



FLOSSMOOR

Welcoming. Beautiful. Connected.

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

AGENDA

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

MONDAY, APRIL 6, 2026 • 7:00 PM • VILLAGE HALL

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

CALL TO ORDER

ROLL CALL

RECOGNITIONS AND APPOINTMENTS

- 1. New Resident Proclamation**
- 2. Consideration of an Appointment to the Green Commission**

PUBLIC PRESENT WISHING TO ADDRESS THE BOARD

CONSENT AGENDA

- 3. Approval of the Minutes of the Meeting Held on March 16, 2026**
- 4. Presentation of Bills for Approval and Payment as Approved by the Finance Committee (April 6, 2026)**
- 5. Consideration of a Resolution of the Village of Flossmoor, Cook County, Illinois Approving a Change Order Relating to the 2025 MFT Street Resurfacing Project**

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

6. **Consideration of an Ordinance of the Village of Flossmoor, Cook County, Illinois, Amending Chapter 277 and Chapter 150 of the Village of Flossmoor Municipal Code (Water and Sewer Rates)**

REPORTS OF COMMITTEES, COMMISSIONS AND BOARDS

ACTION ITEMS

7. **Consideration of an Ordinance of the Village of Flossmoor, Cook County, Illinois, Approving a Development Agreement (Nehsog Properties LLC)**
8. **Consideration by Motion to Change Vardon Place to One-way Westbound and Brassie Avenue to a One-way Southbound**

DISCUSSION ITEMS

9. **A Discussion on Implementing a Places for Eating Tax**
10. **Discussion of the Fiscal Year 2027 Finance and Facilities Plan**

OTHER BUSINESS

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

ADJOURNMENT OF MEETING

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



Proclamation

WHEREAS, our community's success depends on making sure that all Flossmoor residents feel welcome; and,

WHEREAS, new Flossmoor residents are a vital part of our community, bringing fresh perspectives and new ideas, starting businesses, and contributing to the vibrant diversity that we all value; and,

WHEREAS, we honor the spirit of unity that is bringing neighbors together and making our community the kind of place where diverse people from around the world feel valued and want to put down roots; and,

WHEREAS, by recognizing the contributions that we all make to create a vibrant culture and a growing economy, we make our community more prosperous and more inclusive to all who call it home; and,

WHEREAS, fostering a welcoming environment for all individuals, regardless of race, ethnicity, or place of origin, enhances the Village of Flossmoor's cultural fabric, economic strength, global competitiveness, and overall prosperity for current and future generations; and,

WHEREAS, the Village of Flossmoor is committed to continually building a welcoming and neighborly atmosphere in our community, where all are welcome and accepted; and,

WHEREAS, the Village of Flossmoor encourages the business community, civic groups, other government agencies, and community institutions to undertake their own initiatives, beyond this proclamation, to make Flossmoor a welcoming place to all; and,

NOW, THEREFORE, I, Michelle I. Nelson, Mayor of Flossmoor, do hereby proclaim April 16th, 2026, as:

“New Resident Day”

Dated this 6th day of April 2026

Michelle I. Nelson, Mayor

MEMORANDUM



FLOSSMOOR

TO: Mayor Nelson and Board of Trustees
FROM: Bridget Wachtel, Village Manager
DATE: April 6, 2026
RE: Consideration of an Appointment 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 April 6, 2026.

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

MINUTES OF MAYOR NELSON AND BOARD OF TRUSTEES FOR THE
REGULAR MEETING OF THE VILLAGE OF FLOSSMOOR, ILLINOIS
HELD ON MARCH 16, 2026

VILLAGE HALL

March 16, 2026

7:00 PM

DRAFT

Village Clerk Porter took roll. There was a quorum.

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

ABSENT: None

ALSO PRESENT:

Ann Novoa, Finance Director	Carl Estelle, Chief of Police
Scott Bugner, Director of Bldg & Zoning	Bob Kopec, Fire Chief
John Brunke, Public Works Director	Nicole Castagna, Asst to Vlg Mgr/Comm. Mgr
Bridget Wachtel, Village Manager	Joe Miller, Village Attorney

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

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

RECOGNITIONS AND APPOINTMENTS: None

PUBLIC WISHING TO ADDRESS THE BOARD:

1. Jackie Riffice: Provided information about her public book club and welcomed all to join.
2. Treveyon Kinnard: Mr. Kinnard is the owner of “Quality Works Trademark.” (<https://qualityworkstrademark.com/>). Mr. Kinnard gave information about his personal challenges, including the death of his sister, that he has had to overcome, and what motivates him to have a successful lawn care business.

Mayor Nelson asked Finance Director Ann Novoa to provide an update regarding the distribution of the second installment of Cook County property taxes.

Finance Director Novoa reported that the Village has received some small disbursements since the last board meeting, and the collection rate has increased from 92% to 94% for 2024 tax year monies that are owed. The Village has not received any disbursements from Cook County for the 2025 tax year.

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CONSENT AGENDA:

Mayor Nelson called for a Motion to approve **Consent Agenda Items #1-2**. Trustee Daggett so moved, Trustee Lofton seconded. Mayor Nelson asked if there were any items on the Consent Agenda that were requested to be removed for discussion, and there were none.

