #	Invoice Description	GL Number	GL Description	Line Amount
NEXT DAY PLUS 5334123	02/11/25	\$173.31		DPW COPIER MAINT 1/1/25-1/31/25 BASE & USAGE	01-55-6-670	OFFICE EQUIPMENT MAINTENANCE	\$173.31
						VENDOR TOTAL:	\$173.31
NICOR GAS							
	39196092900 02182	02/18/25		STERLING STATION 1/16/25-2/18/25	08-11-4-631	ELECTRIC, POWER, AND LIGHT	\$151.63
	391960929000 0116	01/16/25		STERLING STATION 12/17/24-1/16/25	08-11-4-631	ELECTRIC, POWER, AND LIGHT	\$150.95
						VENDOR TOTAL:	\$302.58
OTTOSEN DINOLFO HASENBALG & CASTALD 12229	01/31/25	\$2,600.00		LABOR MATTER	01-44-4-644	OTHER LEGAL SERVICES	\$2,600.00
						VENDOR TOTAL:	\$2,600.00
OTTOSEN, DINOLFO, HASENBALG MARCH 2025	03/01/25	\$12,046.33		RETAINER FOR LEGAL SERVICES MARCH 2025	01-44-4-630	VILLAGE ATTORNEY RETAINER	\$12,046.33
						VENDOR TOTAL:	\$12,046.33
PEERLESS NETWORK 69786	02/15/25	\$112.76		DPW/PD TELEPHONE 2/15/25-3/14/25	01-55-4-637	TELEPHONE	\$41.08
					01-50-4-637	TELEPHONE	\$71.68
	01/15/25	\$112.73		DPW/PD TELEPHONE 1/15/25-2/14/25	01-55-4-637	TELEPHONE	\$41.05
					01-50-4-637	TELEPHONE	\$71.68
						VENDOR TOTAL:	\$225.49
PITNEY BOWES 3107081929	02/08/25	\$1,004.52		OFFICE EQUIP MAINT-POSTAGE METER 12/30/24-3/29/25	01-43-6-670	OFFICE EQUIP MAINT	\$1,004.52
						VENDOR TOTAL:	\$1,004.52

Village of Flossmoor
Detail Board Report
Invoices Due On/Before: 03/04/25

Vendor Name		Invoice #	Invoice Date	Invoice Amount	PO #	Invoice Description	GL Number	GL Description	Line Amount	
PUBLIC SAFETY DIRECT, INC.		104930	02/06/25	\$114.00		SHOP & DINE LOCAL BANNERS	01-41-4-653	MARKETING PROGRAMS	\$114.00	
VENDOR TOTAL:									\$114.00	
RAY O'HERRON CO INC		2393639	02/10/25	\$443.25		ESTELLE UNIFORM-CHIEF	01-48-3-612	UNIFORMS & RELATED SUPPLIES	\$443.25	
VENDOR TOTAL:									\$443.25	
RUNCO OFFICE SUPPLY		9616990	02/13/25	\$576.92		FINANCE-LABELS/PRINTER TONER GENERAL SUPPLY-INTERDEPT ENV COPY PAPER	01-41-3-601	OFFICE SUPPLIES	\$55.20	
									\$39.59	
									\$111.35	
									\$207.02	
									\$29.99	
									\$27.59	
									\$29.99	
									\$20.99	
									\$27.59	
									\$13.80	
									\$13.81	
STAPLER (GEN FIN CLERK)/UTILITY BILL STAMPER										
01-43-3-601									OFFICE SUPPLIES	\$40.56
08-10-3-601									OFFICE SUPPLIES	\$5.73
08-20-3-601									OFFICE SUPPLIES	\$5.74
VENDOR TOTAL:									\$628.95	
SAFETY KLEEN SYSTEMS INC		96579951	02/11/25	\$160.00		WASTE OIL PICK UP	01-60-6-671	MAINTENANCE AND SUPPLIES	\$40.00	
									\$40.00	
									\$40.00	
									\$40.00	
VENDOR TOTAL:									\$160.00	

Village of Flossmoor
Detail Board Report
Invoices Due On/Before: 03/04/25

Vendor Name	Invoice #	Invoice Date	Invoice Amount	PO #	Invoice Description	GL Number	GL Description	Line Amount
SHARK SHREDDING INC.	72050	02/07/25	\$117.60		VH/PD SHREDDING SERVICES CERT #81598			
						01-42-4-634	OTHER MISCELLANEOUS SERVICES	\$33.80
						01-48-3-611	SPECIAL POLICE COMMODITIES	\$83.80
						VENDOR TOTAL:		\$117.60
SOUTH OAK DODGE	1687224	02/11/25	\$59.80		OIL PRESSURE SENSOR			
						01-49-6-671	VEHICLE MAINTENANCE	\$59.80
						VENDOR TOTAL:		\$59.80
TARAN TACTICAL INNOVATIONS	S6242	02/11/25	\$1,779.32		FIREARM SUPPLIES			
						01-48-3-612	UNIFORMS & RELATED SUPPLIES	\$1,321.80
						26-01-7-701	SO SUBURB EMERG RESP TEAM FEE	\$159.47
						01-48-5-661	TRAINING	\$298.05
						VENDOR TOTAL:		\$1,779.32
TIFCO INDUSTRIES INC.	72051618	01/13/25	\$2,391.35		VEHICLE MAINTENANCE SUPPLIES			
						08-11-6-671	MAINTENANCE AND SUPPLIES	\$797.11
						08-21-6-671	MAINTENANCE AND SUPPLIES	\$797.12
						07-01-6-671	MAINTENANCE AND SUPPLIES	\$797.12
						VENDOR TOTAL:		\$2,391.35
UDO'S PROFESSIONAL CAR WASH	465	02/01/25	\$77.00		JANUARY PD CAR WASHES			
						01-48-6-671	VEHICLE MAINTENANCE & SUPPLIES	\$77.00
						VENDOR TOTAL:		\$77.00
UNITED PARCEL SERVICE	0000F36604065	02/08/25	\$16.47		MONTHLY REPORT TO IEPA			
						01-55-3-603	POSTAGE	\$16.47
						VENDOR TOTAL:		\$16.47
VILLAGE OF HOMEWOOD	12013	02/20/25	\$121,720.7		HOMEWOOD WATER BILL 12/31/24-1/31/25			
						08-11-4-635	HOMEWOOD-LAKE MICHIGAN WATER	\$121,720.7
						VENDOR TOTAL:		\$121,720.7

Village of Flossmoor
Detail Board Report
Invoices Due On/Before: 03/04/25

Vendor Name		Invoice #	Invoice Date	Invoice Amount	PO #	Invoice Description	GL Number	GL Description	Line Amount
WELLNESS IQ INC		20495	01/31/25	\$4,000.00		PERSONIFY HEALTH COMPLETE PLATFORM ANNUAL FEE			
							01-42-2-592	EAP & WELLNESS PROGRAMS	\$280.70
							01-43-2-592	EAP & WELLNESS PROGRAMS	\$421.05
							01-45-2-592	EAP & WELLNESS PROGRAMS	\$140.35
							01-48-2-592	EAP & WELLNESS PROGRAMS	\$1,333.33
							01-49-2-592	EAP & WELLNESS PROGRAMS	\$421.05
							01-50-2-592	EAP & WELLNESS PROGRAMS	\$280.70
							01-53-2-592	EAP & WELLNESS PROGRAMS	\$70.18
							01-55-2-592	EAP & WELLNESS PROGRAMS	\$210.53
							01-60-2-592	EAP & WELLNESS PROGRAMS	\$842.11
							VENDOR TOTAL:		\$4,000.00

Village of Flossmoor
Detail Board Report
Invoices Due On/Before: 03/04/25

Vendor Name	Invoice #	Invoice Date	Invoice Amount	PO #	Invoice Description	GL Number	GL Description	Line Amount
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Total Amount Being Paid: \$381,470.81
Total Number of Invoices: 107

Vendor Code	Vendor Name	1099	Invoice Total	Check Total	Net Inv/C
AIRONEEQ	AIR ONE EQUIPMENT INC	N	3,259.90	0.00	3,259.
AIRGASUS	AIRGAS USA, LLC	N	802.81	0.00	802.
AIRYS	AIRY'S INC.	N	7,331.21	0.00	7,331.
AMAZON	AMAZON CAPITAL SERVICES	N	1,340.24	0.00	1,340.
AMERITES	AMERICAN TEST CENTER	N	2,060.00	0.00	2,060.
BAXTER&W	BAXTER & WOODMAN, INC.	N	358.75	0.00	358.
BENISTAR	BENISTAR	N	1,035.90	0.00	1,035.
BRITES	BRITES TRANSPORTATION LLC	N	1,114.18	0.00	1,114.
BS&ASOFT	BS&A SOFTWARE	N	2,585.00	0.00	2,585.
COPSTEST	C.O.P.S. & F.I.R.E. PERSONNEL	N	500.00	0.00	500.
CALVERTM	MALEA CALVERT	N	32.92	0.00	32.
CAS	CAS ASSOCIATES, INC	N	31.40	0.00	31.
CCP	CCP INDUSTRIES, INC.	N	147.87	0.00	147.
CHANDLER	CHANDLER SERVICES INC	N	4,089.87	0.00	4,089.
CHICOMM	CHICAGO COMMUNICATIONS, LLC.	Y	189.60	0.00	189.
CHISOCC	CHICAGO SOUTHLAND ECONOMIC	N	500.00	0.00	500.
COM2611	COMED	N	875.90	0.00	120.
COOKCODE	COOK COUNTY DEPARTMENT OF	N	4,100.00	0.00	4,100.
CORE&MAI	CORE & MAIN LP	Y	778.39	0.00	778.
CRUSOR	RICHARD G. CRUSOR, JR.	Y	180.00	0.00	180.
DACRA	DACRA TECH LLC	Y	1,000.00	0.00	1,000.
EAGLEUNI	EAGLE UNIFORM CO INC	N	367.25	0.00	367.
EBELSACE	EBEL'S ACE HARDWARE	N	37.03	0.00	37.
EMC	EMC	N	154,993.00	0.00	154,993.
EMSMANAGE	EMS MANAGEMENT & CONSULTANTS	N	1,487.32	0.00	1,487.
EXPERT	EXPERT CHEMICAL & SUPPLY INC	N	1,473.59	0.00	1,473.
FITZSIMM	FITZSIMMONS	N	15.00	0.00	15.
FORDOFHOME	FORD OF HOMEWOOD	N	188.66	0.00	188.
GALLAMAT	GALLAGHER MATERIALS CORP.	N	1,336.44	0.00	1,336.
GALLS	GALLS, LLC	N	158.93	0.00	158.
GASVODA	GASVODA & ASSOCIATES INC	N	1,446.40	0.00	1,446.
GRANICUS	GRANICUS	N	465.97	0.00	465.
HOLLANDP	HOLLAND PRINTING INC	N	184.46	0.00	184.
HOMEDEPO	HOME DEPOT CREDIT SERVICES	N	636.38	0.00	636.
INTERSTA	INTERSTATE BATTERY OF CHICAGO	N	250.95	0.00	250.
INVOICE	INVOICE CLOUD	N	217.25	0.00	217.
JPCOOKE	J P COOKE CO	N	17.90	0.00	17.
JONES	JONES AND BARTLETT LEARNING	N	1,115.68	0.00	1,115.
KONICAVH	KONICA MINOLTA	N	675.33	0.00	514.
LBMTTOOLS	LBM TOOLS LLC	Y	1,301.20	0.00	1,301.
M&JUNDER	M & J UNDERGROUND	N	12,451.00	0.00	12,451.
M.E.SIMP	M.E. SIMPSON COMPANY, INC.	N	545.00	0.00	545.
MENARDHM	MENARD'S-HOMEWOOD	N	133.07	0.00	133.
METROFIRE	METRO FIRE CHIEFS ASSN OF ILLINO	N	50.00	0.00	50.
MIDWESTO	MIDWEST OFFICE INTERIORS	N	21,642.94	0.00	21,642.94

Communication: Presentation of Bills for Approval and Payment as Approved by the Finance Committee (March 3, 2025) (CONSENT AGENDA)

Vendor Code	Vendor Name	1099	Invoice Total	Check Total	Net Inv/C
MONARCH	MONARCH AUTO SUPPLY INC	N	105.37	0.00	105.
NEXTDAY	NEXT DAY PLUS	N	173.31	0.00	173.
NICOR-4	NICOR GAS	N	302.58	0.00	302.
OTTOSEN	OTTOSEN DINOLFO HASENBALG & CAST Y		2,600.00	0.00	2,600.
OTTOSENORR	OTTOSEN, DINOLFO, HASENBALG	N	12,046.33	0.00	12,046.
PEERLESS	PEERLESS NETWORK	N	225.49	0.00	225.
PITNEY	PITNEY BOWES	N	1,004.52	0.00	1,004.
PUBSAFET	PUBLIC SAFETY DIRECT, INC.	N	114.00	0.00	114.
RAYOHERR	RAY O'HERRON CO INC	N	443.25	0.00	443.
RUNCO	RUNCO OFFICE SUPPLY	N	628.95	0.00	628.
SAFETYKL	SAFETY KLEEN SYSTEMS INC	N	160.00	0.00	160.
SHARK	SHARK SHREDDING INC.	N	117.60	0.00	117.
SOUTHOK	SOUTH OAK DODGE	N	59.80	0.00	59.
TARAN	TARAN TACTICAL INNOVATIONS	N	1,779.32	0.00	1,779.
TIFCO	TIFCO INDUSTRIES INC.	N	2,391.35	0.00	2,391.
UDOS	UDO'S PROFESSIONAL CAR WASH	N	77.00	0.00	77.
UPS	UNITED PARCEL SERVICE	N	16.47	0.00	16.
VILHMD	VILLAGE OF HOMEWOOD	N	121,720.78	0.00	121,720.
WELLNESSIQ	WELLNESS IQ INC	N	4,000.00	0.00	4,000.
	Grand Totals:		381,470.81	0.00	

Village of Flossmoor
Detail Board Report
Manual Checks Issued: 02/13/25 thru 02/13/25

Vendor Name		Invoice #	Invoice Date	Amount	Check #	Check Date	PO #	Invoice Description	GL Number	GL Description	Line Amount
AT&T		4360377901	01/11/25	\$893.87	83713	02/13/25		VILLAGE INTERNET ACCT #831-001-1181-835	01-42-4-639	WEBSITE & INTERNET SERVICES	\$893.87
VENDOR TOTAL: \$893.87											
COMCAST		0001890 012325	01/23/25	\$87.92	83711	02/13/25		FD XFINITY 2/1/25-2/28/25	28-01-4-639	COMCAST SERVICE	\$87.92
VENDOR TOTAL: \$87.92											
		232887030	02/01/25	\$1,036.00	83712	02/13/25		VH ETHERNET 2/1/25-2/28/25	01-42-4-639	WEBSITE & INTERNET SERVICES	\$1,036.00
VENDOR TOTAL: \$1,123.92											

Total Amount Being Paid: \$2,017.79
Total Number of Invoices: 3

Vendor Code	Vendor Name	1099	Invoice Total	Check Total	Net Inv/C
AT&T3	AT&T	N	893.87	893.87	0.
COMCAST FD	COMCAST	N	87.92	87.92	0.
COMCAST VH	COMCAST	N	1,036.00	1,036.00	0.
	Grand Totals:		2,017.79	2,017.79	

Village of Flossmoor
Detail Board Report
Manual Checks Issued: 02/25/25 thru 02/25/25

Vendor Name	Invoice #	Invoice Date	Amount	Check #	Check Date	PO #	Invoice Description	GL Number	GL Description	Line Amount
BCBSIL MARCH 2025		02/14/25	\$122,168.16	83802	02/25/25		MARCH 2025 PREMIUM	01-00-0-219	HEALTH INSURANCE PAYABLE	\$23,260.64
								01-42-2-590	HEALTH INSURANCE PREMIUM	\$7,265.60
								01-43-2-590	HEALTH INSURANCE PREMIUM	\$9,990.20
								01-48-2-590	HEALTH INSURANCE PREMIUM	\$41,985.75
								01-49-2-590	HEALTH INSURANCE PREMIUM	\$11,806.60
								01-50-2-590	HEALTH INSURANCE PREMIUM	\$4,541.00
								01-53-2-590	HEALTH INSURANCE PREMIUM	\$908.20
								01-55-2-590	HEALTH INSURANCE PREMIUM	\$1,816.40
								01-60-2-590	HEALTH INSURANCE PREMIUM	\$20,593.77
								VENDOR TOTAL:		\$122,168.16
COMCAST	0001666 020625	02/06/25	\$214.90	83803	02/25/25		VH & DPWSC INTERNET 2/10/25-3/9/25	01-42-4-639	WEBSITE & INTERNET SERVICES	\$214.90
									VENDOR TOTAL:	\$214.90
FORT DEARBORN LIFE INSURANCE MARCH 2025		02/07/25	\$530.06	83804	02/25/25		MARCH 2025 PREMIUM	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	\$141.39
								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
								01-60-2-591	LIFE INSURANCE PREMIUM	\$144.03
								VENDOR TOTAL:		\$530.06

Village of Flossmoor
Detail Board Report
Manual Checks Issued: 02/25/25 thru 02/25/25

Vendor Name		Invoice #	Invoice Date	Amount	Check #	Check Date	PO #	Invoice Description	GL Number	GL Description	Line Amount
GUARDIAN LIFE INSURANCE CO.		MARCH 2025	02/14/25	\$8,373.12	83805	02/25/25		MARCH 2025 PREMIUM			
									01-00-0-219	HEALTH INSURANCE PAYABLE	\$1,607.09
									01-42-2-590	HEALTH INSURANCE PREMIUM	\$364.30
									01-43-2-590	HEALTH INSURANCE PREMIUM	\$500.92
									01-48-2-590	HEALTH INSURANCE PREMIUM	\$1,821.52
									01-49-2-590	HEALTH INSURANCE PREMIUM	\$591.99
									01-50-2-590	HEALTH INSURANCE PREMIUM	\$227.69
									01-53-2-590	HEALTH INSURANCE PREMIUM	\$45.54
									01-55-2-590	HEALTH INSURANCE PREMIUM	\$91.08
									01-60-2-590	HEALTH INSURANCE PREMIUM	\$1,112.25
									01-00-0-219	HEALTH INSURANCE PAYABLE	\$320.82
									01-42-2-590	HEALTH INSURANCE PREMIUM	\$61.30
									01-43-2-590	HEALTH INSURANCE PREMIUM	\$84.28
									01-48-2-590	HEALTH INSURANCE PREMIUM	\$306.48
									01-49-2-590	HEALTH INSURANCE PREMIUM	\$99.60
									01-50-2-590	HEALTH INSURANCE PREMIUM	\$38.31
									01-53-2-590	HEALTH INSURANCE PREMIUM	\$7.66
									01-55-2-590	HEALTH INSURANCE PREMIUM	\$15.32
									01-60-2-590	HEALTH INSURANCE PREMIUM	\$182.21
									01-00-0-235	ACCIDENT VOL COVERAGE PAYABLE	\$379.46
									01-00-0-236	CRITICAL ILLNESS VOL COVERAGE	\$515.30
VENDOR TOTAL:											\$8,373.12
IL DEPT OF COMMERCE AND ECONOMIC		022025	02/20/25	\$9,648.43	83808	02/25/25		GRANT #14-203112 REFUND FOR THE RETURN OF UNUSED GRANT FUNDS & INTEREST EARNED			
									01-55-7-769	BROOKWOOD BRIDGE-CONST OB S	\$9,648.43
VENDOR TOTAL:											\$9,648.43

Total Amount Being Paid: \$140,934.67
Total Number of Invoices: 5

Vendor Code	Vendor Name	1099	Invoice Total	Check Total	Net Inv/C
BCBSIL	BCBSIL	N	122,168.16	122,168.16	0.
COMCAST3	COMCAST	N	214.90	214.90	0.
FDLIFE	FORT DEARBORN LIFE INSURANCE	N	530.06	530.06	0.
GUARDIAN	GUARDIAN LIFE INSURANCE CO.	N	8,373.12	8,373.12	0.
ILDCEO	IL DEPT OF COMMERCE AND ECONOMIC	N	9,648.43	9,648.43	0.
GUARDIAN	VOID	N	0.00	0.00	0.
Grand Totals:			140,934.67	140,934.67	

TO: Bridget Wachtel, Village Manager
FROM: John Brunke, Public Works Director
DATE: March 3, 2025
SUBJECT: Consideration of a Contract for the Design Engineering
for the CBD Sanitary Sewer Relocation Project



With the Central Business District Roadway, Pedestrian, and Streetscape Improvements project coming this year, it was determined that this would be the time to address the 15" public sanitary sewer that is currently located under the Civic Center Building Complex. When Baxter & Woodman completed the topography work for the project, Public Works had them extend the topography work area to include the area where the 15" sanitary sewer would be relocated west down the Central Drive alley, across the west side 2609 Flossmoor Rd on the current Village property, and east down Flossmoor Road to the existing 15" sanitary sewer at the intersection of Sterling Avenue and Flossmoor Road. Now that the topography work is already completed, we need to contract for the design engineering, permitting with IEPA and MWRD, easement preparation, and bidding of the sewer relocation project. The plan is to design, bid, and construct the project this summer along side of the CBD Roadway, Pedestrian, and Streetscape Improvements project.

Attached for your review is a proposal from Baxter & Woodman Consulting Engineers for the engineering services. The total cost plus fixed fee not-to-exceed of the proposal is \$38,500. The following is a list of the scope of services for the proposal:

1. Project Management
2. Meetings with Village Staff
3. Site Visits for design engineers
4. Plan drawings
5. Specifications
6. Peer and constructability reviews
7. Engineer's opinion of probable cost
8. Agency permit submittals (IEPA, IHPA, and MWRD)
9. Project Bid
10. Preparation of easement document

This agreement has been reviewed by Public Works Staff. Baxter & Woodman Consulting Engineers has already completed the topography work for this effort, so it makes sense to have them continue with the design work for project. Public Works Staff plans on offsetting the cost of this project with funding allocated for sanitary sewer rehabilitation maintenance, which has an available budget of \$268,060. A smaller cleaning and televising maintenance project will be completed this year instead.

Based on the information above, Public Works Staff recommends that the Mayor and Board of

Trustees approve the attached Design Engineering Agreement with Baxter & Woodman Consulting Engineers for a not-to-exceed amount of \$38,500. Further, to account for this capital improvement, we request that the Board authorize a budget amendment to 08-21-7-750 CBD Sanitary Sewer Relocation in the amount of \$38,500 for FY 25 and reduce 08-21-6-677 to \$231,500.

February 12, 2025

Mr. John Brunke
Director of Public Works
Village of Flossmoor
2800 Flossmoor Road
Flossmoor, Illinois 60422

Subject: Flossmoor Road Sanitary Sewer Re-Alignment

Dear Mr. Brunke:

Baxter & Woodman, Inc. is pleased to submit the following proposal to complete design engineering services for the Flossmoor Road Sanitary Sewer project. The Project includes approximately 600 lineal feet of new sanitary sewer from the alley behind the Civic Center west to an existing Village of Flossmoor easement, south to Flossmoor Road, and then east to existing discharge location at Flossmoor Road and Sterling Avenue.

Scope of Services

Design Services

1. PROJECT MANAGEMENT – Plan, schedule, and control the activities that must be performed to complete the Project including budget, schedule, and scope. Coordinate with Village and project team to incorporate Village goals into the final project.
2. MEETINGS WITH VILLAGE STAFF – Conduct meetings with staff at times during the design of the Project to clarify staff wishes, design questions, and/or construction methods. Design meetings normally consist of one preliminary design meeting where the initial layout of the sanitary sewer is approved by the Village staff prior to insertion into the plans and one final meeting at 95 percent completion.
3. SITE VISITS FOR DESIGNERS – Conduct site visits by designer(s) during the design phase to clarify any discrepancies on the plans, select routes for pipe, and investigate pipe installation methods including open cut and trenchless methods.
4. UTILITIES – CONTACTS AND COORDINATION – Conduct a Design Locate with JULIE, which consists of obtaining names and phone numbers of utilities located within the work area. Contact utilities, obtain atlases where available, and provide preliminary plan sheets to utility companies for their markup and return.

5. DRAWINGS

- A. Prepare Drawings showing the general scope, extent, and character of construction work to be furnished and performed by the Contractor(s) selected by the Owner. Utilize existing topographic survey information to prepare plan-profile sheets.
- B. Provide detailed drawings of sanitary sewer improvements and construction requirements.
- C. Indicate location of existing utilities from best available records.
- D. Create legends, general notes, and designer instructions to contractors to create a final set of construction drawings.
- E. Use Village standard details where applicable.

6. SPECIFICATIONS – Prepare for review and approval by the Village and its legal counsel the forms of Construction Contract Documents consisting of Advertisement for Bids, Bidder Instructions, Bid Form, Agreement, Performance Bond Form, Payment Bond Form, General Conditions, Supplementary Conditions, and specifications, where appropriate, based upon documents prepared by the Engineers Joint Contract Document Committee (EJCDC).

7. PEER AND CONSTRUCTABILITY REVIEWS – Conduct QA/QC peer reviews of drawings and specifications. Utilize Construction Department personnel to provide a review of drawings and specifications. Make corrections based upon comments from both engineering and construction department comments.

8. ENGINEER'S OPINION OF PROBABLE COST – Prepare a final opinion of the probable total Project cost including construction cost, contingencies, and other costs necessary for completion of the Project.

9. AGENCY PERMIT SUBMITTALS

- A. Submit the design documents and permit applications to the following agencies for a permit to construct, own, and operate the Project.
 - Obtain a historic preservation consultation from IHPA.
 - Metropolitan Water Reclamation District of Greater Chicago
 - IEPA Division of Water Pollution Control

10. PROJECT BID

- A. Set bid dates with Village, create Advertisement for Bids (AFB), provide AFB to Village for publication, and send advertisement to selected prospective bidders.
- B. Issue any necessary addenda to all plan holders as needed.

Proposal

- C. Attend bid opening with Village personnel and assist in reviewing and checking of bid package submittal as required.
- D. Tabulate all bids received and review all bid submittals to verify bidder is responsive and responsible. Issue a Letter of Recommendation to award the construction contract to the Village for their action.

11. PROPERTY/ EASEMENT WORK

- A. Prepare easements for Village owned parcels including coordination with Village staff, title retrieval, easement language preparation, plat preparation, and recording as necessary.

Design services do not include Metra Railroad permitting coordination or geotechnical/soil boring work.

Fee

The Owner shall pay the Engineer for the services performed or furnished, based upon the Engineer's standard hourly billing rates for actual work time performed plus reimbursement of out-of-pocket expenses including travel, which in total will not exceed **\$38,500**.

This proposal is valid for 90 days from the date issued.

Schedule

Notice to Proceed	2/21/2025
30% Design	3/7/2025
60% Design	3/21/2025
Permit Approval	6/21/2025
Advertise to Bid	6/23/2025
Bid Opening	7/14/2025

Standard Terms and Conditions

The attached Standard Terms and Conditions apply to this proposal.

Proposal

Acceptance

If you find this proposal acceptable, please sign and return one copy for our files. If you have any questions or need additional information, please do not hesitate to contact Mike Kenny 815-444-3371 or mkenny@baxterwoodman.com.

Sincerely,

BAXTER & WOODMAN, INC.
CONSULTING ENGINEERS



Daniel G. Bounds, PE
Associate Vice President

Village of Flossmoor

ACCEPTED BY: _____

TITLE: _____

DATE: _____

P:\FLSMR\2500344-Flossmoor Road Sanitary Sewer\Contract\Work\2500344.00_Proposal_Flossmoor Rd San Sewer.docx

Attachment: 2500344.00_Proposal_Flossmoor Rd San Sewer (CBD Sanitary Sewer Relocation)

TO: Mayor Nelson and Board of Trustees
FROM: Scott Bugner, Building and Zoning Administrator
DATE: March 3, 2025
**SUBJECT: Consideration of an Ordinance Approving a Special Use
for a Swimming Pool - 1401 Brassie Avenue**



On February 20, 2025, the Plan Commission held a public hearing to consider a request for a Special Use Permit for a swimming pool. The request had been submitted by Louis and Leslie Rutland owners of the subject property located at 1401 Brassie Avenue. The facts in the matter are as follows:

The subject property is an interior lot located on the east side of Brassie Avenue. The property is improved with a two-story single-family dwelling with an attached garage. The lot has an approximate area of 21,000 square feet with dimensions of approximately 100' x 210'.

The petitioner is proposing the construction of an in-ground pool and spa with dimensions of 14 feet wide by 40 feet in length, as well as a paver patio surround. The existing fence would be replaced with a new 6 - foot high, non-climbable fence with self-closing and locking gates. The pool pump and equipment would be installed on a 4' x 6' concrete pad located near the southeast corner of the home. The pool would include a powered automatic safety cover and in-pool lighting. No exterior pool lighting was proposed.

No residents appeared or submitted any public comment in opposition to the request and one resident appeared offering support for the request.

At the close of the public hearing, the Plan Commission unanimously recommended that a special use permit be approved as submitted.

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

- Application for Land Use Review
- Findings and Recommendations
- Site Plan Exhibit
- Pool Plans, and Cross Sections
- Legal Notice and Notice to Residents
- Proposed Ordinance and Exhibit

VILLAGE OF FLOSSMOOR

Office of the Zoning Administrator

Application for Land Use Review

This application is to be used for petitions for Village approval of consolidations, subdivisions, changes in zoning, planned unit developments, non-residential site plans and special use permits. If you should have any questions regarding the type of land use review that applies to your situation please contact the Office of the Zoning Administrator at (708) 798-2300. The application must be completed and returned to the Building Department accompanied by the required fee (see attached schedule) and submittals. Submittal requirements are contained in the Village's Zoning and Subdivision Ordinances. No petition will be scheduled for consideration by the Village Plan Commission unless a completed application (including required submittals) has been received. Petitions must be received no later than twenty-one (21) calendar days prior to the Plan Commission meeting. Petitions for PUD's must be received no later than forty-five (45) calendar days prior to the Plan Commission meeting.

PROPERTY INFORMATION

1401 Brassie

AQUA Pools Inc.

Name of Applicant

13445 W. 159th ST. Homer Glen 60491

Applicant's Building Address

708 301 9400

Applicant's Home Telephone Number

Pool Contractor

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

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

LOUIS AND LESLIE Rutland

Owner's Name

1401 BRASSIE Ave, Flossmoor 60422

Owner's Address

[Redacted]

Owner's Building Address

[Redacted]

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)?

R-4 Single Family Residential

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

Single Family Home

Please provide a brief description of the proposed request:

PLEASE SEE ATTACHED NARRATIVE.

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

Lot Dimensions ARE $100' \times 210.07'$ FOR A
TOTAL OF 21,007 SQFT. THIS IS A SINGLE
FAMILY 2 STORY HOUSE WITH ASPHALT DRIVEWAY
AND A CONCRETE PAD IN THE BACKYARD.

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

Yes

AGG, Pool:

1/23/25

- 5/27/25

Do Not Write Below, For Office Use Only:

RECEIVED

JAN 28 2025

FLOSSMOOR BUILDING DEPARTMENT

2/20/25

Date Submitted

Fee Paid

Permitted Hearing Date

Date Published

Date Permitted Issued

FINDINGS AND RECOMMENDATIONS

FLOSSMOOR PLAN COMMISSION

FEBRUARY 20, 2025

Special Use Permit for a Swimming Pool – Rutland – 1401 Brassie Avenue

1. The petitioners, Louis and Leslie Rutland are the owners of the subject property at 1401 Brassie Avenue.
2. The Subject property is a residential lot improved with a single-family dwelling and attached garage located on the east side of Brassie Avenue.
3. The property is zoned **R-4**.
4. Section 285-8-3 of the Zoning Code regulating special uses in the **R-4** district refers to Section 285-5-3 E. permitting swimming pools accessory to single-family dwellings as a special use.
5. The petitioner is seeking a Special Use Permit for an inground swimming pool.
6. On February 20, 2025 the Plan Commission held a Public Hearing for a Special Use Permit.
7. There was no public comment or correspondence received that was opposed to the petition.

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

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

In conclusion the Plan Commission recommends to the Mayor and Board of Trustees that a Special Use Permit be **approved** subject to the following conditions:

1. Pool lighting shall only be provided by in-pool lighting.

LEGEND

A = ASSUMED
C = CALCULATED
CH = CHORD
CL = CENTERLINE
D = DEED
E = EAST
F.I.P. = FOUND IRON PIPE
F.I.R. = FOUND IRON ROD
FT. = FEET/FOOT
L = ARC LENGTH
M = MEASURED
N = NORTH
NE = NORTHEAST

NW = NORTHWEST
P.O.B. = POINT OF BEGINNING
P.O.C. = POINT OF COMMENCEMENT
R = RECORD
RAD = RADIUS
R.O.W. = RIGHT OF WAY
S = SOUTH
S.I.P. = SET IRON PIPE
S.I.R. = SET IRON ROD
SE = SOUTHEAST
SW = SOUTHWEST
W = WEST

* * = CHAIN LINK FENCE
— = WOOD FENCE
— = METAL FENCE
— = VINYL FENCE
--- = EASEMENT LINE
--- = SETBACK LINE
--- = INTERIOR LOT LINE

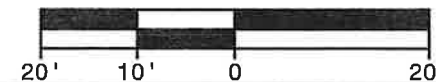
PLAT OF SURVEY

OF

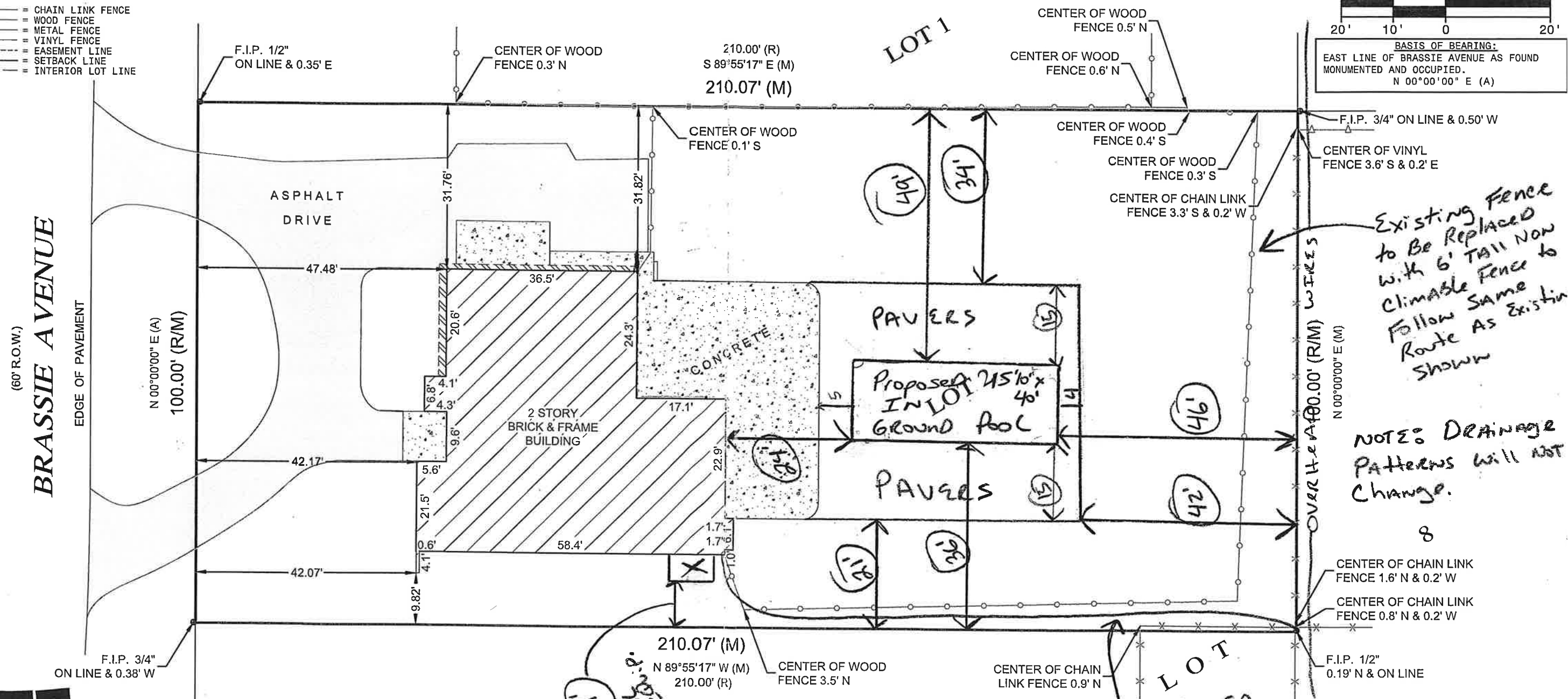
LOT 2 IN OLIVIERI'S RESUBDIVISION OF THAT PART OF THE NORTH 200 FEET OF LOT 8 LYING WEST OF A LINE 210 FEET WEST AND PARALLEL WITH THE WEST LINE OF HOMWOOD AVENUE IN THE SUBDIVISION OF 18-1/2 ACRES OF THE NORTHEAST 1/4 OF SECTION 12, TOWNSHIP 35 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

AREA OF SURVEY:

"CONTAINING 21,007 SQ. FT. OR 0.48 ACRES MORE OR LESS"



BASIS OF BEARING:
EAST LINE OF BRASSIE AVENUE AS FOUND
MONUMENTED AND OCCUPIED.
N 00°00'00" E (A)



NOTES: DRAINAGE
PATTERNS WILL NOT
CHANGE.

8

CENTER OF CHAIN LINK
FENCE 1.6' N & 0.2' W

CENTER OF CHAIN LINK
FENCE 0.8' N & 0.2' W

F.I.P. 1/2"
0.19' N & ON LINE



Morris Engineering, Inc.
515 Warrenville Road, Lisle, IL 60532
Phone: (630) 271-0770
FAX: (630) 271-0774
WEBSITE: WWW.ECIVIL.COM

STATE OF ILLINOIS
COUNTY OF DUPAGE

I, THE UNDERSIGNED, AN ILLINOIS PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT "THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY," AND THAT THE PLAT HEREON DRAWN IS A CORRECT REPRESENTATION OF SAID SURVEY.

DATED, THIS 27TH DAY OF SEPTEMBER, A.D., 2024,
AT LISLE, ILLINOIS.

J. C. Morrison
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 035-2317
LICENSE EXPIRATION DATE NOVEMBER 30, 2024
ILLINOIS BUSINESS REGISTRATION NO. 184-001245



NOTE:

1. ALL TIES SHOWN ON THIS SURVEY ARE MEASURED TO THE BUILDING'S SIDING (BRICK, FRAME, STUCCO, METAL, ETC.) AND NOT TO THE FOUNDATION, UNLESS NOTED OTHERWISE.
2. ROOF LINES AND OVERHANGS ARE TYPICALLY NOT SHOWN HEREON.
3. COMPARE ALL DISTANCES AND POINTS IN FIELD AND REPORT ANY DISCREPANCIES TO SURVEYOR AT ONCE.
4. NO DIMENSIONS SHALL BE ASSUMED BY SCALING.