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

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

REPORTS OF COMMITTEES, COMMISSIONS AND BOARDS: No formal reports. Mayor Nelson thanked everyone who helped make the Village's 19th Annual St. Patrick's Day Parade a success, including the Police Department, the Fire Department, the Public Works Department, Stephanie Wright (Community Engagement Manager), and the Village's Community Relations Commission.

ACTION ITEMS: None

DISCUSSION ITEMS:

Agenda Item #3: Discussion of the Fiscal Year 2026-2027 Preliminary Budget — Capital Equipment Fund

Village Manager Wachtel presented this discussion item and advised that the preliminary fiscal year 2026-2027 budget is published on the village's web page (<https://www.flossmoor.org/DocumentCenter/View/3277/Preliminary-Budget-FY27?bidId=>) The budget can be located by a keyword search ("budget") and it is included on the transparency page.

Village Manager Wachtel provided information about how the Capital Equipment Fund is a sinking fund that receives its contribution from the general fund and water and sewer fund. It is a ten-year sinking fund so that the Village can cover the expenses associated with replacing the cost of capital equipment **with cash on hand without incurring additional debt**. Every year, there is a ten-year replacement schedule that is included as part of the budget. This schedule is completed following an annual evaluation by every department on equipment life cycles and future needs, and then a review by the Finance Director, who completes a true-up of monies collected compared

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to what is needed to fund the fund over the next ten years. The fiscal year 2027 contribution coming into this fund totals \$1.3 million, with about \$1 million coming from the general fund, \$150,000 from the water fund, and \$187,000 coming from the sewer fund. Factors that impact the Capital Equipment schedule include the supply chain and the delay in receiving Cook County property tax payments. The fourth quarter transfer into this fund, of about \$200,000, from the General Fund is being delayed in order to provide a cushion for operations since the Village has not received its property tax disbursements. If the Village were in need of infusing cash flow to support operations, the Village can borrow from this fund as a last resort.

Highlights of the preliminary budget for the Capital Equipment Fund for each major department include the following. Manager Wachtel made note that some equipment was supposed to have been taken care of in FY26 and has been deferred to FY27 because of the slowdown in receiving property tax disbursements.

A. Public Works:

FY26: Asphalt Roller, Tractor/backhoe/loader, and pickup with a utility box and hoist

FY27: Step van for water operations, Butterfield Lift Station generator, Towable back-up generator. These items were from FY26 and had to be deferred to FY27. An item must be received before April 30th to be accounted for in the current fiscal year.

Replacements Deferred:

- Two utility vehicles adjusted from a six-year schedule to a seven-year schedule
- Aerial bucket truck adjusted from a ten-year schedule to a twelve-year schedule
- Six pick-ups adjusted from an eight-year schedule to a ten-year schedule
- Water division step van adjusted from an eight-year schedule to a fifteen-year schedule
- Two mowers due for replacement in FY 27 were deferred one year

B. Police

FY26: Two police squads & chief vehicle (fleet increased by one), speed radars (new to the schedule), pistol range HVAC Remediation in progress, and cameras in retail corridors (cameras are being offset by a grant).

FY27: Patrol squad #4 & DC vehicle, pistol range equipment & HVAC, pistols, portable radios, and cameras in retail (the cameras are being offset by a grant)

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Replacements Deferred: Supervisor vehicle moved from FY26 to FY28

Additions to the Schedule: Commander vehicle added to FY28, Speed radar units added on an eight-year schedule, and ballistic shields in FY30 and assigned a five-year schedule

C. Fire:

FY26: Fire Radio Replacement to move to a higher 800MHz frequency for greater Wi-Fi and cellular signal access, Small Equipment Batteries, Ordered E19 Replacement* (sold E-19 for \$395,000), UTV (sold Brush Truck for \$25,000), Second Drone (donated by FVFC)

FY27: Vehicle Stabilization Equipment, Air Compressor and Fit Test Machine

*Budget Adjustments to S19 and E19 in future years by \$350,000 each

Fire Apparatus Review/Schedule Changes:

- Reduce Fleet by One
 - Early sale of E19 in FY 26, authorize its replacement in FY26 for delivery in FY28
 - Dispose of E119 after receipt of replacement E19 in FY 28
 - Move Squad 19 from FY30 to FY32

In the past five years, there has been about a 20% increase in the costs to replace fire apparatus equipment.

D. Additional Capital Equipment

Technology & Office Equipment

FY 26: BS&A cloud upgrade (now fully implemented and will improve customer service for invoice transactions and online payments)

FY 27: Village Hall main copier, Public Works Copier, 3 printers & CAD plotter, Network backup appliance, switches & firewall, and four computers

Building Improvements and Maintenance (in addition to annual projects)

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FY 26: Village Hall parking lot patching & sealcoating, Village Hall Boilers, Building & Zoning Front Desk (design), Police Department women's bathroom

FY27: PWSC Bay Floor, Public Works Service Center Bay area and mechanic area heaters, Police and Fire workout room (3-year program deferred from FY26),

Improvement Projects: Building & Zoning Front Desk (construction), PD Break Room, reglazing windows in Village Hall to help with building efficiency

Mayor Nelson asked the Board for any questions and comments, and the Board responded as follows:

Trustee Lofton: Commends Village Manager Wachtel for her excellent work.