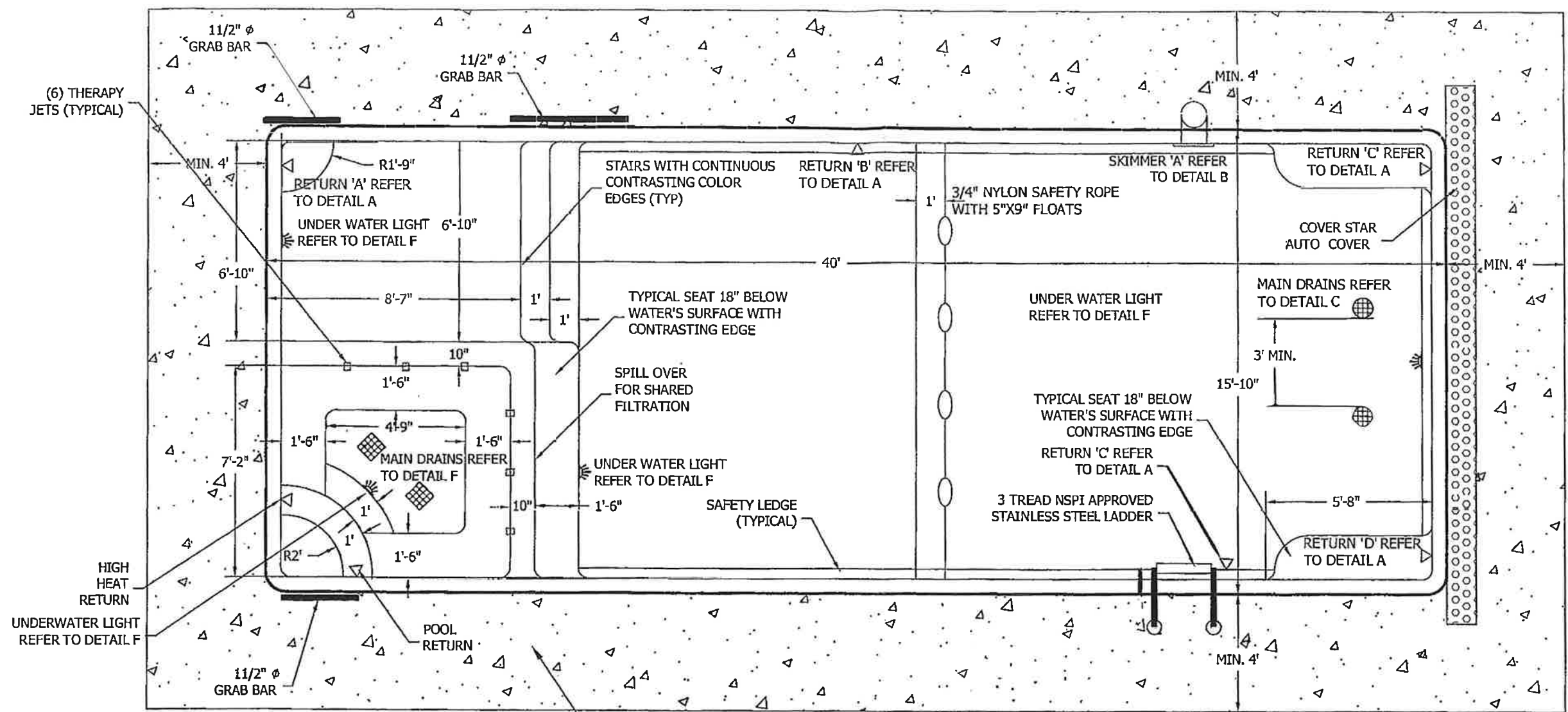
ADDRESS COMMONLY KNOWN AS 1401 BRASSIE AVENUE

FLOSSMOOR, ILLINOIS

CLIENT JASON M. CHMIELEWSKI P.C., LAW OFFICE

FIELDWORK DATE (CREW) 09/25/2024 (LS/SS)

DRAWN BY: RT REVISED: JOB NO.

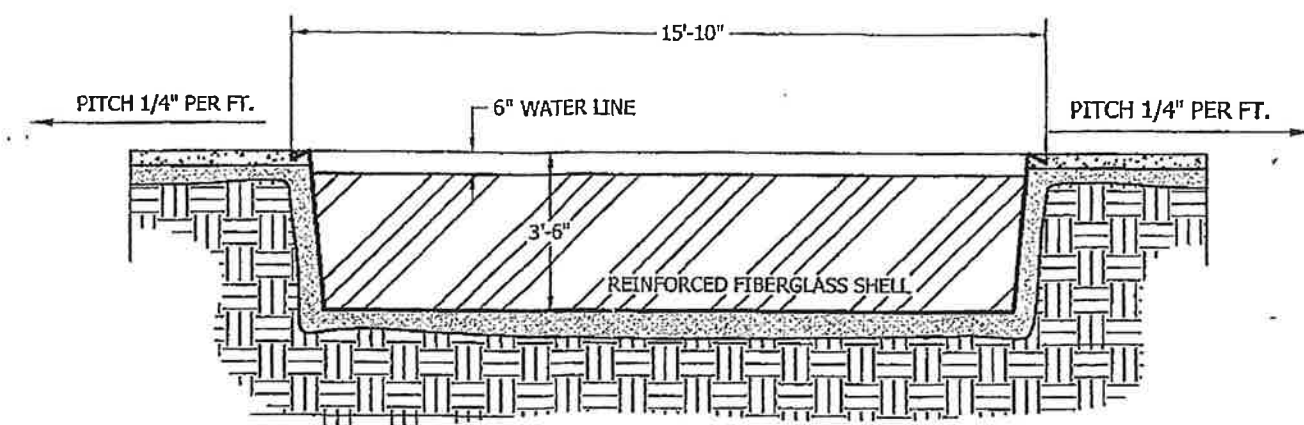


POOL DECK
BRICK PAVER COPING/ BRICK
PAVER PATIO SEE SITE PLAN
FOR EXTENT OF PATIO

ASTORIA FIBERGLASS POOL

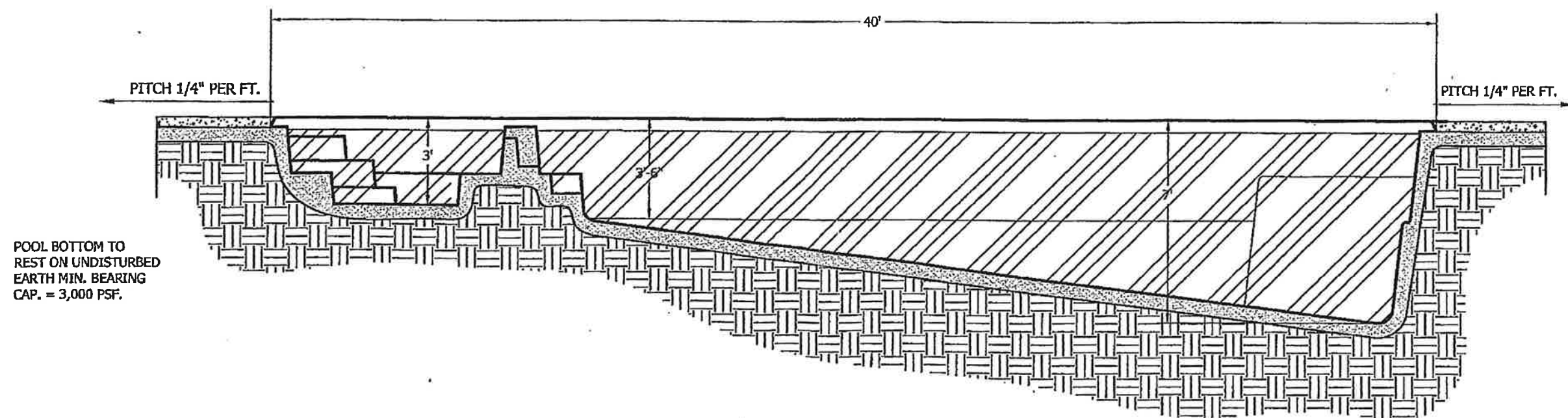
SCALE 1/4" = 1'-0"

NOTE:
REFER TO SITE PLAN FOR EXACT POOL DECK
CONFIGURATION



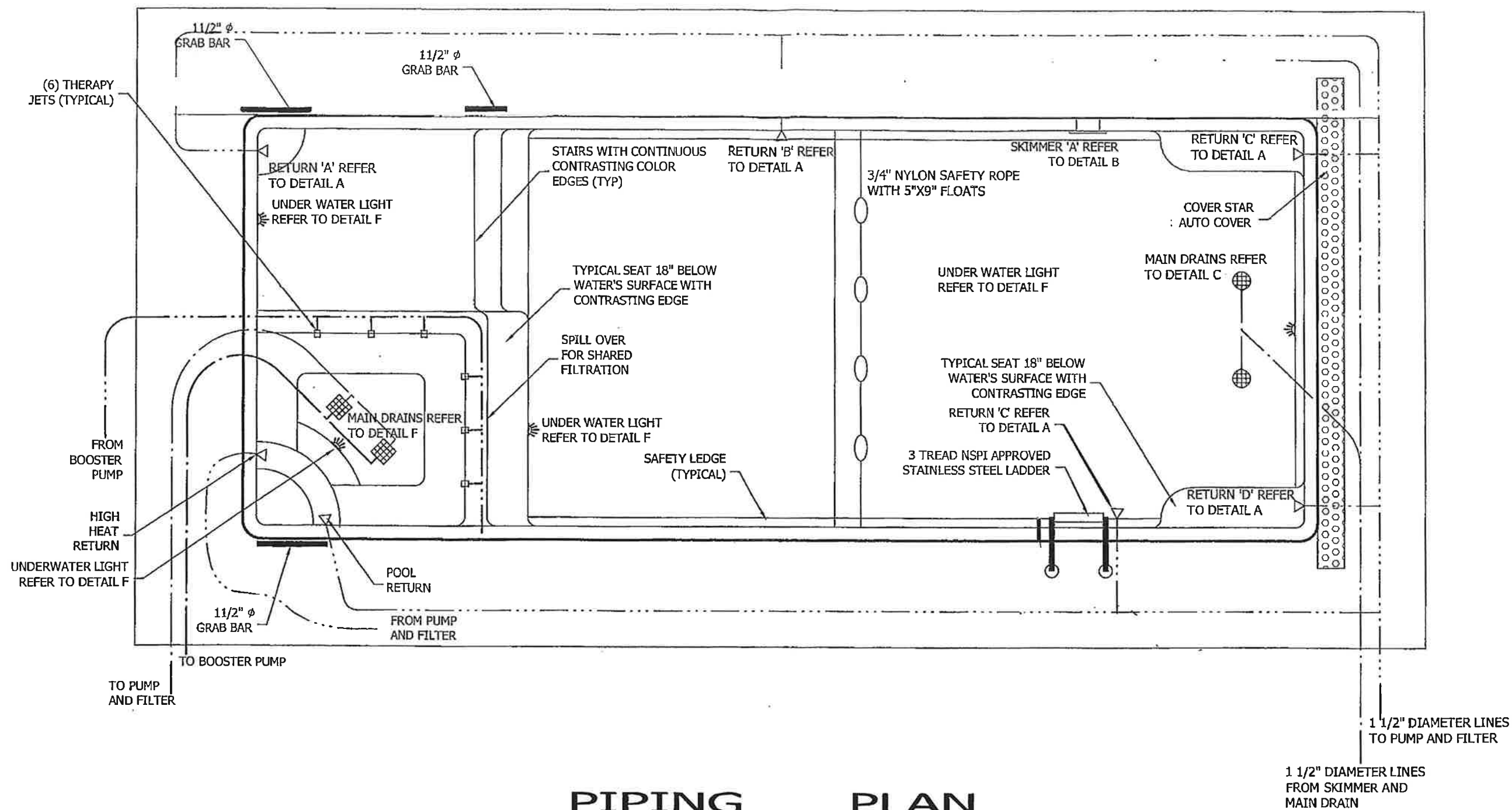
TRANSVERSE SECTION

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



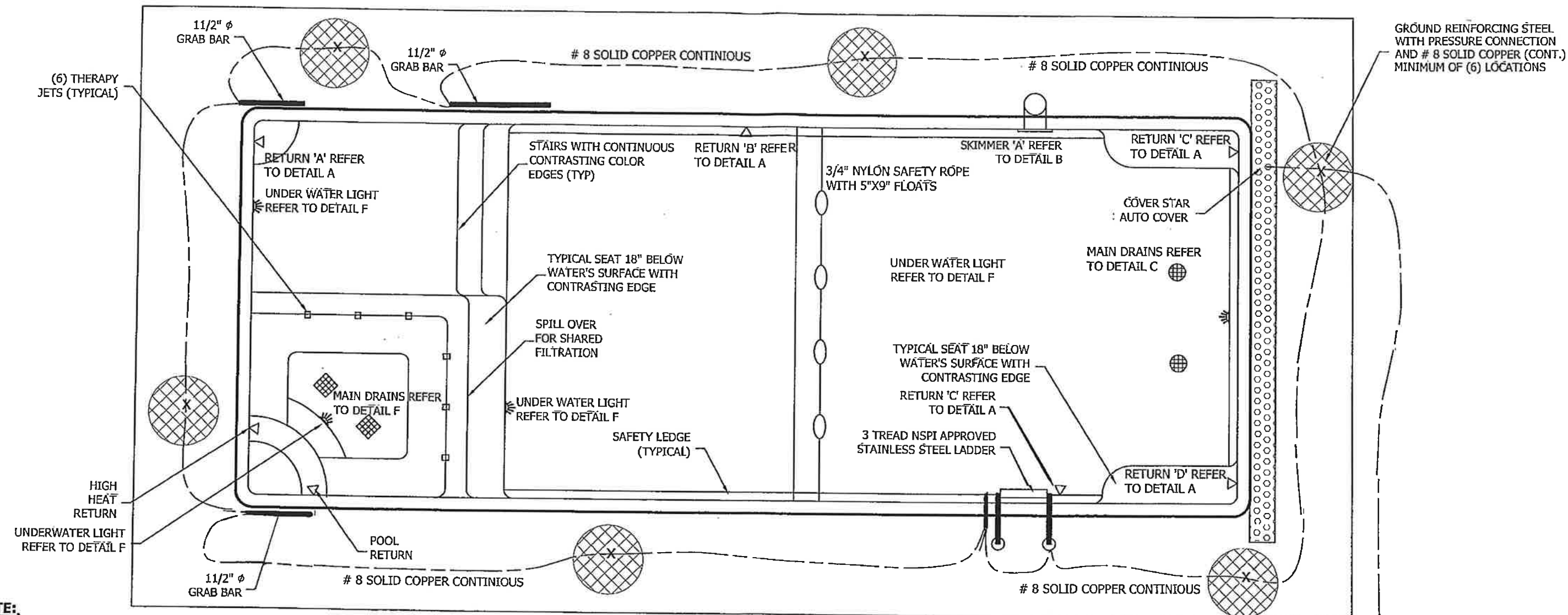
CROSS SECTION

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



PIPING PLAN

- ALL PIPING TO BE 1 1/2" OR 2" Ø (TYPICAL).
- REFER TO SITE PLAN FOR EXACT DECK CONFIGURATION.

**NOTE:****1. 125 AMP ELECTRICAL SERVICE**

GE MODEL TLM612RCU FOR 30AMP DRAW ALL WEATHER OUTDOOR NEMA 3R ENCLOSURE FEED FROM HOUSE PANEL VIA 3/4" WITH #10 AGW COPPER WIRE, IN HEAVY WALLED CONDUIT WITH APPROPRIATE FTGS. AND SHALL BE BURIED A MIN. DEPTH OF 18" EACH ELECTRICAL APPLIANCE SHALL HAVE AN INDIVIDUALLY DEDICATED MEANS OF DISCONNECTION, SHALL HAVE A DEDICATED GFCI BREAKER, SHALL BE HARDWIRED, AND SHALL BE WITHIN THE LINE OF SIGHT OF THE APPLIANCE.

2. POOL DECK BONDING GRID SHALL BE ARRANGED IN 12" X 12" NETWORK OF CONDUCTORS IN A UNIFORMLY SPACED PERPENDICULAR GRID PATTERN WITH A TOLERANCE OF 4". THE GRID SHALL BE PROPERLY SECURED UNDER THE POOL DECK. BONDING SHALL BE VIA #8 SOLID COPPER WIRE AND PRESSURE CONNECTIONS (TYPICAL)

3. THE CONNECTIONS SHALL BE LISTED FOR CONCRETE EMBEDMENT BONDING CONNECTOR CONNECTIONS SHALL BE WITH, A CLAMP OF: STAINLESS STEEL, BRASS, OR, COPPER ONLY.

ELECTRICAL GROUNDING PLAN

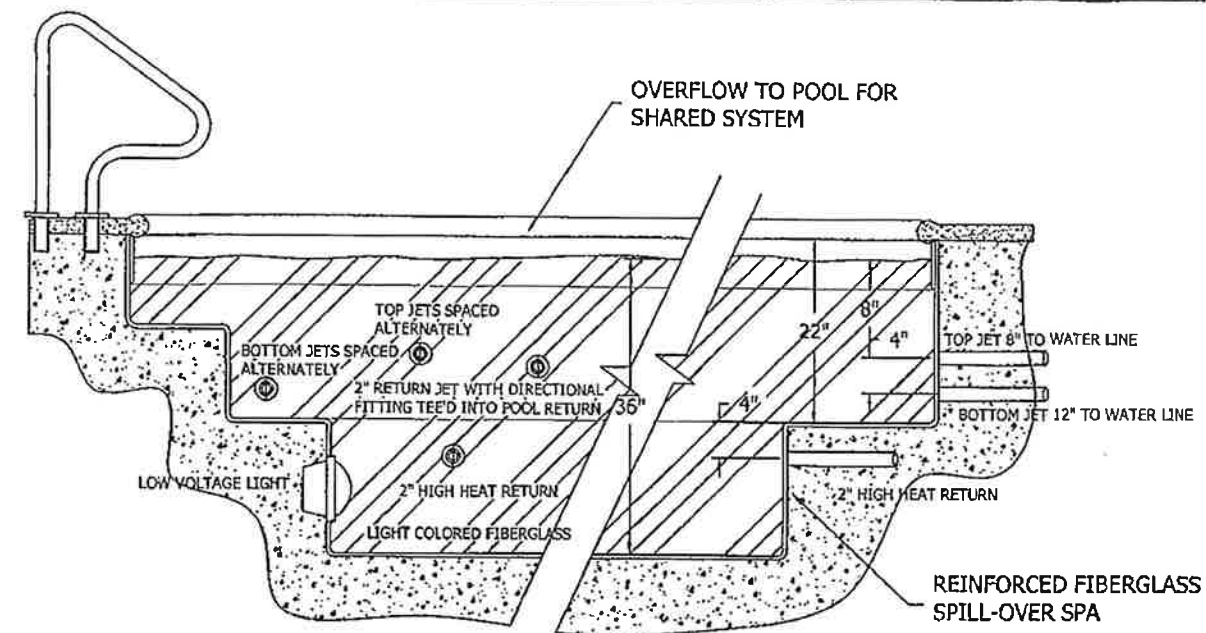
ALL SWIMMING POOL PARTS, FITTINGS, RAILINGS, PIPING REINFORCING IN POOL AREA AND DECK, ALL POOL EQUIPMENT METALLIC ANCHORS, ETC. SHALL BE GROUNDED IN ACCORDANCE WITH THE CURRENT EDITION OF THE COOK COUNTY ELECTRICAL CODE ALL BONDING CONDUCTORS SHALL BE COPPER MIN. #8 AWG. ELECTRICAL CONTRACTOR SHALL PERFORM ALL BONDING AND GROUNDING AND SHALL BE RESPONSIBLE FOR COMPLIANCE. NO CURRENT CARRYING CONDUCTORS, EITHER OVERHEAD OR UNDERGROUND, SHALL BE WITHIN 10 FEET OF THE POOL'S WATERS' EDGE. ALL BELOW GRADE CONDUIT SHALL BE HEAVY WALL METALLIC CONDUIT WITH APPROPRIATE FTG'S.