Trustee Dorsey: Expressed thanks and appreciation to Village Manager Wachtel and the finance team for their work and these detailed budget presentations.

Trustee Daggett: Gave thanks to everyone for their work on budget preparation and for the donation of the drone to the Village from the Flossmoor Volunteer Fire Corporation.

Trustee Rodgers: Expressed her appreciation to Village Manager Wachtel for the detailed presentation and budget presentation.

Trustee Mustafa: Discussed her appreciation for the very detailed budget prepared by Village Manager Wachtel and the finance team. Asked about how deferments are reflected in the actual budget. For an example of a deferment, Village Manager Wachtel directed Trustee Mustafa to page 33, under Public Works, to see how the deferment for the generator was reflected in the budget.

Trustee Mitros: Praised the teamwork from the different departments to prepare the budget.

Agenda Item #4: Discussion of Water and Sewer Rates

Finance Director Nova presented this discussion item. It is her recommendation to increase the water rate under Option C. The rate options presented by Finance Director Novoa were to establish rates that:

1. Remain unchanged
2. Cover water supply increase only (2.7%) – Option A

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3. Cover water supply and operations only – Option B
4. Cover water supply, operations, and bad debt – Option C
5. Cover operations and fund capital reinvestment (Estimated Full Cost) – Option D

Finance Director Novoa recommends increasing the water rates to sustain the fund’s operating costs and help fund capital projects. **Her recommendation is** half (50%) of the Option C calculation, which takes into consideration water supply costs, operations, and bad debt. With the consideration of half of Option C, the rates would increase by \$3.30 per 1000 gallons across Water (\$2.54) and Sewer (\$0.77)– a total of 17% increase to the current total rates. Based upon the preliminary budget, the increase would bring the fund to a \$447,000 operating surplus, yet still draw down approximately \$420,000 of fund balance to support the FY 27 capital improvements. She also recommends taking this approach with the Storm Water rates as well – increasing by \$0.61 to \$3.08 per 1000 gallons. **The recommendation** to only increase by half (50%) of Option C instead of the full Option C calculation is an effort to be sensitive to customers’ budgets while recognizing that the Village needs to cover its expenses. **Her recommendations for the Sanitary Sewer Surcharge fee** is an increase of \$1.00 (3.7%) to \$28.00 to help support the operating costs of this fund.

The “Sewer Only” fee has been set at a flat amount of \$81 per quarter, which equates to \$27 per month. This fee was last adjusted in April 2024 based on inflation. **Her recommendation** is to keep the flat rate at \$81.00 for the current year and re-evaluate this fee every few years.

Mayor Nelson recognized Finance Director Novoa’s leadership and further discussed how the general fund has historically supported the water and sewer fund. Mayor Nelson recommends following Finance Director Novoa’s recommendations for Option C to start making the water and sewer fund self-supporting.

Mayor Nelson asked the Board for comments and the Board responded as follows:

Trustee Mitros: Agrees with Option C.

Trustee Lofton: Agrees with Option C. Asked about what happens with residents who have water meters on their irrigation systems when their systems are shut down during the wintertime. Director Novoa advised that these residents receive the minimum bill, which is for 1000 gallons of consumption.

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Trustee Dorsey: Agrees with Option C. Asked about when the fund is expected to be self-sustaining. Director Novoa advised that the time period for this is indefinite and depends on many different factors.

Trustee Daggett: Agrees with Option C. Asked about the average gallons of water used per household, and Director Novoa advised that this is approximately 3,000 gallons per person/month.

Trustee Rodgers: Agrees with Option C.

Trustee Mustafa: Discussed with Finance Director Novoa the water usage rate per person, the impact of reducing water loss, the impact of increasing water rates on the water loss ratio, and whether the Village can detect leaks at resident homes.

With the Board's direction, the Village Attorney will prepare an ordinance amending the water and sewer rates as established in the Flossmoor Municipal Code. This ordinance will appear on the next agenda.

Agenda Item #5: A Motion to go into Executive Session to Discuss the Employment of Specific Individuals, Property Acquisition, and Litigation

Mayor Nelson stated there was no need for Executive Session.

OTHER BUSINESS:

Mayor Nelson called for Other Business and the Board responded as follows:

Trustee Daggett: Thanked Village Manager Wachtel and staff for providing information about available parking in the downtown area. Reported that four out of five teams from Parker Junior High advanced to the State National History Competition.

Trustee Dorsey: None

Trustee Lofton: None

Trustee Mitros: None

Trustee Mustafa: None

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Trustee Rodgers: No comments

Clerk Porter: No comments.

Village Attorney Miller: No comments

Village Manager Wachtel: Gave thanks to Finance Director Novoa and the finance team for their work on the budget. Also announced that the Parker Junior High 8th Grade Girls Volleyball swept sectionals and are going undefeated into the State championship.

Mayor Nelson: Reminded everyone to vote tomorrow.

ADJOURNMENT OF MEETING

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

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

The Regular Meeting was adjourned at approximately 8:09 p.m.

Respectfully Submitted,

Cecil E. Porter
Village Clerk

VILLAGE OF FLOSSMOOR
4/6/2026
CLAIMS LIST SUMMARY

HAND CHECKS	\$156,793.19
INVOICES	<u>\$698,975.61</u>
TOTAL	<u><u>\$855,768.80</u></u>

Village of Flossmoor Detail Board Report

Invoices Due On/Before: 04/07/26

Vendor Name	Invoice #	Invoice Date	Invoice Amount	PO #	Invoice Description	GL Number	GL Description	Line Amount
ADVANCE SWEEPING SERVICES INC								
3219		03/09/26	\$9,770.75		STREET SWEEPING 3/6 & 3/8	07-01-4-632	STREET SWEEPING	\$9,770.75
					VENDOR TOTAL:			\$9,770.75
AIR ONE EQUIPMENT INC								
233243		03/05/26	\$99.00		SCBA REPAIR	01-49-6-674	EQUIP MAINTENANCE & SUPPLI	\$99.00
					VENDOR TOTAL:			\$99.00
AL WARREN OIL COMPANY INC								
W1827421		03/11/26	\$2,825.55		UNLEADED FUEL	01-55-3-608	PETROLEUM PRODUCTS	\$48.53
						01-60-3-608	PETROLEUM PRODUCTS	\$317.81
						08-11-3-608	PETROLEUM PRODUCTS	\$158.91
						08-21-3-608	PETROLEUM PRODUCTS	\$158.91
						01-48-3-608	PETROLEUM PRODUCTS	\$1,638.29
						01-49-3-608	PETROLEUM PRODUCTS	\$457.90
						01-53-3-608	PETROLEUM PRODUCTS	\$45.20
W1824701		03/02/26	\$1,946.05		UNLEADED FUEL	01-55-3-608	PETROLEUM PRODUCTS	\$50.31
						01-60-3-608	PETROLEUM PRODUCTS	\$257.28
						08-11-3-608	PETROLEUM PRODUCTS	\$128.64
						08-21-3-608	PETROLEUM PRODUCTS	\$128.64
						01-48-3-608	PETROLEUM PRODUCTS	\$1,188.71
						01-49-3-608	PETROLEUM PRODUCTS	\$192.47
W1822556		02/20/26	\$2,046.38		UNLEADED FUEL	01-55-3-608	PETROLEUM PRODUCTS	\$105.51
						01-60-3-608	PETROLEUM PRODUCTS	\$192.59
						08-11-3-608	PETROLEUM PRODUCTS	\$100.82
						08-21-3-608	PETROLEUM PRODUCTS	\$100.82
						01-48-3-608	PETROLEUM PRODUCTS	\$1,304.57
						01-49-3-608	PETROLEUM PRODUCTS	\$211.96
						01-53-3-608	PETROLEUM PRODUCTS	\$30.11
W1824702		03/02/26	\$1,276.03		DIESEL FUEL	01-60-3-608	PETROLEUM PRODUCTS	\$369.77
						08-11-3-608	PETROLEUM PRODUCTS	\$130.38
						08-21-3-608	PETROLEUM PRODUCTS	\$170.12
						01-49-3-608	PETROLEUM PRODUCTS	\$605.76

Village of Flossmoor Detail Board Report

Invoices Due On/Before: 04/07/26

Services.Erp.Repo

Vendor Name Invoice #	Invoice Date	Invoice Amount	PO #	Invoice Description	GL Number	GL Description	Line Amount
AMAZON CAPITAL SERVICES							
1CYDKF67WQJD	03/25/26	\$57.33		LABEL MAKER TAPES	01-48-3-601	OFFICE SUPPLIES	\$57.33
1JXCJFFHT9JF	03/20/26	\$48.01		DPW NOTEBOOK/WALL CLOCK	01-55-3-601	OFFICE SUPPLIES	\$48.01
133QY6GP9KWL	03/10/26	\$192.53		RECEIPT PRINTER/PRINTER RECEIPT PAPER ROLLS	01-43-3-606	OFFICE EQUIPMENT	\$164.95
13DNPRFRPNT	03/09/26	\$207.49		TACTICAL BOOTS-SAILSBERY	01-43-3-607	COMPUTER EQUIPMENT & SUPP	\$27.58
1LQXXKJ4TKD	03/05/26	\$47.98		GARDENING WORK GLOVES	01-48-3-612	UNIFORMS & RELATED SUPPLIE	\$207.49
1HHLQFNVDX4N	03/04/26	\$69.74		BATTERIES RESTOCK	01-41-4-655	GREEN COMMISSON	\$47.98
1TGH1XGD711R	03/02/26	\$206.38		DPW BIB OVERALLS/WALL CLOCK/WIRELESS MOUSE	01-49-3-605	OPERATING SUPPLIES	\$69.74
1C6TDJ6MJLDT	03/12/26	\$(19.39)		DPW CREDIT WALL CLOCK	01-60-3-618	SAFETY EQUIPMENT & SUPPLIES	\$159.00
1JHVJG6C6XW6	03/02/26	\$32.81		PUMP HOSE FITTING	01-55-3-601	OFFICE SUPPLIES	\$47.38
1QRXX6LYDQCY	03/05/26	\$19.98		WIRELESS MOUSE	01-55-3-601	OFFICE SUPPLIES	\$(19.39)
VENDOR TOTAL:							\$862.86
B ALLAN GRAPHICS							
104294	03/06/26	\$800.00		NEW RESIDENT NIGHT YARD SIGNS	01-41-4-651	COMMUNITY RELATIONS COMMI	\$800.00
VENDOR TOTAL:							\$800.00
BAXTER & WOODMAN, INC.							
0282472	02/24/26	\$767.00		1413 HEATHER HILL CRESCENT	07-01-7-762	1413 HEATHER HILL CRESCENT	\$767.00
0282473	02/24/26	\$19,130.00		BUTTERFIELD CREEK STREAM RESTORATION	01-55-7-770	DARTMOUTH RD BIKE BRIDGE P	\$19,130.00
VENDOR TOTAL:							\$19,897.00