SOLID #8 COPPER TO GROUND
TO PUMP AND FILTER

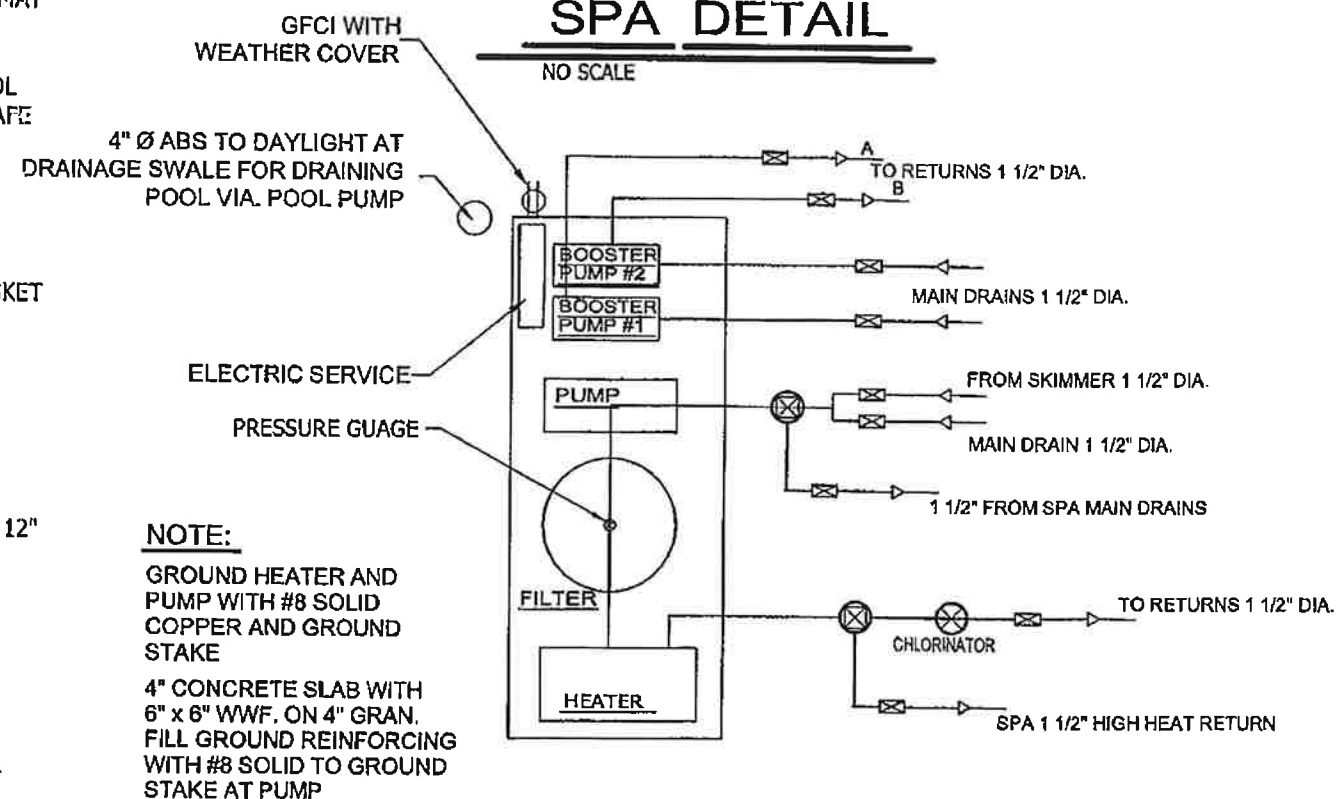
Packet Pg. 45

GENERAL NOTES AND SPECIFICATIONS:

1. ALL INTAKE AND RETURN LINES SHALL BE PVC PIPE 1 1/2" DIA SCH 40 ASTM - 1785
2. ALL ELECTRICAL REQUIREMENTS OF THE 2014 EDITION OF THE COOK COUNTY ELECTRICAL CODE FOR SWIMMING POOLS MUST BE MET
3. AN 12' LONG POLE WITH A SHEPARD'S HOOK ON THE END FOR LIFE SAVING PURPOSES MUST BE KEPT POOL SIDE AT ALL TIMES, ALONG WITH 20" U.S. COAST GUARD APPROVED LIFE RING BOUY WITH A 24' LONG BY 3/4" THICK NYLON ROPE
4. DISINFECTANT TO BE 7 OZ. TRICHO-STIAZETRIONE PER DAY BROADCAST ON SURFACE OR PLACED IN FLOATING DISPENSER, STORE IN COOL DRY AREA
5. POOL IS TO BE FILLED AND MAKE-UP WATER IS TO BE SUPPLIED BY A 3/4" FILL SPOUT WITH A 6" AIR GAP, WATER TO BE SUPPLIED FROM DOMESTIC WATER AT RESIDENCE VIA, 3/4" COPPER BELOW GRADE
6. ALL CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 4,000 PSI. (6 bag mix) AT 28 DAYS POOL BOTTOM SHALL REST ON UNDISTURBED EARTH WITH A MINIMUM BEARING CAPACITY OF 3,000 PSF.
7. INSTALL POOL AS PER MANUFACTURES RECOMMENDATIONS AND SPECIFICATIONS
8. POOL OWNER SHALL INDEMNIFY OWNER & ARCHITECT WITH AAA RATED HOLD HARMLESS INSURANCE THAT INDEMNIFIES SAID OWNER AND ARCHITECT AGAINST ANY AND ALL LEGAL LIABILITY & COMPREHENSIVE SUITS THAT MAY BE FILED
9. POOL OWNER AND HIS SUCCESSORS BY COVENANT HEREIN, AGREE TO OWN, OPERATE AND MAINTAIN THIS SAID POOL IN STRICT ACCORDANCE WITH ALL LOCAL COUNTY AND STATE HEALTH AND SAFETY CODES AND ORDINANCES AND SAFE MANNER
10. **FILTER:** 'HAYWARD' C4030 CARTRIDGE FILTER, DESIGN FLOW RATE= 120 G.P.M., FREE AREA=425 S.F. TURN OVER RATE=1/3.05 HR. MANUAL AIR RELIEF AT HIGH POINT OF FILTER SYSTEM
11. **PUMP:** 'HAYWARDTRISTAR VS HIGH PERFORMANCE SELF PRIMING HEAVY DUTY, WITH HAIR AND LINT STRAINER BASKET PUMP AND FILTRATION SYSTEM SHALL BE COMPLIANT WITH THE LATEST ADOPTED EDITION OF THE IECC
12. **INLETS:** 'PUREX TRITON' #54-2429 INLET, 1-1/2" & CYCOLAC PLASTIC DIRECTIONAL FLOW INSERTS #54-1202 (10" BELOW WATER LEVEL)
13. **MAIN DRAIN:** 'PAC FAB' #PF-542419 AV, WITH COVER & HYDROSTATIC RELIEF VALVE
14. **SKIMMER:** 'PUREX TRITON' #50-6420 FVE AUTO-IN THE WALL WITH STRAINER BASKET (1 1/2" DIA. EQUALIZER PIPE 12" BELOW WEIR).
16. **HEATER:** 'HAYWARD' H250FDN 250,000 BTU NATURAL GAS WITH OUTDOOR HOOD. HEATER TO BE FULLY COMPLIANT WITH LATEST ADOPTED EDITION OF THE IECC CODE; SECTIONS REFER TO MANUFACTURES CUT SHEETS AND SPECIFICATIONS HEATERS SHALL BE EQUIPPED WITH ELECTRONIC IGNITION AND A READILY ACCESSIBLE ON-OFF SWITCH TO ALLOW SHUTTING OFF THE HEATER WITHOUT ADJUSTING THE THERMOSTAT SETTING
17. POOL SHALL NOT BE HEATED ABOVE 90 DEGREES. PROVIDE COVER STAR AUTOMATING SAFETY POOL COVER AS VAPOR RETARDANT/SOLAR COVER ON OR AT THE WATER SURFACE IN COMPLIANCE WITH LATEST ADOPTED EDITION OF THE IECC
17. POOL AREA: 633.0 SQ. FT. POOL VOLUME: 16,500GAL. POOL PERIMETER: 111.6 L.F.

**SPA DETAIL**

NO SCALE

**FILTER LAYOUT**

NO SCALE

⊗ BALL VALVE

⊗ ELECTRIC THREE-WAY VALVE

Chicago Tribune

Printed: 1/30/2025 9:36:01 AM

Page 2 of 2

Order ID: 7761592

* Agency Commission not included

GROSS PRICE * : \$45.00

PACKAGE NAME: IL Govt Legal Daily Southtown

Product(s): SubTrib_Daily Southtown, Publicnotices.com

AdSize(s): 1 Column

Run Date(s): Sunday, February 2, 2025

Zone: Full Run

Color Spec. B/W

Preview

LEGAL NOTICE PUBLIC HEARING FLOSSMOOR PLAN COMMISSION

Notice is hereby given that a public hearing will be held before the Village of Flossmoor Plan Commission on February 20th, 2025 at 6:00 P.M., in the Board Room of the Flossmoor Village Hall, 2800 Flossmoor Road, Flossmoor Illinois, 60422.

An application has been filed by Louis and Leslie Rutland, property owners, requesting a special use permit for an inground swimming pool in the rear yard located at 1401 Brassie Avenue, Flossmoor, Illinois 60422. PIN # 31-12-212-059-0000.

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

/s/ Greg Mitchell, Chairperson
Flossmoor Plan Commission
February 2, 2025 - 7761592

Attachment: 9 1401 Brassie Legal Notice (1401 Brassie Avenue Special Use - Swimming Pool)



FLOSSMOOR

Welcoming. Beautiful. Connected.

Village of Flossmoor

Building Department

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

Building and Zoning Administrator

Scott Bugner

Mayor

Michelle I. Nelson

Trustees

Joni Bradley-Scott
Gary Daggett
Brian Driscoll
Rosalind Henderson Mustafa
George Lofton
James Mitros

Village Clerk

Gina LoGalbo

Village Manager

Bridget A. Wachtel

February 7, 2025

***THIS IS A COURTESY NOTICE ONLY**

Dear Resident:

On Thursday, February 20, 2025 at 6:00 PM, the Flossmoor Plan Commission will hold a public hearing to consider a request for a Special Use Permit. If approved it would permit the installation of an in-ground swimming pool at 1401 Brassie Avenue.

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

The February 20, 2025 meeting of the Flossmoor Plan Commission will be conducted in person at Village Hall. Public comment will be permitted during the Public Hearing portion of the meeting agenda. Members of the public may also comment on the Public Hearing by email to info@flossmoor.org. Comments received by 5:00 p.m. Wednesday, February 19th will be read into the record of the meeting.

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

Sincerely,

Scott M. Bugner

Director of Building and Zoning

Attachment: 10 February 20 2025 - 1401 Brassie - RL (1401 Brassie Avenue Special Use - Swimming Pool)

ORDINANCE NO. _____

**AN ORDINANCE OF THE VILLAGE OF FLOSSMOOR, COOK COUNTY, ILLINOIS, APPROVING A
SPECIAL USE FOR A SWIMMING POOL AT 1401 BRASSIE AVENUE**

WHEREAS, the Village of Flossmoor (the “*Village*”) is a duly organized and validly existing non-home rule municipality created in accordance with the Constitution of the State of Illinois of 1970 and the laws of the State; and,

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

WHEREAS, Louis and Leslie Rutland (“the Owner”) are the owners of the property located at 1401 Brassie Avenue, legally described in Section 2 of this Ordinance (the “Subject Property”); and,

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

WHEREAS, the Corporate Authorities have received a request from the Owner for a special use permit for the Subject Property to allow for a swimming pool; and,

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

WHEREAS, the Planning Commission convened and held a public hearing on the 20th day of February, 2025, on the question of recommending the special use application; and,

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

WHEREAS, upon conclusion of said public hearing, the Planning Commission recommended the approval of the special use for the Subject Property for a swimming pool on the Subject Property; and,

WHEREAS, the Corporate Authorities have reviewed the Plan Commission’s findings of fact and recommendations and are prepared to accept the recommendations of the Planning

Commission as hereinafter provided.

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

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

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

LOT 2 IN OLIVIERI'S SUBDIVISION OF THAT PART OF THE NORTH 200 FEET OF LOT 8 LYING WEST AND PARALLEL WITH THE WEST LINE OF HOMEWOOD AVENUE IN THE SUBDIVISION OF 18 ½ ACRES OF THE NORTHEAST QUARTER OF SECTION 12, TOWNSHIP 35 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

Permanent Index Number: 31-12-212-059-0000 for a swimming pool as an accessory use.

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

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

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

Passed this ____ day of _____, 2025.

AYES: _____

NOES: _____

ABSENT: _____

ABSTAINED: _____

PASSED: _____

APPROVED: _____

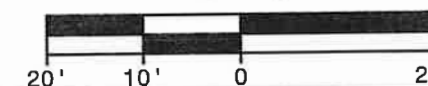
PUBLISHED: _____

APPROVED:

Mayor

ATTEST:

Village Clerk



BASIS OF BEARING:
EAST LINE OF BRASSIE AVENUE AS FOUND
MONUMENTED AND OCCUPIED.
N 00°00'00" E (A)

LEGEND

A = ASSUMED
C = CALCULATED
CH = CHORD
CL = CENTERLINE
D = DEED
E = EAST
F.I.P. = FOUND IRON PIPE
F.I.R. = FOUND IRON ROD
FT. = FEET/FOOT
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P.O.B. = POINT OF BEGINNING
P.O.C. = POINT OF COMMENCEMENT
R = RECORD
RAD = RADIUS
R.O.W. = RIGHT OF WAY
S = SOUTH
S.I.P. = SET IRON PIPE
S.I.R. = SET IRON ROD
SE = SOUTHEAST
SW = SOUTHWEST
W = WEST

CHAIN LINK FENCE
WOOD FENCE
METAL FENCE
VINYL FENCE
EASEMENT LINE
SETBACK LINE
INTERIOR LOT LINE

PLAT OF SURVEY

OF

LOT 2 IN OLIVIERI'S RESUBDIVISION OF THAT PART OF THE NORTH 200 FEET OF LOT 8 LYING WEST OF A LINE 210 FEET WEST AND PARALLEL WITH THE WEST LINE OF HOMWOOD AVENUE IN THE SUBDIVISION OF 18-1/2 ACRES OF THE NORTHEAST 1/4 OF SECTION 12, TOWNSHIP 35 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

AREA OF SURVEY:

"CONTAINING 21,007 SQ. FT. OR 0.48 ACRES MORE OR LESS"

EXHIBIT "A"

(60' R.O.W.)

BRASSIE AVENUE

EDGE OF PAVEMENT

N 00°00'00" E (A)
100.00' (R/M)

F.I.P. 3/4"
ON LINE & 0.38' W

F.I.P. 1/2"
ON LINE & 0.35' E

CENTER OF WOOD
FENCE 0.3' N

210.00' (R)
S 89°55'17" E (M)
210.07' (M)

CENTER OF WOOD
FENCE 0.1' S

CENTER OF WOOD
FENCE 0.5' N

CENTER OF WOOD
FENCE 0.6' N

CENTER OF WOOD
FENCE 0.4' S

CENTER OF WOOD
FENCE 0.3' S

CENTER OF CHAIN LINK
FENCE 3.3' S & 0.2' W

F.I.P. 3/4" ON LINE & 0.50' W

CENTER OF VINYL
FENCE 3.6' S & 0.2' E

ASPHALT
DRIVE

2 STORY
BRICK & FRAME
BUILDING

CONCRETE

PAVERS

Proposed 25'x40'
IN LOT
Ground Pool

PAVERS

Existing Fence
to Be Replaced
with 6' TALL NOW
CLIMABLE FENCE TO
FOLLOW SAME
ROUTE AS EXISTING
SHOWN

NOTE: DRAINAGE
PATTERNS WILL NOT
CHANGE.

8

CENTER OF CHAIN LINK
FENCE 1.6' N & 0.2' W

CENTER OF CHAIN LINK
FENCE 0.8' N & 0.2' W

F.I.P. 1/2"
0.19' N & ON LINE

210.07' (M)
N 89°55'17" W (M)
210.00' (R)

CENTER OF WOOD
FENCE 3.5' N

CENTER OF CHAIN
LINK FENCE 0.9' N

Underground Comed
Service. Maintain Minimum
5' Separation to Pool's Water's Edge

STATE OF ILLINOIS } SS
COUNTY OF DUPAGE

I, THE UNDERSIGNED, AN ILLINOIS PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT "THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY," AND THAT THE PLAT HEREON DRAWN IS A CORRECT REPRESENTATION OF SAID SURVEY.

DATED, THIS 27TH DAY OF SEPTEMBER, A.D., 2024,
AT LISLE, ILLINOIS.

ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 035-2317
LICENSE EXPIRATION DATE NOVEMBER 30, 2024
ILLINOIS BUSINESS REGISTRATION NO. 184-001245



NOTE:

- ALL TIES SHOWN ON THIS SURVEY ARE MEASURED TO THE BUILDING'S SIDING (BRICK, FRAME, STUCCO, METAL, ETC.) AND NOT TO THE FOUNDATION, UNLESS NOTED OTHERWISE.
- ROOF LINES AND OVERHANGS ARE TYPICALLY NOT SHOWN HEREON.
- COMPARE ALL DISTANCES AND POINTS IN FIELD AND REPORT ANY DISCREPANCIES TO SURVEYOR AT ONCE.
- NO DIMENSIONS SHALL BE ASSUMED BY SCALING.

ADDRESS COMMONLY KNOWN AS 1401 BRASSIE AVENUE
FLOSSMOOR, ILLINOIS

CLIENT JASON M. CHMIELEWSKI P.C., LAW OFFICE

FIELDWORK DATE (CREW) 09/25/2024 (LS/SS)

DRAWN BY: RT REVISED: JOB NO. 24-09-0193

Packet Pg. 52



Morris Engineering, Inc.
515 Warrenville Road, Lisle, IL 60532
Phone: (630) 271-0770
FAX: (630) 271-0774
WEBSITE: WWW.ECIVIL.COM

TO: Mayor Nelson and Board of Trustees
FROM: Carl Estelle, Director of Police Services
DATE: March 3, 2025
SUBJECT: Sign-on Bonus Side Letter Agreement



FLOSSMOOR

The administration in the Police Department and the Village Manager's Office have discussed with the Village of Flossmoor-Fraternal Order of Police Labor Council (Collective Bargaining Unit) regarding the addition of bonuses for newly hired or lateral officers for contractual purposes. This process commenced in December 2024. Since the contract was settled in 2023, this language was drafted and proposed in the form of a side letter agreement.

Police administration believes that it is necessary to offer sign-on bonuses to be competitive with our neighboring communities. Multiple meetings were held with the sergeants to discuss the national challenges of police recruiting and some local solutions to keep Flossmoor competitive with the very best candidates available. During these discussions, it came to light that the majority of our neighboring municipalities, including Homewood and Hazel Crest, offer sign-on bonuses for laterals. By offering a hiring bonus, the Village can position itself as a competitive employer and attract highly qualified officers who might otherwise seek opportunities elsewhere.

It was also uncovered through staff research that our starting pay is low compared to the comparable communities. For reference, for this recommendation, staff used the comparable communities that are used for contract negotiations. Flossmoor was in the bottom half for starting pay only. Although our overall contract is competitive and has an attractive six-step system, our current starting salary can deter some new recruits from applying to the Village. Adding a sign-on bonus would be unique for new hires and would make us competitive with our neighboring communities. This innovative idea that came out of one of our sergeants' meetings can help ensure we continue to remain a competitive employer. The following language was proposed and verbally accepted by the collective bargaining unit:

1. The Village may pay newly hired or lateral hire police officers a bonus upon successful completion of their probationary period with the Village. The amount of the bonus will be between \$5,000.00 and \$8,000.00. The Village, in its sole discretion and based upon the experience, training, and suitability of the candidate for employment in the Village of Flossmoor, whether lateral or new hire, shall set the amount of the bonus. An initial payment of one-half (1/2) of the bonus amount shall be made at the successful completion of their probationary period with the Village. The bonus shall be fully payable upon completion of two (2) years of service with the Village of Flossmoor. Laterally hired officers must be certified police officers as required by the Illinois Law Enforcement Training and Standards Board.

2. Amounts paid as a sign-on bonus shall not be included in base wage rates, is non-pensionable, and will not be considered for overtime calculation. Additionally, any bonus paid shall in no way affect wage rates nor seniority.

The side letter agreement is scheduled for Village Board review and approval during the March 3, 2024, Board Meeting. This memorandum has been drafted for our consideration, and with Board approval, we request that the Village Manager be allowed to proceed with entering into an agreement with the Flossmoor Police Officers- Fraternal Order of Police Labor Council. Implementing a hiring incentive will not only help fill critical vacancies but also boost morale and demonstrate the Village's commitment to maintaining a strong and professional police department.

I appreciate the Board's time and dedication to our community and look forward to your support in addressing this matter.