Village of Flossmoor Detail Board Report

Invoices Due On/Before: 04/07/26

Vendor Name	Invoice #	Invoice Date	Invoice Amount	PO #	Invoice Description	GL Number	GL Description	Line Amount
BMO FINANCIAL GROUP								
WACHTEL 111525		11/15/25	\$1,598.06		ZOOM/ICMA CONFERENCE	01-42-4-645	WEBSITE APPLICATIONS	\$48.00
					HOME DEPOT-LUMBER/IACP-MEMBERSHIP	01-42-5-661	TRAINING	\$1,550.06
MERKLE 011526		01/15/26	\$373.70			01-48-3-615	SMALL TOOLS & EQUIPMENT	\$153.70
					FAA DRONE ZONE-REGISTRATION FEE/IFCA-MEMBERSHIP	01-48-5-660	DUES AND SUBSCRIPTIONS	\$220.00
BERK 011526		01/15/26	\$265.00			01-49-3-613	DRONE & PHOTOGRAPHY SUPPL	\$5.00
					IDPH-INSPECTION FEES/QR CODE-PRO ENTERPRISE PLAN	01-49-5-660	DUES AND SUBSCRIPTIONS	\$260.00
BERK 021526		02/15/26	\$1,275.69			01-49-4-634	MISCELLANEOUS SERVICES	\$76.69
					NPELRA-ESSENTIAL SKILLS MERKLE/FBI-MEMBERSHIP	01-49-6-672	DEPARTMENT IT MAINTENANCE	\$1,199.00
MERKLE 021526		02/15/26	\$1,015.00			01-48-5-661	TRAINING	\$650.00
					SAMS CLUB/MENARDS/DOLLAR TREE/MEDJER/SCREMENTT'S/PPG	01-48-5-660	DUES AND SUBSCRIPTIONS	\$145.00
WEGMANN 021526		02/15/26	\$1,225.52			01-48-5-660	DUES AND SUBSCRIPTIONS	\$220.00
						01-48-3-601	OFFICE SUPPLIES	\$121.11
						01-48-3-606	OFFICE EQUIPMENT	\$50.04
						01-48-3-605	OPERATING SUPPLIES	\$20.33
						01-48-3-605	OPERATING SUPPLIES	\$70.84
						01-48-3-605	OPERATING SUPPLIES	\$793.02
						01-48-3-601	OFFICE SUPPLIES	\$92.48
						01-48-3-605	OPERATING SUPPLIES	\$77.70
NOVOA 021526		02/15/26	\$250.00		GFOA MEMBERSHIP 8/1/25-7/31/26	01-43-5-660	DUES AND SUBSCRIPTIONS	\$250.00
NOVOA 011526		01/15/26	\$1,339.58		SIMPLEFILE.COM-LIEN PAYMENTS	01-43-4-634	MISCELLANEOUS SERVICES	\$1,339.58
WACHTEL 011526		01/15/26	\$347.37		ZOOM/FTD-SYMPATHY BECKER & TUCKER/BLOOMS ON BRASSIE-SYMPATHY NELSON/BERKOTS STAFF HOLIDAY BREAKFAST			
						01-42-4-645	WEBSITE APPLICATIONS	\$48.00
						01-41-4-652	COMMUNITY SERVICE ACTIVITI	\$89.35
						01-41-4-652	COMMUNITY SERVICE ACTIVITI	\$89.69
						01-41-4-652	COMMUNITY SERVICE ACTIVITI	\$87.50
						01-42-4-652	MEETINGS AND EVENTS	\$32.83
BOGUE 011526		01/15/26	\$176.88		CANVA-EVENT RACK CARDS/NETWORK SOLUTIONS-VPN CERTIFICATES			
						01-41-4-653	MARKETING PROGRAMS	\$41.81
						01-42-4-645	WEBSITE APPLICATIONS	\$89.88

Village of Flossmoor Detail Board Report

Invoices Due On/Before: 04/07/26

Vendor Name Invoice #	Invoice Date	Invoice Amount	PO #	Invoice Description	GL Number	GL Description	Line Amount					
WACHTEL 021526	02/15/26	\$644.81		ZOOM-MO BILLING/PELRA-DUES BOGUE & WACHTEL/MTG MTG	01-42-4-645	WEBSITE APPLICATIONS	\$45.19					
					01-42-4-645	WEBSITE APPLICATIONS	\$48.00					
					01-41-5-661	TRAINING	\$26.20					
					01-41-5-661	TRAINING	\$110.61					
					01-42-5-660	DUES AND SUBSCRIPTIONS	\$230.00					
					01-42-5-660	DUES AND SUBSCRIPTIONS	\$230.00					
KORTUM 021526	02/15/26	\$724.12		DULUTH TRADING/ISA/SAMS CLUB/IL AWWA/ISA	01-60-3-612	UNIFORMS & RELATED SUPPLIE	\$116.74					
					01-60-5-660	DUES AND SUBSCRIPTIONS	\$190.00					
					01-42-4-633	WELLNESS COMMITTEE	\$72.20					
					01-55-3-601	OFFICE SUPPLIES	\$50.18					
					08-11-5-661	TRAINING	\$25.00					
					01-60-5-660	DUES AND SUBSCRIPTIONS	\$135.00					
					01-60-3-605	OPERATING SUPPLIES	\$135.00					
					07-01-5-661	TRAINING	\$465.00					
					KORTUM 011526	01/15/26	\$465.00		IASFM CONFERENCE-KORTUM			
										KOPEC 011526	01/15/26	\$567.64
KOPEC 021526	02/15/26	\$401.56		ZOLL-THERMAL PAPER/CABLE								
BROWNELLS, INC 2026412738039	03/02/26	\$81.25		SSERT RIFLE ACCESSORY								
2026412780744	03/21/26	\$107.99		SSERT ARCALOCK DOVETAIL RAIL (PRECISION RIFLE ACCESSORY)	26-01-7-701	SO SUBURB EMERG RESP TEAM	\$81.25					
					26-01-7-701	SO SUBURB EMERG RESP TEAM	\$107.99					
2026412732717	03/03/26	\$377.12		SSERT RIFLE ACCESSORIES								
VENDOR TOTAL:							\$10,669.93					
JOHN BRUNKE 031326	03/13/26	\$404.54		IAFSM LODGING REIMBURSEMENT								
VENDOR TOTAL:							\$566.36					
VENDOR TOTAL:							\$404.54					

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Vendor Name	Invoice #	Invoice Date	Invoice Amount	PO #	Invoice Description	GL Number	GL Description	Line Amount	
C & M PIPE & SUPPLY CO									
	27707	03/12/26	\$490.00		RESTOCK PIPE	08-11-3-605	OPERATING SUPPLIES	\$490.00	
								VENDOR TOTAL: \$404.54	
CANON SOLUTIONS AMERICA, INC.									
	6015273901	03/14/26	\$339.63		FD COPIER MAINTENANCE BASE 3/14/26-6/13/26	01-49-6-677	EQUIPMENT SERVICE CONTRAC	\$339.63	
								VENDOR TOTAL: \$339.63	
CASE LOTS INC.									
	7093	03/16/26	\$53.90		TRASH CAN LINERS	01-67-3-616	CLEANING SUPPLIES	\$53.90	
								VENDOR TOTAL: \$53.90	
CDW GOVERNMENT, INC.									
	AH2159V	12/10/25	\$45.10		APC SMART CONNECT 1 YEAR EXTENDED WARRANTIES	01-49-6-672	DEPARTMENT IT MAINTENANCE	\$22.55	
							01-48-6-672	DEPARTMENT IT MAINTENANCE	\$22.55
								VENDOR TOTAL: \$45.10	
CHANDLER SERVICES INC									
	INV31240	03/23/26	\$4,757.28		E119 PREVENTATIVE MAINTENANCE	01-49-6-671	VEHICLE MAINTENANCE	\$4,757.28	
								VENDOR TOTAL: \$4,757.28	
CHICAGO COMMUNICATIONS, LLC.									
	368019	03/11/26	\$94.80		RADIO MAINTENANCE APRIL 2026	01-50-6-676	RADIO SYSTEM MAINTENANCE	\$94.80	
								VENDOR TOTAL: \$94.80	
CLEANING SPECIALIST, INC.									
	10315	03/20/26	\$350.00		BODY REMOVAL/TRANSPORT TO ME OFFICE	01-48-4-630	PROFESSIONAL SERVICES	\$350.00	
								VENDOR TOTAL: \$350.00	
COMED									
	6725003000 022426	02/24/26	\$43.19		CBD PEDESTAL POWER 1/26/26-2/24/26				