**SIDE LETTER OF AGREEMENT
BETWEEN THE VILLAGE OF FLOSSMOOR AND
THE ILLINOIS FRATERNAL ORDER OF POLICE LABOR COUNCIL
ON BEHALF OF THE FLOSSMOOR POLICE OFFICERS**

This Side Letter of Agreement is entered into on the date shown below by the Village of Flossmoor (Village) and the Illinois Fraternal Order of Police Labor Council on behalf of the Flossmoor Police Officers (Labor Council) to address issues associated with the recruitment of police officers by using sign-on bonuses by the Village. The Village and the Labor Council agree as follows:

1. The Village may pay newly hired or lateral hire police officers a bonus upon successful completion of their probationary period with the Village. The amount of the bonus will be between \$5,000.00 and \$8,000.00. The Village, in its sole discretion and based upon the experience, training, and suitability of the candidate for employment in the Village of Flossmoor, whether lateral or new hire, shall set the amount of the bonus. An initial payment of one-half (1/2) of the bonus amount shall be made at the successful completion of their probationary period with the Village. The bonus shall be fully payable upon completion of two (2) years of service with the Village of Flossmoor. Laterally hired officers must be certified police officers as required by the Illinois Law Enforcement Training and Standards Board.
2. Amounts paid as a sign-on bonus shall not be included in base wage rates, is non-pensionable, and will not be considered for overtime calculation. Additionally, any bonus paid shall in no way affect wage rates nor seniority.

This Side Letter of Agreement shall expire on the last day of the current Collective Bargaining Agreement between the Village and the Labor Council, unless otherwise renewed or incorporated into the Collective Bargaining Agreement.

Dated this _____ day of March 2025.

Village of Flossmoor

Illinois Fraternal Order of Police
Labor Council

Attachment: Side Letter March 2025 (Sign-on Bonus Side Letter Agreement)

TO: Mayor Nelson and Board of Trustees
FROM: Bridget Wachtel, Village Manager
DATE: March 3, 2025
SUBJECT: Executive Session Minutes



FLOSSMOOR

The Mayor has requested that the Board consider that the executive session minutes of April 1, 2024; April 9, 2024; April 15, 2024; and May 6, 2024 no longer require confidential treatment and be made available for public inspection. These executive session minutes were previously approved by the Board on September 3, 2024.

TO: Mayor Nelson and Board of Trustees
FROM: Bridget Wachtel, Village Manager
DATE: March 3, 2025
SUBJECT: Development of 19725 Governors Highway



In 2021, the Village acquired 19725 Governors Highway through a donation in lieu of demolition from John and Nancy Slowey with the intent to redevelop this property into a viable commercial use. Since that time, the Village has marketed the property and met with prospective developers. Any proposed development will be subject to Plan Commission and Village Board approval through the Planned Unit Development procedures.

Ayom Siengo and Chef Won Kim (On the Fly Hospitality) have partnered to propose Flossmoor Smokehouse. The concept is a BBQ restaurant with indoor and outdoor space to dine and entertain in a family-friendly environment including private parties and catering. This multi-phase development would redevelop the single-family house to use as a kitchen and quick service restaurant, and the garage into a smokehouse. The rest of the property would be developed over phases with outdoor dining and entertainment space. The property has been zoned B-3 Planned Business Center District and the proposed use would be permitted.

The purpose of tonight's discussion is to allow Mr. Siengo and Mr. Kim to present their concept to the Village Board and ascertain your interest in selling the land to On the Fly Hospitality. You will note that they are asking for incentives, including the land and a Class 8 tax abatement. Should the Board be interested in this developer and use, you will direct the Village Attorney to prepare a Redevelopment Agreement for the Board's approval at a future meeting. Regardless of the terms of the agreement, title to the property will not be conveyed until all of the development agreement terms are met including plan approvals and building permits ready to be issued. Customary to all other Planned Unit Developments, the proposed plan will need to go before the Plan Commission and Village Board for concept plan approval and preliminary/final plan approval as well.

On the Fly Hospitality, Co. Presents: Flossmoor Smokehouse



Dining, Music, Beer and
Craft Cocktails, &
Community

Vision

In 5 years, Flossmoor Smokehouse is a regional staple providing authentic BBQ as a neighborhood anchor for families and groups offering great, locally prepared and sourced food in a vibrant atmosphere providing opportunities for community gathering, special celebrations and unique dining options. We offer catering, event space and a destination for casual diners seeking a quality casual dining experiences. As a community hub, we actively contribute to local safety, youth development through employment, and neighborhood cohesion

Mission

Offering exceptional, slow-cooked, wood-smoked barbecue and select grilled meats and sides while fostering community reinvestment, belonging, and safety. We aim to create a welcoming, family-friendly atmosphere where neighbors can connect, share meals, and feel part of something special.



The Problem

01

The South Suburbs of Chicago lack diverse, family and community friendly dining experiences that meet evolving consumer preferences and expectations for quality, innovation, and ambiance.

02

Residents often travel to other regions for exceptional dining, diverting consumer spending and limiting opportunities for local economic growth, job creation, and cultural vibrancy.

03

Between 2025–2035, this gap prevents this segment of the South Suburbs from transitioning into a thriving culinary destination that attracts new businesses, fosters community pride, and aligns with trends for experiential and inclusive dining.

04

The South Suburbs of Chicago face a lack of accessible, entry-level employment opportunities for young adults, particularly in industries that provide skill development and career pathways hindering job creation, economic growth, and community development.



Our Solution

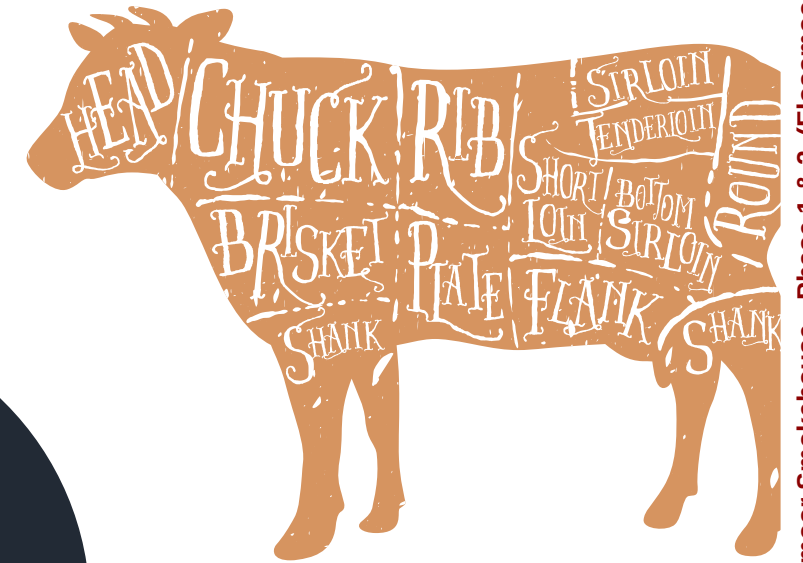
The BBQ restaurant industry in the U.S. is a thriving market with a wide variety of options ranging from fast casual to high-end dining. Barbecue is an iconic, comfort food that resonates with many across different demographics. With BBQ's timeless appeal and the South Suburbs' growing need for quality dining options, our solution delivers exceptional, family-friendly experiences that keep residents local, fuel economic growth, and create a hub for community connection."

Flossmoor and surrounding areas demonstrate untapped potential for premium BBQ dining, addressing the gap in high-quality, local options

Growing Market Demand

Community Connection

Economic Impact



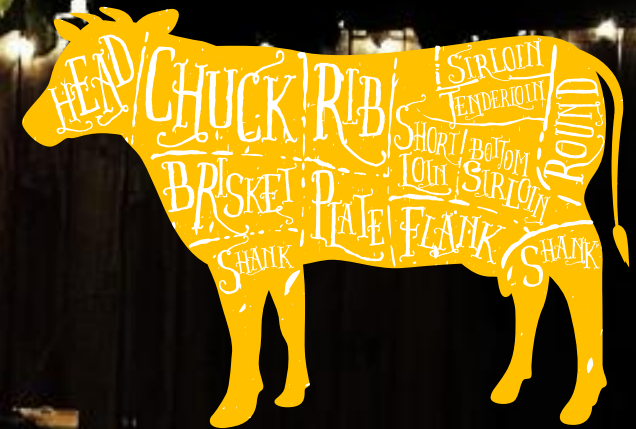
Local dining options stimulate economic growth by keeping spending local, creating jobs for target populations, and supporting other small businesses.

BBQ is more than food—it's an experience that brings families and communities together, creating lasting memories.

Flossmoor Smokehouse a dual location community fixture by 2030

An indoor/outdoor celebration of community in the Southland with great barbecue for foodies, families, any demographic that appreciates chef crafted flavors, BBQ, and nostalgic dishes with a twist.

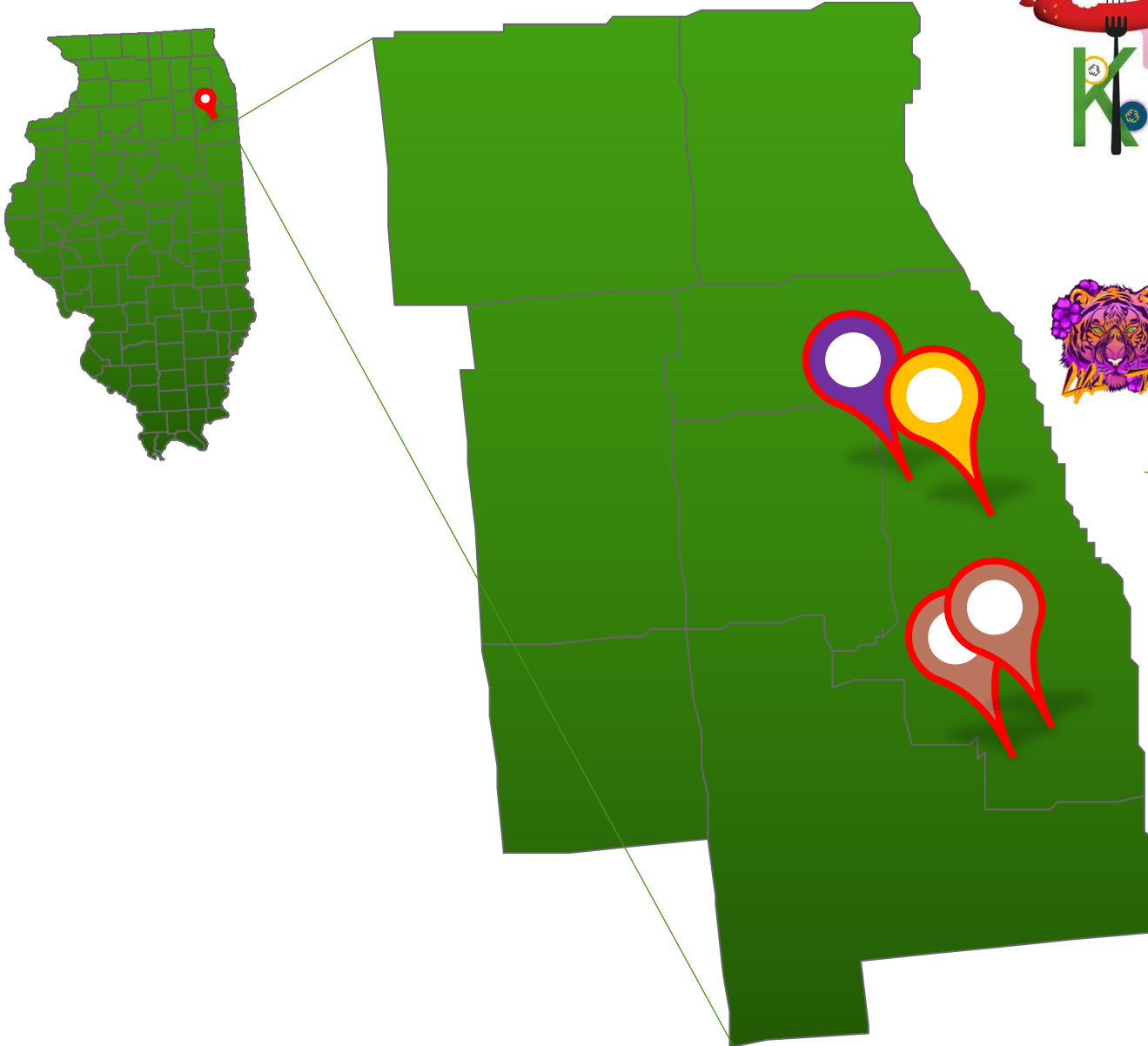
BBQ



On The Fly Hospitality

Flossmoor Smokehouse & Korean BBQ

9.a



Kimski

960 W 31st St, Chicago, IL 60608. 2016 – present. Asian, Korean, Polish. Counter service Koran Polish Street food with patio eating.



Lilac Tiger

1742 W Division St., Chicago, IL. South Asian Dining with cocktails, spirits and beers



Smokehouse 1 – American BBQ

Redeveloped 1.5 acre site in Flossmoor, IL. Full kitchen, bar, with onsite smokehouse



Smokehouse 2 – Korean BBQ

Bar, full dining experience with full kitchen, music, bar and entertainment in Flossmoor, IL. Korean barbecue and street food.

Attachment: Flossmoor Smokehouse - Phase 1 & 2 (Flossmoor Smokehouse)

Market Size

9.a

9.5 Million+

Chicago-Naperville-Elgin

- Average monthly spend: \$166 pp
- BBQ restaurant segment: 7.43% of market
- TAM: \$1.4b
- Casual dining portion: ~\$868m

850,000+

Southern Cook County

- Est. Annual restaurant spending: ~1.7b
- Casual dining portion: \$78m
- Higher % of takeout/delivery (57%)
- Strong community-based dining preferences
- Avg. check size: \$11 - \$30

592,540+

Serviceable Obtainable Market

- Total annual dining spend: \$1.18b
- Avg. annual dining spend pp: \$1,992
- Average dining out freq: 3x/month
- Rev. potential: \$2.6m – \$7m
- Goal: .22% - .62% of the TAM

Market Opportunity and Competitive Advantage

- Total South Suburban Restaurant Market: \$1.18B annually
- Realistic Revenue Potential: \$2.6M - \$7M annually

- BBQ Segment (7.43%): \$87.7M annually
- Target Market: 592,540 residents across 40+ communities

Competitors

+

4 major competitors: Orland Park (2), Crestwood and Mokena

Indirect competition is fast-casual, family dining and food delivery services.

Competitive Advantages

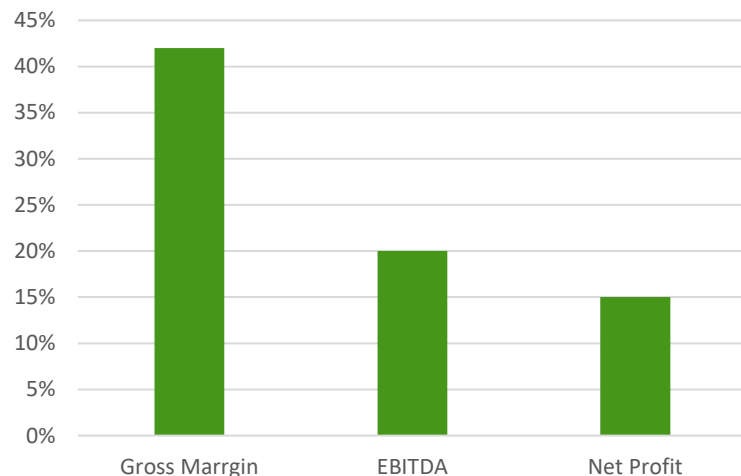
+

1. Location strategy:
Underserved market in South Suburbs, strong demographic mix, high traffic corridors, multiple rev. opportunities
2. Market Differentiation:
Authentic BBQ experience, House-made sauces, Multiple service formats, community focused approach
3. Growth Potential
Large serviceable market, multiple expansion opportunities, strong catering potential, digital integration capabilities
4. Target Demographics:
Family-oriented communities, above-average household incomes, strong suburban workforce, active community engagement

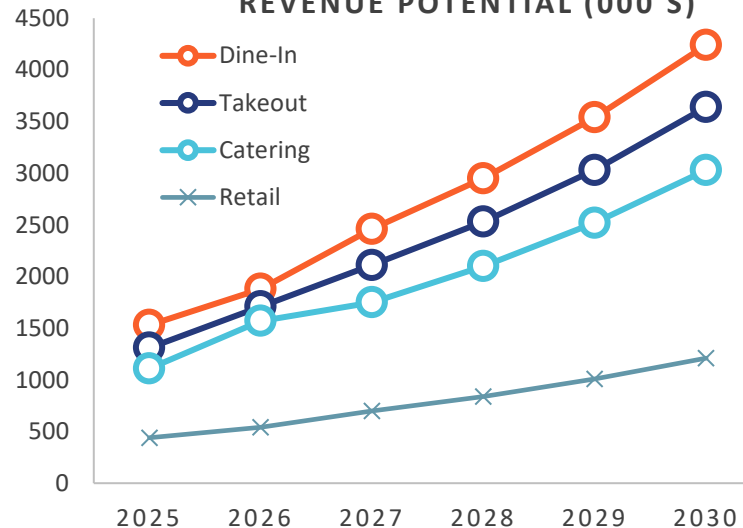
MARKET OPPORTUNITY & BUSINESS MODEL

9.a

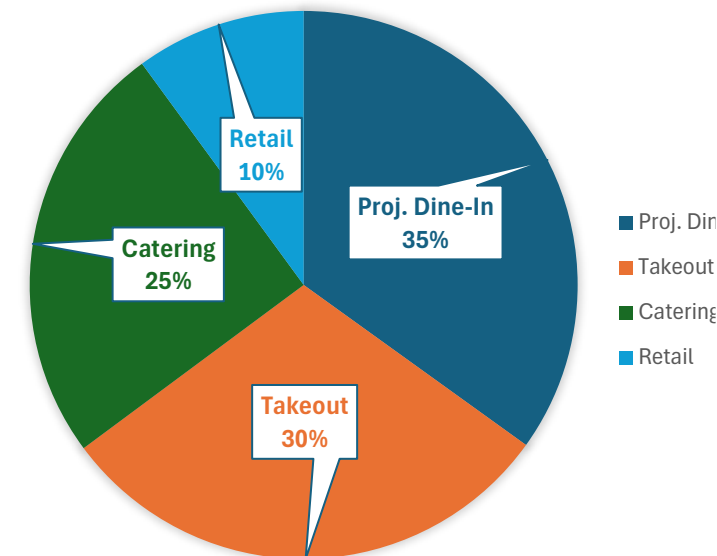
Profitability Metrics



REVENUE POTENTIAL (000'S)



REVENUE MIX - \$4.38M



Key Success Drivers:

1. Premium Location • High-traffic area in South Suburbs • 592,540 population in service area • Strong household incomes
2. Multiple Revenue Streams • Diversified business model • Recession-resistant • Year-round operation/3 seasons
3. Operational Excellence • Proven systems & processes • Quality control • Technology integration

Growth Strategy:

Year 1: Establish flagship location, capture 5% market share

Year 2: Expand catering, launch retail products

Year 3: Second location, achieve 8% market share

Attachment: Flossmoor Smokehouse - Phase 1 & 2 (Flossmoor Smokehouse)

Business Operations & Strategy

Flossmoor is an upscale suburban community with easy access to major roads and highways. It's an ideal location for attracting both locals and those from nearby communities. The restaurant will be located in a high-traffic area with both **bike and car traffic**, near retail shops, community centers, and homes.

Size: Approximately 2,000 sq. ft. of dining and kitchen space, with additional outdoor seating.

Hours of Operation: 11:00 AM – 9:00 PM (Monday – Thursday), 11:00 AM – 10:00 PM (Friday – Saturday), Closed on Sundays.



- **Chef/Owner:** Flossmoor LLC will oversee the BBQ cooking, menu development, and overall operations.
- **Kitchen Staff:** Two line cooks, prep staff, and dishwashers.
- **Front of House:** Two servers, one host, one bartender (when alcohol is served).
- **Community Liaison:** A staff member responsible for organizing community events and outreach.