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Vendor Name Invoice #	Invoice Date	Invoice Amount	PO #	Invoice Description	GL Number	GL Description	Line Amount
9484057000 030626	03/06/26	\$76.43		CBD STREET LIGHTS POWER 1/26/26-2/24/26	40-33-4-634	MISCELLANEOUS SERVICES	\$43.19
2611372222 030926	03/09/26	\$143.23		WESTERN TOWER POWER 2/6/26-3/9/26	40-33-4-634	MISCELLANEOUS SERVICES	\$76.43
7525705000 030926	03/09/26	\$728.24		WOODS LIFT STATION POWER 2/6/26-3/9/26	08-11-4-631	ELECTRIC, POWER, AND LIGHT	\$143.23
0994561222 010126	01/01/26	\$1,358.19		MFT STREET LIGHT POWER 11/22/25-12/23/25	08-21-4-631	ELECTRIC, POWER, & LIGHT	\$728.24
0994561222 030326	03/03/26	\$1,344.10		MFT STREET LIGHT POWER 1/26/26-2/24/26	02-01-4-630	ELECTRIC, POWER, AND LIGHT	\$1,358.19
0025482000 022426	02/24/26	\$64.42		CENTRAL DR ALLEY LIGHTS POWER 1/26/26-2/24/26	02-01-4-630	ELECTRIC, POWER, AND LIGHT	\$1,344.10
6568992000 022426	02/24/26	\$74.92		STERLING TOWER POWER 1/26/26-2/24/26	02-01-4-630	ELECTRIC, POWER, AND LIGHT	\$64.42
2619082222 022726	02/27/26	\$161.00		HOMEWOOD METER VAULT POWER 1/29/26-2/27/26	08-11-4-631	ELECTRIC, POWER, AND LIGHT	\$74.92
7107178111 022726	02/27/26	\$173.24		COMMONS LIFT STATION POWER 1/29/26-2/27/26	08-11-4-631	ELECTRIC, POWER, AND LIGHT	\$161.00
2118742000 022726	02/27/26	\$318.62		DARTMOUTH LIFT STATION POWER 1/29/26-2/27/26	08-21-4-631	ELECTRIC, POWER, & LIGHT	\$173.24
9135458000 022726	02/27/26	\$949.27		COMMONS/MEINHETT POWER 1/29/26-2/27/26	08-21-4-631	ELECTRIC, POWER, & LIGHT	\$318.62
0236797000 022726	02/27/26	\$109.84		SYLVAN LIFT STATION POWER 1/29/26-2/27/26	08-11-4-631	ELECTRIC, POWER, AND LIGHT	\$949.27
3022002111022426	02/24/26	\$144.84		HEATHER ROAD LIFT STA POWER 1/26/26-2/24/26	08-21-4-631	ELECTRIC, POWER, & LIGHT	\$109.84
VENDOR TOTAL:							\$5,689.53
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COOK COUNTY DEPARTMENT OF 4TH QTR 2025	02/02/26	\$100.00		4TH QTR 2025 FOOD SERVICE INSPECTIONS	01-53-4-659	SANITARIAN INSPECTION SERVI	\$100.00
VENDOR TOTAL:							\$100.00
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CORE & MAIN LP Y334138	01/06/26	\$5,653.00		LARGE WATER METERS	08-11-6-672	WATER METER AND ROMS	\$5,653.00
VENDOR TOTAL:							\$5,653.00

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Vendor Name	Invoice #	Invoice Date	Invoice Amount	PO #	Invoice Description	GL Number	GL Description	Line Amount
RICHARD G. CRUSOR, JR.								
	031226	03/12/26	\$600.00		ADMIN HEARING OFFICER 2/26/26	01-44-4-646	LOCAL ADJUDICATION SERVICE	\$600.00
							VENDOR TOTAL:	\$600.00
DELUXE								
	19637987	03/16/26	\$251.38		WATER ACCT DEPOSIT BOOK			
						08-10-3-601	OFFICE SUPPLIES	\$188.54
						08-20-3-601	OFFICE SUPPLIES	\$62.84
							VENDOR TOTAL:	\$251.38
DYNEGY ENERGY SERVICES								
	010000177423	03/04/26	\$280.39		KEDZIE BOOSTER STATION 1/29/26-2/26/26	08-11-4-631	ELECTRIC, POWER, AND LIGHT	\$280.39
	010000177422	03/04/26	\$1,375.90		STERLING PUMP STATION 1/29/26-2/26/26	08-11-4-631	ELECTRIC, POWER, AND LIGHT	\$1,375.90
	010000177419	03/04/26	\$1,610.62		VOLLMER RESERVOIR 1/29/26-2/26/26	08-11-4-631	ELECTRIC, POWER, AND LIGHT	\$1,610.62
	010000177415	03/04/26	\$1,179.08		BUTTERFIELD LIFT STATION 1/29/26-2/26/26	08-21-4-631	ELECTRIC, POWER, & LIGHT	\$1,179.08
							VENDOR TOTAL:	\$4,445.99
EAGLE UNIFORM CO INC								
	489483	03/25/26	\$894.00		UNIFORM MCNEAL VEST	01-48-3-615	SMALL TOOLS & EQUIPMENT	\$894.00
	489463	03/25/26	\$80.00		UNIFORM BAPP	01-48-3-612	UNIFORMS & RELATED SUPPLIE	\$80.00
	489673	03/25/26	\$9.14		UNIFORM BROSANAN	01-48-3-612	UNIFORMS & RELATED SUPPLIE	\$9.14
	489493	03/25/26	\$388.00		UNIFORM MCNEAL VEST COVER	01-48-3-612	UNIFORMS & RELATED SUPPLIE	\$388.00
	478183	03/05/26	\$18.00		UNIFORM MCNEAL	01-48-3-612	UNIFORMS & RELATED SUPPLIE	\$18.00
							VENDOR TOTAL:	\$1,389.14
E-COM DISPATCH CENTER								
	1308	03/03/26	\$302,494.48		MOTOROLA FIRE 800 LEASE	16-01-7-749	CAPITAL EQUIPMENT-FIRE	\$302,494.48
							VENDOR TOTAL:	\$302,494.48