Suppliers:

- Focus on sourcing **local meat, produce, and beverages** (e.g., craft beer from local breweries).
The restaurant will also incorporate local artisans' goods, such as sauces and spices.

Eco-friendly packaging: Biodegradable takeout containers and recyclable materials for sustainability

Community Initiatives

Flossmoor Smokehouse BBQ will go beyond just being a restaurant—it will become an integral part of the community, working to support local safety, belonging, and cohesion.

1. Youth Programs and Employment:

- ❑ **Youth Apprenticeship Program:** Develop partnerships with local schools or youth organizations to offer internships or apprenticeships in the kitchen, front-of-house, or business management.
- ❑ **Job Creation:** Focus on hiring local residents, especially teenagers and young adults, to provide job opportunities and skill development in a safe, supportive environment.

2. Community Gathering Space:

- ❑ **Hosting Local Events:** Provide a venue for **community events** like live music nights, local book clubs, family-friendly activities, and community dinners.
- ❑ **Safe Space for Dialogue:** Hold regular community forums or “safe space” events for neighbors to discuss local issues like safety, neighborhood improvement, and youth development.

3. Collaborating with Local Safety Programs:

- ❑ Partner with **local police** and **neighborhood watch programs** to host community safety events, such as “**Coffee with a Cop**” or **public safety awareness days**.

4. Barbecue for a Cause:

- ❑ Set up a **BBQ Fundraiser Program** where a portion of profits from certain events or menu items goes to local causes such as **youth programs, homeless shelters, or crime prevention organizations**.
- ❑ Host **charity cookouts** where people can contribute to local initiatives (such as back-to-school drives or neighborhood cleanup efforts).

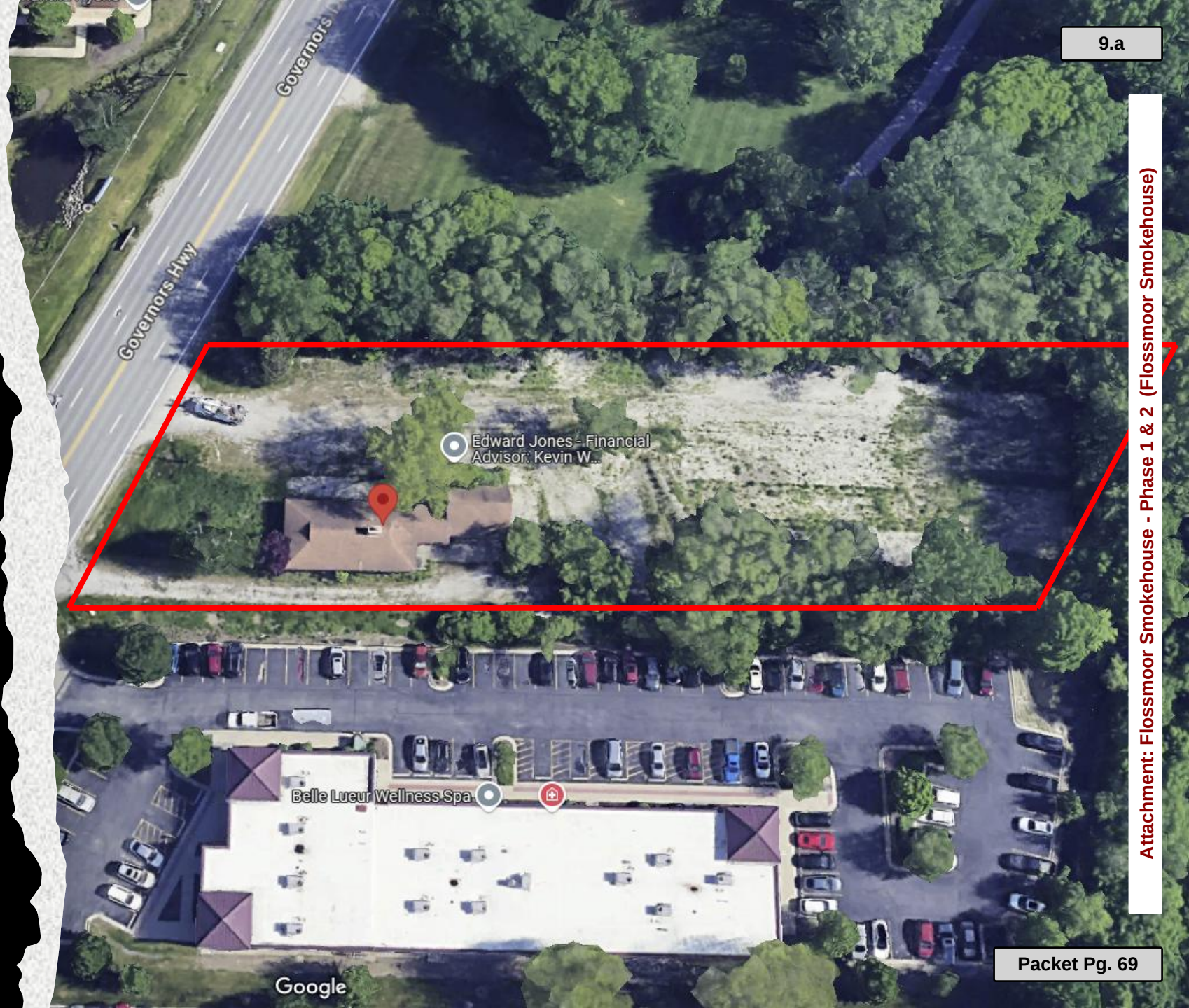
5. Creating a Culture of Belonging:

- ❑ Make the restaurant a place where all community members feel welcome, regardless of their background or walk of life. This includes **culturally diverse menu options, safe, inclusive spaces** for families and individuals, and a general attitude of **service and hospitality** that prioritizes connection and respect.

**19725 Governors
Highway
Flossmoor, IL**

**Type: Zoned B-3
Use: Retail**

**Food, Beverage,
Seasonal or Full-year,
Local Entertainment,
Private Parties,
Catering.**



9.a

Attachment: Flossmoor Smokehouse - Phase 1 & 2 (Flossmoor Smokehouse)



Governors Hwy

Edward Jones - Financial
Advisor: Kevin V...

100 x 65 Tent

Restaurant and Bar

Smokehouse

Ping Pong

Ping Pong

Beer Pong

Beer Pong

Cornhole

Cornhole

Cornhole

Cornhole

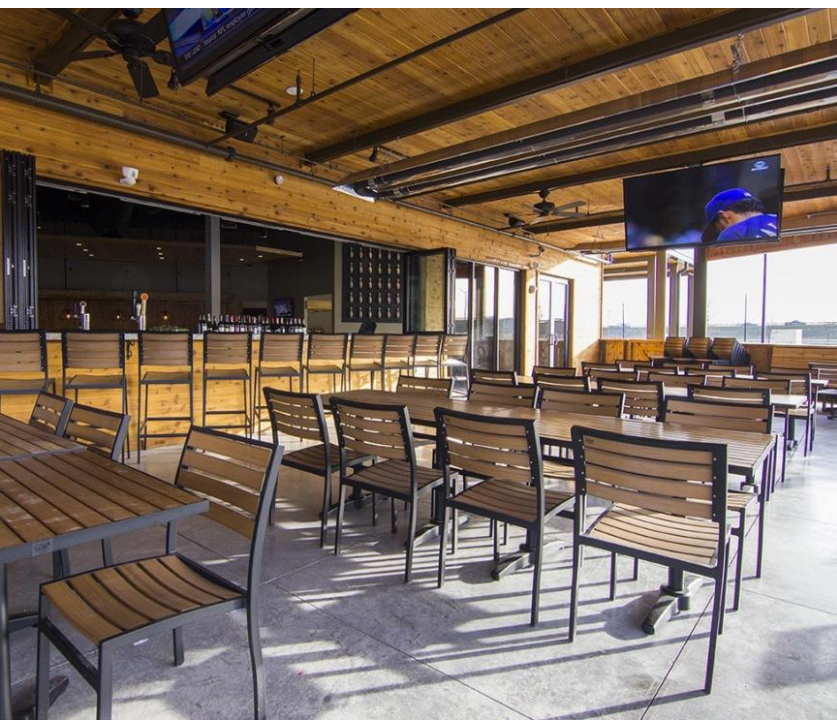
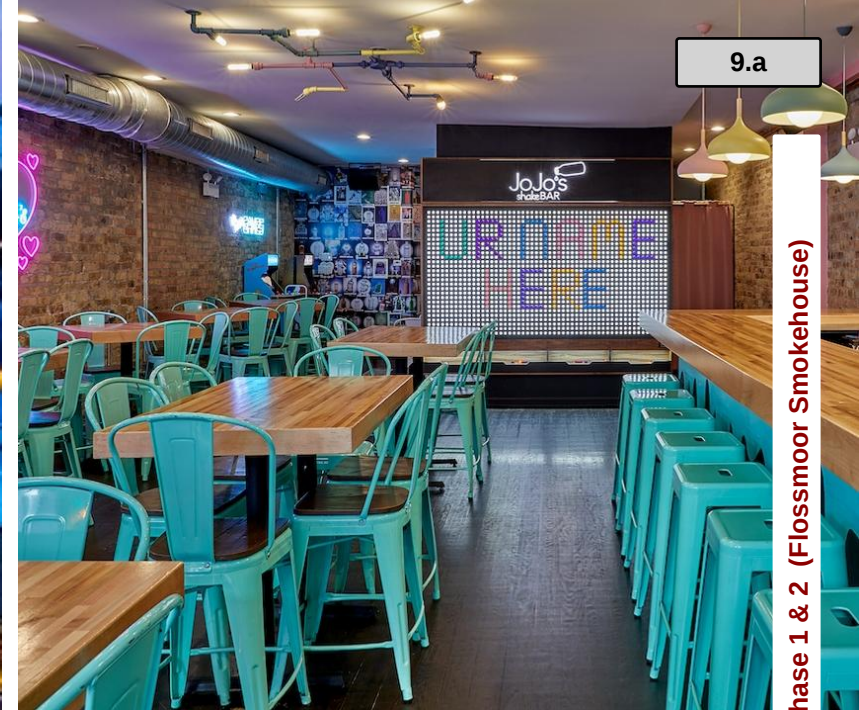
Jenga

Jenga

Connect 4

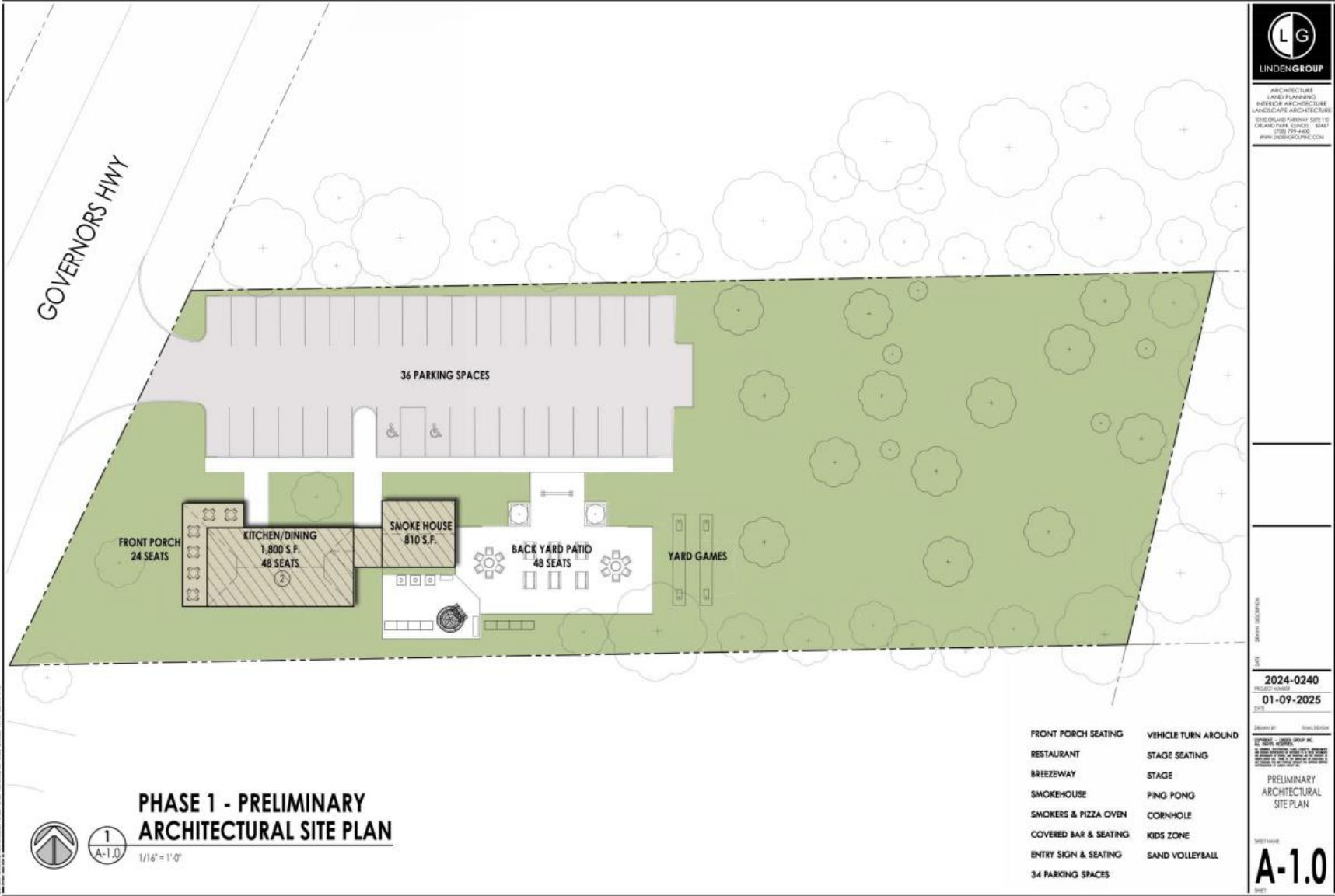
Storage





9.a

Attachment: Flossmoor Smokehouse - Phase 1 & 2 (Flossmoor Smokehouse)



Attachment: Flossmoor Smokehouse - Phase 1 & 2 (Flossmoor Smokehouse)





LINDENGROUP

ARCHITECTURE
LAND PLANNING
INTERIOR ARCHITECTURE
LANDSCAPE ARCHITECTURE

1000 OLIVER PARKWAY, SUITE 110
CHANDLER, AZ 84904
TEL: 480.940.1234
WWW.LINDENGROUP.COM

2024-0240

01-09-2025

PRELIMINARY
ARCHITECTURAL
SITE PLAN

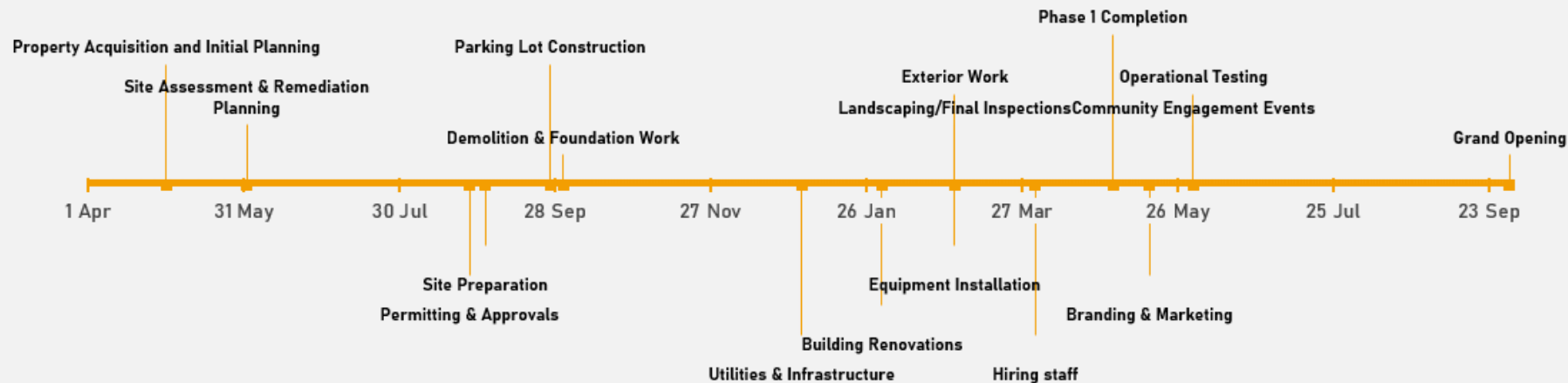
A-1.1



PROJECT TIMELINE: Flossmoor Smokehouse

2025

2026



Ensuring Project Success

Request for Incentives

1. **Assistance in acquiring available land at 19725 Governors Highway**
2. **Reduction or Waiver of Building and Development Fees** – Relief from fees associated with permitting, zoning, and construction. Inspector fees NA
3. **Property Tax Stabilization or Additional Abatement Support** – Micro 8 tax abatement
4. **Economic Incentive Program** – support for a commercial type 1 hood/suppression system.

Infrastructure & Operational Support

6. **Public-Private Infrastructure Cost Sharing** – Assistance in funding necessary improvements such as sidewalks, water, sewer, and other utilities.
7. **Fast-Track Permitted & Dedicated Village Liaison** – A designated point of contact to expedite approvals.
8. **Public Safety & Security Enhancements** – Collaboration with local law enforcement and emergency services to ensure site security.

Workforce & Business Growth Support

10. **Co-Marketing & Promotion** – Inclusion in Village business directories and marketing efforts.
11. **Priority Consideration for Village Contracts or Inclusion in grant opportunities for local businesses** – The opportunity to bid on relevant municipal projects.
12. **Village support in securing State and County grants** via letters of support for the continued buildout of the site.
13. **Given the financial planning required, we anticipate a 12–24 month timeline** to secure the necessary funding and complete Phase 1 of project development.

THANK YOU

Location
Flossmoor, IL

Email
ayom@otfhospitality.com
won@otfhospitality.com

Phone number
312-343-4465



Dining

Dive into the irresistible taste of slow-cooked BBQ, served with the finest sides and sauces. Whether you're here for a family meal or a casual night out, our dining experience offers comfort and flavor in every bite



Banquet Hosting

Looking for a venue with great food and an inviting atmosphere? Our BBQ banquet hall is the perfect setting for your next celebration. From weddings to company parties, we're here to make your event unforgettable



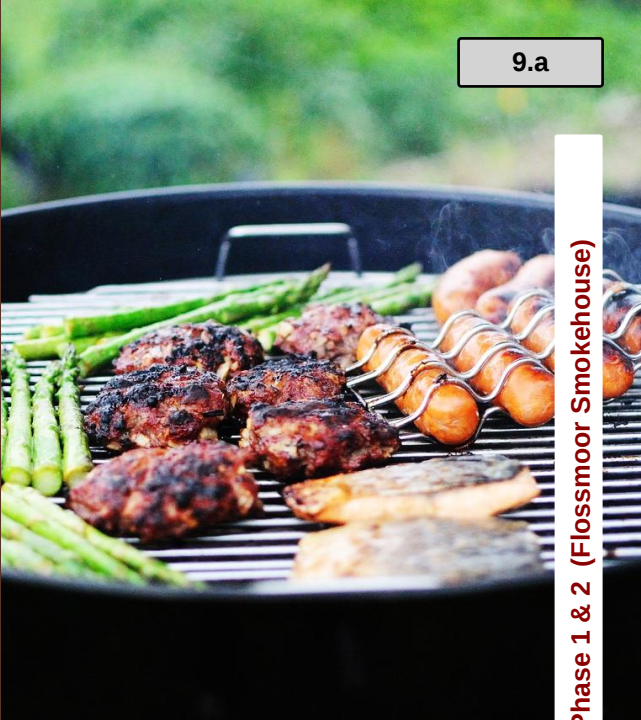
Catering

Whether it's a corporate gathering, wedding, or birthday bash, we'll craft the perfect BBQ spread tailored to your event's needs. Delicious, hearty, and designed to please every palate.



Private Parties

Host a memorable private party with us and enjoy a customized BBQ feast. Our intimate setting and personalized menu make it the perfect place for birthdays, anniversaries, or any special event.



Marketing and Community Engagement

Branding:

- **Logo and Theme:** Rustic, Southern-inspired with a modern twist to appeal to the community while maintaining an approachable and warm vibe.
- **Tagline:** “Where Great BBQ Meets Great Community”

Marketing Strategies:

- **Grand Opening:** Host a community BBQ festival with live music, local vendors, and special offers to introduce the restaurant to the local community.
- **Social Media:** Active social media presence on Instagram, Facebook, and TikTok showcasing mouth-watering photos of BBQ, behind-the-scenes looks at the smoking process, and community events.
- **Local SEO:** Optimize for “BBQ near me” and target local Flossmoor and nearby suburban zip codes.
- **Partnerships with Local Businesses:** Collaborate with other **Flossmoor** businesses for cross-promotion, such as wine shops, farmers’ markets, and local artists.
- Live Music/DJ/Soundsystem Friday/Saturday
- Firepits when weather is cooperative

TO: Mayor Nelson and Board of Trustees
FROM: Bridget Wachtel, Village Manager
DATE: March 3, 2025
SUBJECT: FY26 Preliminary Budget



FLOSSMOOR

The Board has been provided the FY 26 Preliminary Budget. Please bring your copy to the next several meetings. Attached is a report focusing on the General Fund and Water and Sewer Fund summaries along with department reports on goals and objectives.

Village of Flossmoor

PRELIMINARY BUDGET FY 2026

Executive Summary



FY 26 Preliminary Budget

The Village uses fund accounting, the accepted accounting structure for governments. A fund functions as a separate fiscal entity with its own assets, liabilities and revenues and expenses. Different funds are used to segregate transactions related to certain functions or activities. This executive summary is intended to provide an overview of the General Fund and the Water and Sewer Fund, two of the largest operating funds in the Village budget. A complete copy of the FY 26 Preliminary Budget can be found on the Village website, www.flossmoor.org.

Water Fund Summary

For the last several years, the presentation of the Preliminary Budget has started with an understanding of the Water and Sewer Fund's financial health in order to understand the additional pressures being placed on the General Fund. We have previously discussed that the fund cannot be self-sustaining without an accumulated fund balance to support capital improvements, which for several years has not been able to do. The low purchased to bill ratio compounded by the costs to repair water main breaks and aging infrastructure had become a financial strain. In addition to serviceability and fire flow, the amount of leaks and breaks had contributed to a peak water loss of more than one in three gallons purchased. Following the water main replacement from the 2013 and 2014 bonds and repairs to the Vollmer Reservoir, the Village experienced a period of time with less water purchased, an improved purchased to bill ratio and less repairs.

Poor performing water main is one concern, while poor performing meters is another concern. An additional effort to improve the water main system performance was the replacement of large meters throughout the community. Technology has advanced, and we replaced large meters with ones that are better able to capture low-flow reads, thereby contributing to improving our billing and subsequently increasing our revenue. Following all of that work, the Village's purchased to bill ratio climbed to 83% (up from 59%) but has unfortunately decreased with a 79% purchase to bill ratio in fiscal year 2024. It is important to note that this is an increase from FY23 which was 77%.

For several years, the Village has had a priority to replace the residential (small) meters with the newer technology. Considering high water rates and the community-wide impact of accounting for unbilled water, the replacement of water meters to improve the equitable accounting of water usage is the next logical step. Based on the performance of the large meter project, we remain confident that replacing these meters will have a positive impact on the purchased to bill ratio. The Village learned that the project expense is eligible for funding through the Village's share of the American Rescue Plan Act (ARPA) monies. In the fall of 2023, the Village entered into a service contract to replace approximately 2,600 small meters to the new style Sensus iPERLmeter and convert the entire inventory to a radio read system. The project was substantially completed by September of 2024.

The successful passage of a water supply contract with Homewood for Hammond/Chicago Heights water will bring certainty for the Village for the next 25 years with respect to the supply rate cost increases as that contract defines the increase to CPI and caps the increase to 3%. The Villages of Homewood and Flossmoor were able to fully transition to the new supply system



at the end of September 2022, so Fiscal Year 2025 marks the second full year of new supply costs.

Flossmoor is using existing infrastructure through Homewood to receive the new water supply but will need to make improvements at the pumping stations, reservoir and booster stations as needed. The preliminary cost of these improvements is about \$1.68M, a cost which should decrease as terms favorable to Flossmoor were negotiated in the Homewood/Flossmoor agreement. The first phase of the project, SCADA system improvements, began in Fiscal Year 2025.

As a result of the overall economic condition of the fund, staff has only advanced mandated critical capital projects impacting the Water and Sewer Fund. Over the past couple of fiscal years, those projects have been centered around water supply as described above. Of the \$1.9 million Water Meter Replacement Project, the Village allocated \$1,022,677 in ARPA funds, \$665,166 in the General Fund and \$295,050 in the Water and Sewer Fund.

	FY26 Budget	FY 25 Projections	FY 25 Budget
<u>Operating Revenue</u>	\$4,846,912	\$4,798,025	\$4,627,474
<u>Operating Expenditures</u>	<u>\$4,316,573</u>	<u>\$3,844,731</u>	<u>\$4,126,187</u>
<u>Net Operating Water & Sewer</u>	\$ 530,339	\$ 953,294	\$ 501,287

	FY26 Budget	FY 25 Projections	FY 25 Budget
<u>Total Revenue</u>	\$4,846,912	\$4,798,025	\$4,627,474
<u>Total Expenditures</u>	\$5,247,134	\$4,083,231	\$4,126,187
<u>Net Total Water & Sewer</u>	\$ (400,222)	\$ 714,794	\$ 501,287

The Village's Water and Sewer Fund is projected to end FY 25 with a surplus in its operating and total fund position, in part due to increased water revenue, a relatively flat cost in water supply needed and less maintenance performed this year. With improved financials, the Village has been able to shift water capital costs back to the fund, notably the costs associated with the water supply improvements, totaling approximately \$680,000 in FY 25 and FY 26. The Preliminary FY 26 budget also reflects a positive operating fund position, even with these non-operating costs added. The FY 26 budget includes the capital expense of the relocation of a sanitary sewer in the Central Business District.

For FY 25, water supply and overtime costs associated with repairs are projected to be approximately \$27,936 under budget, and combined water and sewer sales are trending upward with a projection of receiving \$111,917 more than budget. The positive impact of an inflationary environment is that the Village will realize additional interest income; for the Water and Sewer Fund that projection is expected to be \$8,900 for the current fiscal year. For FY 26, staff is budgeting \$213,000 more in water and sewer sales based on the last several months experience with the new meters. Savings in the water fund include the elimination of the Homewood operating and maintenance costs, a cost no longer included in the water supply contract. Another savings impacting the operating budget for the next few years include hydrant sandblasting and painting; the work was completed throughout the Village two years ago and



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will not resume for another five to seven years, which is a short-term savings of \$40,000 per year.

The Village is very fortunate to have secured such a favorable water supply contract. The Village enjoyed a low rate of \$4.62 per 1,000 gallons under the Harvey contract, by far the lowest of the downstream communities who Harvey served. The new contract with Hammond/Chicago Heights had a starting supply rate of \$4.75 which rose to \$5.01 on March 1, 2025. To be capped at 3.0% for the next 25 years places the Village in an extremely favorable and stable position relative to water supply.

The outlook for this fund is encouraging with budgeted and projected surplus revenues and the ability to allocate fund balance toward capital and non-operating expenses, like the water supply improvements. Relieving the General Fund from the burden of supporting the Water and Sewer Fund is one key component to addressing our financial health.

General Fund Summary

At the time of the FY 25 budget preparation and inclusive of budget amendments, we budgeted the use of \$1,079,208 in fund balance to close an operating revenue gap with an additional \$1,835,410 toward capital. This single year snapshot analysis shows that we budgeted to use more in fund balance than we would have saved this year, mostly attributable to the water supply improvements at a budgeted cost of \$744,300, the water meter replacement project at a budgeted cost of approximately \$627,253 and several facility improvements totaling \$400,000. In addition, several capital improvements such as the Brookwood Bridge Replacement Project, Flossmoor Road Viaduct Improvements and the Central Business District Roadway, Pedestrian and Streetscape Improvements are all offset with grant revenue. Capital one-time non-operating projects are always planned with adequate monies available.

	<u>FY26 Budget</u>	<u>FY 25 Projections</u>	<u>FY 25 Budget</u>
<u>Operating Revenue</u>	\$13,719,028	\$13,376,590	\$12,780,958
<u>Operating Expenditures</u>	\$14,692,411	\$14,324,956	\$14,108,789
<u>Net Operating General Fund</u>	\$ (973,383)	\$ (948,366)	\$ (1,327,831)

The Village is projecting to end FY 25 utilizing less fund balance than budgeted to support operations, due in part to improved revenues, deferred capital and operating expenses, and vacant positions. The FY 26 preliminary budget has a similar budgeted deficit that would be filled with the allocation of fund balance.

	<u>FY26 Budget</u>	<u>FY 25 Projections</u>	<u>FY 25 Budget</u>
<u>Total Revenue</u>	\$15,520,685	\$16,002,519	\$17,247,387
<u>Total Expenditures</u>	\$16,663,310	\$16,998,268	\$20,345,628
<u>Net Total General Fund</u>	\$ (1,142,625)	\$ (995,749)	\$ (3,098,241)

The Village does not anticipate spending all of the money allocated in FY 25 for capital and non-operating projects, most notably the next phases of the Flossmoor Road Viaduct Improvements, the CBD Roadway, Pedestrian and Streetscape Improvements, the construction of the salt



storage bin and a lesser dependence on the fund to support water system improvements. Most of these deferred projects are re-budgeted in FY 26 in addition to other capital, non-operating improvements.

Expenditures

The analysis of expenditures can be viewed a couple of different ways. First, how do we project to perform for the year? Second, how does this year's budget compare to next year's budget?

For our current Fiscal Year, FY 25, the Village is projected to spend approximately \$216,000 more than budget in operating expenses. The FY 25 budget inclusive of budget amendments would have had a \$1,327,831 use of fund balance; projections show the use of \$948,366. The chart below compares just the budgeted expenditures to projected.

FY 25 Operating Expenditures: Budget vs. Projections	
FY 25 G.F. Operating Budget	\$14,108,789
FY 25 G.F. Operating Projections	\$14,324,956
	\$ (216,167)

The Village anticipates spending approximately \$216,167 more than budgeted this fiscal year on its operations.

FY 25 projections compared to FY 25 budget:

Significant Expenses under budget (FY 25 proj'd vs. FY 25 budget):

- Full-time personnel turnover and vacancies across all departments had an impact on budget savings this year for a combined salary savings of approximately \$251,522.
- Across departments part-time personnel vacancies also contribute to projected savings. These are cases where positions were unfilled or budgeted hours were not expended. In total, there is a projected savings of approximately \$33,789.
- With fluctuations in actual staffing compared to budget, benefit lines are impacted. The budget assumes full staffing while projections reflect the actual staff census. IMRF costs are expected to be \$14,554 less than budget as a result; this change also reflects a rate increase on January 1, 2025 from 6.93% to 8.16%.
- Reported in the part-time personnel vacancies above is the Duty Shift Program pay which is projected to be under budget by \$15,551 due to less paramedics available to work; this shortage is industry-wide and not unique to Flossmoor. Subsequently, Paramedic Incentive Pay is projected to be about \$5,179 less than budget due to this staffing shortage.
- Overtime in public works for snow operations and overtime for shift coverage in fire are both under budget this year by approximately \$10,000 and \$8,390, respectively.
- Contracted landscape maintenance for Village-owned properties is projected to be \$10,000 under budget due to less maintenance and mulching needed.
- Police training is projected to be \$10,000 less than budget due to staffing shortages.



- Professional services in the legislative and planning and zoning budgets are not anticipated to be needed this year which is a combined savings of \$25,000.
- Village events for the centennial year were \$19,323 under budget.
- The Other Legal Services account which accounts for our labor attorney services, property acquisition and tax exemption filings is projected to be \$10,000 under budget.

Significant Operating Expenses over budget (FY25 proj'd vs FY 25 budget):

- The health insurance is approximately \$165,580 more than budget. The actual renewal was impacted by the employee census and three PSEBA beneficiaries. On a related note, HSA contributions increased to further incentivize the program, thereby impacting the budget by \$15,000.
- Public Works Professional Services is projected to be \$45,000 more than budget, a reflection of the Village aggressively seeking grants for capital projects.
- Parkway Tree Services is projected to be \$58,145 more than budget. Of this amount \$54,000 is attributable to the July 2024 tornado clean-up of trees and stump grinding for which the Village is seeking disaster relief funds.
- 911 surcharge is used to support dispatching services; however, one quarterly E-Com payment is budgeted in the General Fund each year. In FY 25 two payments were expended during the fiscal year due to the timing of the processing of invoices in FY 24 and FY 25. FY 24 had no General Fund payments, and FY 26 should return to one payment.
- A handful of full-time positions are projected to be over budget due to Board approved reclassifications, step advancements and in one case, an employee retirement totaling \$37,366. In addition, nearly \$12,000 in additional salary was spent in part-time CSO salaries to cover full-time CSO shifts.
- Public Works spoil disposal is projected to be about \$10,000 more than budget due to an increased amount of clean fill spoil disposals from main breaks and excavation work.
- The routine maintenance of the municipal facilities continues to increase. Across all accounts, the facility expenses will be \$50,000 more than budget.
- Across all departments, petroleum is projected to be approximately \$20,000 more than budget.
- New police tasers will be purchased in FY 25 at an annual cost of \$15,000. Additional discussion can be found below in the discussion of the FY 26 expenses.
- Across all departments, we are expecting approximately \$12,700 less spent on the sick leave buy back program due to fewer employees participating.

FY 25 Total Expenditures: Budget vs. Projections	
FY 25 G.F. Total Budget	\$20,345,628
FY 25 G.F. Total Projections	<u>\$16,998,268</u>
	\$ 3,347,360

Overall, inclusive of capital, the FY 25 total General Fund projections are less than budgeted by \$3,347,360. In short, less capital was spent than planned with a short-term savings to the current fiscal year.



Capital & Non-Operating Expenses

- In the fall of 2023, the Village entered into contract to replace the remainder of the small meter inventory (2,600 meters) to the new style Sensus iPERL meter and convert the entire meter inventory to a radio read system. A radio read system will provide the Village the opportunity to read meter quicker, more efficiently and provide the ability to identify leaks and meter issues on a daily basis with real time data. The project was substantially completed in September 2024. Funding for this project included \$627,000 from the General Fund but only \$373,633 was allocated this fiscal year.
- The Brookwood Bridge and Butterfield Road Culvert Reconstruction Project was bid in June 2023 through IDOT and awarded to D Construction. The project began in February 2024 and was completed by fiscal year end. The construction was 100% funded with Federal and State Road funds up to the amount of \$1,104,180, and construction engineering will be 100% funded with State Road funds up to the amount of \$110,418. No local share was needed and in fact, the grant and the contract for work passed through IDOT, thereby eliminating both the grant revenue and construction expense in the FY 25 budget. The construction observation engineering services were offset with grant funds.
- The Village was awarded a second Cook County Invest in Cook grant to help offset the expenses of the Phase II Engineering of the CBD Roadway, Pedestrian, and Streetscape Improvements Project. This project will modernize and accentuate the Central Business District by adding parkway and crosswalk pavers, sidewalk replacement to remove tripping and other safety hazards, ADA access improvements, additional trees with tree grates, benches, bike racks, wayfinding and safety signage, and other decorative landscaping elements such as an increase in open green space and gateway features. More importantly, the existing roadway and pedestrian facilities are in need of safety improvements included within the project such as re-configured intersection geometry, improved vehicle and pedestrian sight lights, improved crosswalk configuration and crossing safety treatments, and evaluation of existing on-street parking locations. The grant will partially offset the Phase II engineering costs of \$149,814. The Village was able to secure an IDOT ITEP grant in the amount of \$1,184,456 for the Phase 3 construction that is slated to begin in the spring of 2025. Therefore, the grant and construction expenses budgeted for FY 25 have been re-budgeted in FY26. Engineering continued in FY 25 with a projected expense of approximately \$90,000, offset by \$77,177 in Cook County Invest in Cook revenue.
- Progress continued on the Flossmoor Road Viaduct Improvements. The project involves large scale storm sewer and stormwater storage improvement to address the severe roadway flooding of the Flossmoor Road Viaduct during heavy rainfall events. In addition to increasing stormwater conveyance, stormwater detention will be added. The project will be paid for with grant funding, Rebuild Illinois Bond Funds, and the 2021 Streets and Stormwater Improvements Bond Fund. The project's grant funding will pass through the Village's General Fund. Over this past fiscal year, the construction of the basin behind Heather Hill Elementary School was completed. Phase 3 – which includes the storm sewer installation on Lawrence Crescent from Maryland Avenue to the newly constructed basin – will be bid in March with construction starting this spring. FY25 projections include \$3,489,972 (the Phase 2 basin final construction number and estimated Village share of Phase 3) and \$233,960 in construction observation services for Phase 2 (the basin) and Phase 3. Depending upon the Phase 3 construction start



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date, some of these projected expenses may need to be carried over to FY26 in the presentation of the final budget.

- An additional expense to the General Fund in the FY 25 budget was the water supply system upgrades. The first phase of this work is upgrading the water's SCADA system. Work began in Fiscal Year 2025 and will carry over into Fiscal Year 2026. The reader might recall that because the Water and Sewer Fund did not have the reserves for this large capital project, it had become the financial responsibility of the General Fund at a budgeted amount of \$744,300. With the improved health of the Water and Sewer Fund, only about \$65,000 has been accounted for in the General Fund with nearly \$680,000 charged to Water and Sewer between FY 25 and FY26.
- The Village received a \$112,500 grant from the 2019 State Capital Bill to support infrastructure improvements. The Village decided to use this funding to reconstruct Brumley Drive from Bruce Avenue to Perth Avenue and resurface from Perth Avenue to Sterling Avenue. Other improvements include storm sewer upgrades, grading and sidewalk improvements. Engineering began in FY 23, and construction was completed in the summer of 2025.
- As part of the Fiscal Year 2025 Village Hall Municipal Complex Improvements, staff has been working on increased security in the building department, women's bathroom and locker room improvements in the Police Department and the renovation of the Police Records and Reception room. Staff is anticipating that all three projects will be completed by fiscal year end. The construction of a new salt storage bin at Public Works will be carried over to FY 26 at an estimated cost of \$200,000.
- Other one-time purchases or non-operating expenses also affect the total fund position. The historic building survey project is anticipated to be completed by fiscal year end at a with a FY25 expense of \$8,200. A contract with Retail Coach to provide economic development support was also expended this year at a cost of \$27,500. The Village is also contracting with Laserfiche to provide electronic document management services. Including scanning Village records, the Village is expecting to expend about \$30,000 for this service. With the assistance of a Cook County UASI grant, the Fire Department was able to purchase its first search and rescue drone for the Flossmoor Fire Department and MABAS operations at a cost of \$20,000. Finally, the Village is expected to have expended approximately \$39,000 in expenses associated with celebrating our centennial birthday.



FY 26 budget compared to FY 25 budget:

The Village's FY 26 General Fund operating expenditures are budgeted to be approximately \$583,622 more than FY 25 budgeted expenditures; however, with capital improvements, total expenditures are approximately \$3.7 million less than budgeted last year, which is a function of less capital and non/operating expenses planned for next year. This single-year snapshot reflects a decrease in the draw down of fund balance budgeted in FY 26 for capital and non-operating expenses than budgeted for FY 25.

FY 26 Budget vs. FY25 Budget	Operating	Total
FY 26 G.F. Expenditures	\$ 14,692,411	\$16,663,310
FY 25 G.F. Expenditures	\$ 14,108,789	\$20,345,628
	\$ 583,622	\$(3,682,318)

Significant Expenses under FY 25 budget (FY 26 vs. FY 25):

- The elimination of the Director of Police Services salary at a cost of \$157,334.
- The Village's total shared Information Technology operating budget decreased by a total of \$26,496 comparing budget to budget. This decreased cost is primarily due to reducing on-site support to two days a week from the three days from FY 25. This reduction on onsite support comes with the majority of tech infrastructure being completed over FY 24 and FY 25 and a reduction in redundant services despite an increased cost of cybersecurity costs from Microsoft.

Significant Operating Expenses greater than FY 26 budget (FY 26 vs FY 25):

- Health insurance is budgeted \$255,000 more in FY 26 compared to FY 25. This reflects a market trend of 8% compared to the general medical trend of 13%. This increase also reflects our current census and no full-time vacancies. Other fringe benefits with an increased budget in FY 26 are the HSA contributions, life insurance premiums, EAP and wellness program costs and unemployment contributions in a combined amount of \$12,000 across all departments. This increase is attributable to increased wages and anticipated full-staffing levels.
- The Village's workers compensation and liability insurance is budgeted \$20,000 more than FY 25, in part due an increase in claims over a three-year period thereby increasing our claims experience modifier.
- The Village is anticipating to receive approximately \$80,000 annually from the southland casino revenue. The legislation requires that this revenue be expended on capital improvements, therefore the staff has allocated \$80,000 in the General Fund toward the annual street resurfacing program.
- Market adjustments were made to a few public works positions in FY 25 which impacts the FY 26 budget by \$36,888.



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- The building maintenance costs of Village facilities continues to rise and in reviewing past budget actuals, the true cost of maintaining the buildings continues to be refined. Building maintenance increased by approximately \$15,000, reflecting actual costs.
- Police overtime is budgeted at \$60,000 more than FY25. This revised budget is more in-line with actual spending over the last few years. While we are actively focusing on filling three vacancies (one lateral starting in March), overtime is also accrued for activities such as assigned detail, investigations, SSERT/SMART/SSMCTF callouts in addition to bike patrol detail and training.
- Staff has previously reported that several pieces of our technical equipment are moving to a subscription-type service. We are experiencing this especially in public safety. Three new expenses are impacting the police operating budget starting in FY 25, and we will see them annually going forward. In addition to the new tasers purchased in FY 25, new in-car cameras and new body worn cameras (BWC) are being purchased in FY 26. Our current tasers are beyond their life expectancy and had not been factored into the capital equipment budget. A new in-car camera system had been planned in FY 26, and we have decided to move to the industry front-runner, Axon. Axon has an in-car camera and BWC system that works together. All three pieces of equipment will have an annual cost of \$84,594 combined. This cost includes annual cloud video storage, so the annual cost of \$16,500 for the Getac storage will be eliminated. Year one of the taser and BWC expenses will be offset by \$55,000 in state grants.
- Petroleum costs across police, fire and public works are budgeted \$18,000 more than FY 25.
- The contracted Fire personnel is expected to increase by approximately \$54,000, in part to provide a wage adjustment to remain competitive with other area contracts and to retain our staffing.

Capital and Non-operating:

- Several projects described in FY 25 will continue into FY 26: the Flossmoor Road Viaduct Project; the CBD Roadway, Pedestrian and Streetscape Project; the water supply improvements and improvements to the Municipal Complex.
- The acquisition and demolition of 1648 Western Avenue to deed restrict for flood control is coming to fruition thanks to a FEMA and MWRD grant. This home is ill-placed next to Butterfield Creek in the floodplain and has undergone significant flooding over the years, causing multiple homeowners to sell the property. Thanks to the FEMA flood-prone home buy-out program, the Village will be able to purchase, demolish and file a deed restriction on this property so another home cannot be rebuilt. The two grants will offset the \$500,000 expense.
- One of the Village's recently acquired no-cash bid program (NCB) properties, 3648 198th Street, has a dilapidated structure that needs to be demolished. This property is located in Southwest Flossmoor and is part of the Village's long-range plan to assemble property for re-development. The Flossmoor Fire Department will use the structure for training purposes, and then it will be demolished. The Village estimates that the cost will be \$25,000 following fire ground training.



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- Other non-operating costs include the Retail Coach contract (\$35,000) and scanning of Village files for our document management system (\$50,000).

Revenues

An analysis similar to expenditures can be completed for revenues.

The Village budgeted FY 25 General Fund operating revenues at \$12,780,958 and yet, we are projecting them to be \$13,376,590 at fiscal year-end. The total revenue position accounts for grants and one-time revenues.

	Operating Revenues	Total Fund Revenues
FY 25 G.F. Projections	\$13,376,590	\$16,002,519
FY 25 G.F. Budget	\$12,780,958	\$17,247,387
	\$ 595,632	\$(1,244,868)

Projected operating revenues are much better than budgeted. The main difference between operating and total fund projected revenues is the receipt of various grants. The Village anticipated receiving \$4,374,779 in grants in FY 25 but instead will receive approximately \$2,538,381 in FY 25 with several being carried over to FY 26.

Significant Revenues projected over budget (FY 25 proj'd vs. FY 25 budget):

- Sales tax and non-home rules sales tax is anticipated to be approximately \$173,350 more than budget, most likely a result of the high inflationary market.
- State income tax is projected to be approximately \$142,400 more than budget per the IML per capita trends. This is likely due to the inflationary market and increased wages.
- Per IML per capita trends, the Local Use Tax indicates a \$34,300 increase in receipts by fiscal year end.
- Interest income is projected to be \$210,000 more than the FY 25 budget due to interest rate increases in an inflation market.
- The southland communities are sharing in the Southland Casino located in East Hazel Crest/Homewood. The Village is projecting to receive \$42,000 this fiscal year for the first six months the casino is open.
- Business registration fees and contractor fees are new revenues this year, and the Village is expecting to receive \$35,000 collectively.
- Vacant building registration fees are projected to be \$22,000 over budget due to the increase in the fee from \$300 to \$500 per registration.
- Ambulance fees are projected to be \$60,000 more than budget due to increased call volume and increased ambulance service fees.
- Special fire services are projected to be \$30,000 more than budget due to call volume and service costs.



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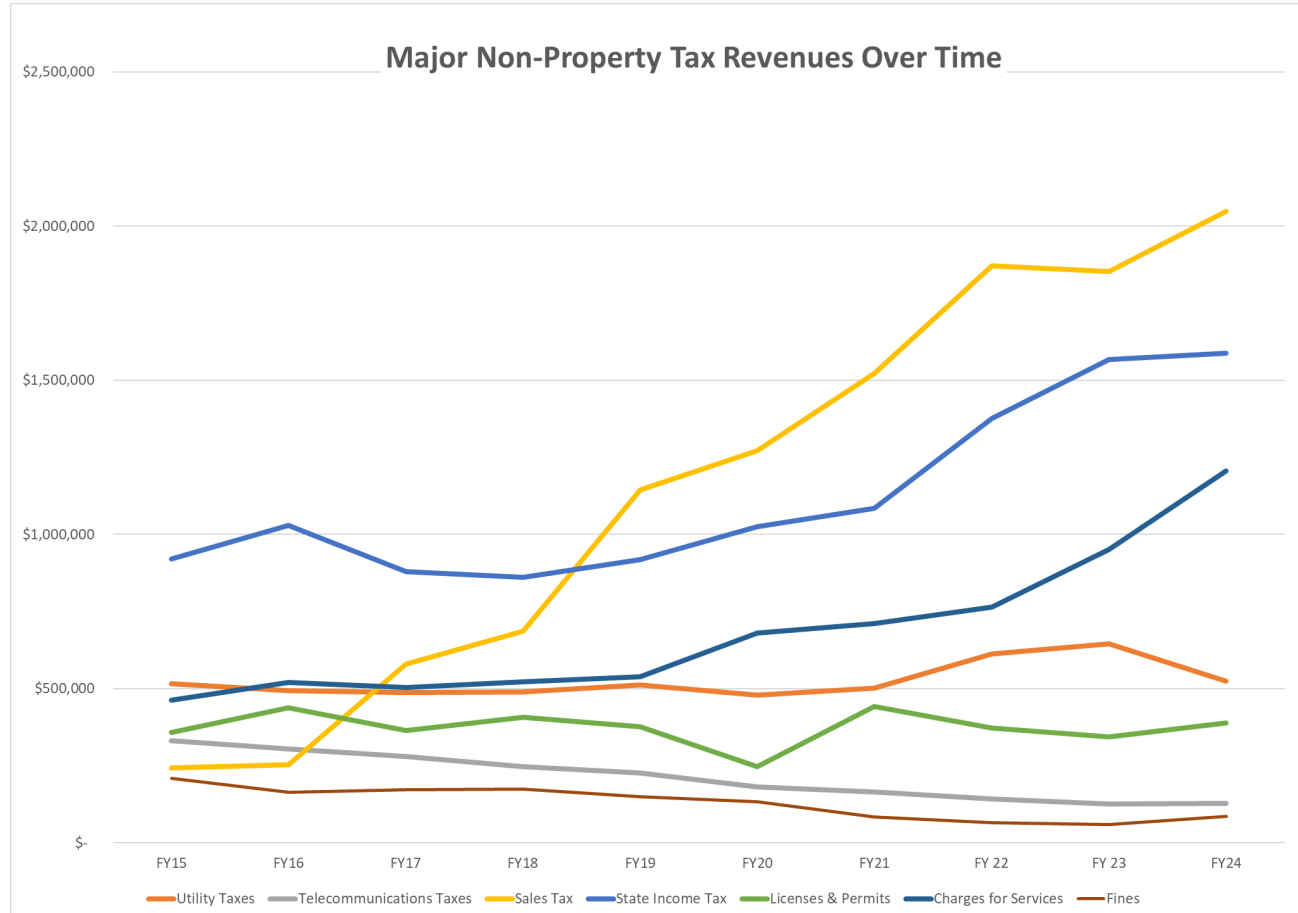
Significant Revenues projected under budget (FY 25 proj'd vs. FY 25 budget): *It should be noted that several of these are revenues with limited control and these are regional and even state-wide issues.*

- The 2023 property tax levy extension was less than the 2023 levy for capped funds by about \$61,500, all of which was absorbed by the corporate, police and fire protection levies. 2023 EAV increased 37% as it was a reassessment year, and small development projects were recognized in the 2023 levy. The Village's tax rate decreased as it has an inverse correlation to the EAV.
- Utility taxes are projected to be \$65,000 less than budget due to fluctuating weather patterns.
- Corporate Personal Property Replacement Tax is trending approximately \$48,000 less than budget, as a result of the State sweeping distributions.
- Cable Franchise Fees continue to decrease as customers cancel traditional cable in exchange for streaming services. Revenue in FY 25 is expected to be \$25,500 less than budgeted.
- Building permits are trending about \$10,000 less than budgeted due to a decrease in new commercial development permits as compared to FY24.

It is interesting to analyze the General Fund major revenues outside of property taxes, so many of which are limiting or not within control. Three observations: 1) While at times they are volatile, they are over time relatively flat; 2) Since the opening of the Meijer and nearby development, sales tax has increased dramatically. Unfortunately, there has not been a corresponding growth in our fund balance. These monies have been serendipitous to absorbing increased costs and fluctuations in other revenues; 3) State income tax (the Local Government Distributive Fund), which is the top blue line in the chart below, had been our second largest revenue outside of property taxes until we have seen the monumental growth in sales tax these last few years. While it is thankfully on the rise again, this chart further supports the needed municipal tenacity to defend the State's ongoing threat to take back a portion or all of this revenue, as the reader will note the dip in the year when the State changed the formula which ultimately negatively impacted the revenue dollars received. IML and the Councils of Government have tried to restore the municipal share in past legislative sessions, but the most it has been raised is to 6.47%, which falls short of the established 10%. In the current legislative session there is another attempt to raise the share to 7%. Legislators make varied claims as to why the restoration is not needed citing ARPA monies, video gaming and cannabis monies, all of which are false substitutes for the local share of the State Income Tax, which was legislatively promised to municipalities in the 1970's in lieu of a municipal state income tax. In addition, at the same time as the small restoration of LGDF funds, the State is also sweeping the municipal share of the Corporate Personal Property Replacement Tax.



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FY 26 budget compared to FY 25 budget:

The Village is budgeting almost an additional \$938,000 in operating revenue in FY 26 compared to FY 25. The total fund position for revenues includes several more grants in FY 25 compared to FY 26. This total fund position may change before fiscal year end with carryovers into FY 26 depending upon the commencement of the next phase of the Flossmoor Road Viaduct project.

FY26 Budget vs. FY25 Budget	Operating	Total
FY 26 G.F. Revenues	\$ 13,719,028	\$15,520,685
FY 25 G.F. Revenues	\$ 12,780,958	\$17,247,387
	\$ 938,070	\$ (1,726,702)

Significant Revenue over budget (FY 26 vs FY 25):

- Property taxes are budgeted at \$522,726 more than FY 25. The 2024 levy took the approach of maximizing the levy by including CPI increases which was capped at 3.6% for the first time ever and very little new property increment.



- Discussed at the December 16th Board meeting, the Village approved an increase of approximately \$139,773 for the Police and Fire Pension levy line items, totaling about \$2 million of levied dollars dedicated for the employer contribution to the police and fire pension funds. While these pension levies have a corresponding expense associated with each of them, we cannot assume there isn't an impact to our budget for two reasons: 1) an increase in the police and fire pensions is still within the tax cap and therefore, less of the tax levy is allocated toward other Village expenses and 2) even if the Village does not receive the full pension levy, the Village is still responsible for meeting the actuarial contribution which continues to increase.
- State income tax is budgeted \$103,000 more than FY 25 based on IML per capita data. This increase is despite a 5% reduction by the State that was initiated a few years ago and continues.
- Sales tax and non-home rule sales tax continues to trend upward with inflation and therefore, an additional \$88,800 is budgeted in FY 26.
- A full year of the new Casino Tax is budgeted at \$84,000, which is a new revenue for which the Village began to receive receipts this year.
- Based on the IML estimate, the Local Use Tax is budgeted \$22,000 more in FY 26.
- A full year of Business Registration Fees and Contractor Registration Fees is expected to generate an additional \$55,000.
- Ambulance fees are budgeted \$50,000 more in FY 26 reflecting the Village's renewed participation in the GEMT program next fiscal year.
- Special Fire Services are budgeted \$40,000 more in FY 26 due to calls for service increasing with billable service costs collecting more.
- Vacant building registration fees are budgeted \$10,000 more in FY 26 due to the increase in the registration fee from \$300 to \$500.
- Interest income continues to rise in this inflationary market in which we expect to yield an additional \$40,000 in FY 26.

Significant Revenue under budget (FY 26 vs FY 25):

- Utility taxes continue to trend downward due to weather patterns and conservation efforts. Revenue in FY 26 is budgeted \$65,000 less than FY 25.
- Corporate Personal Property Replacement Tax is trending approximately \$40,000 less than budget, as a result of the State sweeping distributions.
- Cable Franchise Fees are budgeted \$24,000 less than FY 25 to more accurately reflect realized revenue in recent years.

EAV Impact

The Village's 2023 Equalized Assessed Valuation (EAV) has been determined by the County at \$306,440,873. The 2023 EAV represents an increase of 37% (about \$89M) above the 2022 EAV. This increase follows a combined 12% decrease over the last two years since the last tri-annual assessment in 2020 at which time the Village experienced a 15% increase. The volatility in fluctuations in the EAV have not allowed the Village to make any significant economic recovery



post the Great Recession even with historic commercial development in the Village. This nearly record high EAV was last seen in 2009/2010 only to have five years of falling EAV until it reached a low of \$192M only to take nearly 10 more years to climb to \$306M.

That said, recent Village sales data indicates market values the Village hasn't seen since before the Great Recession with low available inventory. This incongruent data demonstrates the disconnect between economic development, the housing market and the property tax system in Cook County. The State multiplier (equalization factor) for 2023 increased from 2.9237 to 3.0163; an increase of 2.8% which contributed to the increased overall EAV. The new property component of the Village EAV for 2023 was \$377,974 representing 0.02% of the 2023 EAV.

State politics that impact the homestead exemptions and senior tax freeze only compound a suppressed local economy, placing additional financial pressures on higher incomes, higher valued homes and commercial properties. While this total EAV of \$306M is near the level it was in 2009 and 2010, that same amount is expected to support a 2025/2026 budget with historically high inflation.

Moving Forward

Like many communities, we have been constantly discussing financial trends. The economy continues to be impacted by the pandemic, labor shortage, supply chain issues and now the war in Europe.

FY26 GENERAL FUND OPERATING COSTS LESS MAJOR FIXED COSTS

Operating Expenditures	\$ 14,692,411
Personnel Services	(\$ 7,670,335)
Fringe Benefits	(\$ 4,345,532)
Fire Contract Personnel	(\$ 786,000)
IRMA Premiums	(\$ 306,000)
Net	\$ 1,584,544

Personnel and fixed costs represent 89% of the operating budget, a statistic that is lower than previous years but has been as high as 95%. There is not much room to cut expenses and have a dramatic impact on the bottom line without cutting programs and services.

Keep in mind that the phrase "do more with less" will not go very far with this budget and the service areas in our community. As an example, the Fire Department's paramedic call volume over the last five years has increased 36%, and we do not expect that to slow down. With the influx of commercial development that is occurring, it is reasonable to think the call volume for both police and fire will increase. In addition, over the last ten years, staff across all departments has consumed a larger workload given new mandates and laws as well as a desire to provide services like events. Funding and staffing cannot be reduced and still be able to maintain service delivery and meet unfunded mandates at today's standards.



The impact of a zero percent cost of living adjustment in FY 18 years ago has still had a financially positive impact on the Village's budget with a suppressed growth in personnel services. That said, solving a budget issue on the backs of employees is not a long-term financial solution. That fact was supported when an interest arbitrator ruled in favor of the police union and forced upon the Village a 2.38% living adjustment for the police officers that same year. The arbitrator placed the hard decision back on the Village, saying that the Village can make the financial decisions needed to find the monies. The Village fulfilled its obligation per the arbitration award; however, the basis of the arbitrator's ruling became a circular argument and has placed the Village Board in a difficult position on this issue moving forward. Thankfully, the Village and the FOP were able to recently conclude negotiations on the current 2023-2026 agreement without arbitration and with relatively minimal financial impact to the Village given the skyrocketing increase in CPI. The Village will be back in this predicament again at the end of this fiscal year as we return to the negotiating table.

Strategic Planning and Decisions

The Board's decision during strategic planning several years ago to move forward with the non-home rule sales tax referendum was one key financial decision that has had a significant economic impact for the past five years. Another key decision was the passage of the G.O. bond referendum for Streets, Sidewalks and Stormwater Improvements which provides a meaningful funding source for streets, sidewalks and stormwater management; the Board has successfully met the strategic planning priority of investment in our infrastructure with the additional "win" of doing so at a time when other debt (the library bonds) were paid off. The Village has been very aggressive in the pursuit of grant funding in recent years, especially with the influx of federal stimulus monies post-COVID. For reference, the FY 24 includes a total of \$4 million in grant funding to support large needed capital projects that may not otherwise have been funded.

Furthermore, up until now, the Board has been very clear that they have wanted to take all measures to preserve our services as they are today. To that end, they have made economic development a priority in order to grow the property tax and sales tax base, which to this point has preserved Village services. The Board has recently approved a business registration fee and a contractor's registration fee to help offset the cost of staff who support our Building Department. While there aren't many additional revenues still available to a non-home rule community, staff can research and present those options which include a Places for Eating Tax, which would be shared with non-residents. Should the Board wish to evaluate service priorities, it would be advisable to undertake that effort this summer in conjunction with the process to update our Strategic Plan, for a planned adoption in 2026. The Village's Strategic Plan along with other short and long range financial planning tools will provide the Board and Staff the guidelines and guardrails in making key financial decisions in the near future.



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Summary

This report provided an overview of the General Fund and Water Sewer Fund positions projected at the close of Fiscal Year 2025 and budgeted for Fiscal Year 2026. Staff welcomes the Board's input on modifications to the budget in preparation for its adoption in April. The Village has adequate fund balance to close the revenue/expenditure gap in the short-term, some of which is a planned use of fund balance; using the financial planning tools combined with strategic planning, the Village can thoughtfully and appropriately respond to any shortfalls moving forward, thereby preserving our financial strength. One of the Village's strengths has been acting on financial planning to address issues such as these, and staff looks forward to working with the Board on the Fiscal Year 2026 budget.



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