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Vendor Name	Invoice #	Invoice Date	Invoice Amount	PO #	Invoice Description	GL Number	GL Description	Line Amount
ELEVATOR INSPECTION SVC CO INC								
	00362454	02/13/26	\$96.00		ELEVATOR INSPECTIONS-JANUARY 2026	01-53-4-658	ELEVATOR INSPECTION SERVIC	\$96.00
					VENDOR TOTAL:			\$96.00
EMS MANAGEMENT & CONSULTANTS								
	EMS024354	02/28/26	\$2,396.46		AMBULANCE COLLECTIONS FEBRUARY 2026	01-49-4-656	AMBULANCE COLLECTION SERVI	\$2,396.46
					VENDOR TOTAL:			\$2,396.46
CARL ESTELLE								
	031326	03/13/26	\$272.75		POLAR PLUNGE EXPENSES REIMBURSEMENT	01-50-3-605	OPERATING SUPPLIES	\$272.75
					VENDOR TOTAL:			\$272.75
EVT TECHNOLOGIES								
	7657	03/23/26	\$187.45		U19 LIGHT REPAIR	01-49-6-671	VEHICLE MAINTENANCE	\$187.45
	7658	03/23/26	\$209.78		C119 LIGHT REPAIR	01-49-6-671	VEHICLE MAINTENANCE	\$209.78
	7659	03/23/26	\$1,435.60		T19 800 RADIO INSTALL	01-49-3-621	COMMUNICATIONS EQUIPMENT	\$1,435.60
	7660	03/23/26	\$745.75		SQ19 800 RADIO INSTALL	01-49-3-621	COMMUNICATIONS EQUIPMENT	\$745.75
					VENDOR TOTAL:			\$2,578.58
EXPERT CHEMICAL & SUPPLY INC								
	969291	03/16/26	\$183.96		COFFEE CUPS RESTOCK	01-67-3-616	CLEANING SUPPLIES	\$183.96
	968547	01/20/26	\$518.50		SALT BAGS	01-61-6-677	PROGRAM MAINTENANCE	\$518.50
					VENDOR TOTAL:			\$702.46
FITZSIMMONS								
	9529371	03/12/26	\$80.00		OXYGEN	01-49-6-675	EMS EQUIPMENT MAINTENANCE	\$80.00
	9562425	03/20/26	\$15.00		H TANK RENTAL	01-49-6-675	EMS EQUIPMENT MAINTENANCE	\$15.00
					VENDOR TOTAL:			\$95.00

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Vendor Name	Invoice #	Invoice Date	Invoice Amount	PO #	Invoice Description	GL Number	GL Description	Line Amount
FORT DEARBORN ENTERPRISES INC								
	209932	11/14/25	\$79.08		URINAL SCREENS RESTOCK	01-67-3-616	CLEANING SUPPLIES	\$79.08
	20993201	11/21/25	\$44.04		URINAL SCREENS RESTOCK	01-67-3-616	CLEANING SUPPLIES	\$44.04
							VENDOR TOTAL:	\$123.12
FPR GROUP LLC								
	032026	03/21/26	\$300.00		PLAN REVIEWS-7 BREW & CHIPOTLE/IDLEWILD COOKING EQUIPMENT EXTINGUISHMENT	01-49-4-650	CONTRACT FF/PM PERSONNEL	\$300.00
							VENDOR TOTAL:	\$300.00
HARVARD COLLECTION								
	FLOSSAR212471	02/28/26	\$43.75		FEBRUARY 2026 COLLECTIONS	01-43-4-656	COLLECTION SERVICES	\$43.75
							VENDOR TOTAL:	\$43.75
HIGH STAR TRAFFIC								
	17994	12/22/25	\$62.50		TRAFFIC SIGN (TRAFFIC FROM LEFT DOES NOT STOP) INSTALL	02-01-3-610	STREET SIGNS	\$62.50
	18075	12/29/25	\$62.90		TRAFFIC SIGN (ONCOMING TRAFFIC DOES NOT STOP) INSTALL	02-01-3-610	STREET SIGNS	\$62.90
	18384	01/16/26	\$2,948.50		STREET SIGNS & POSTS	02-01-3-610	STREET SIGNS	\$2,948.50
							VENDOR TOTAL:	\$3,073.90
HISKES, DILLNER, O'DONNELL,								
	24296	03/03/26	\$30.00		2021 NO CASH BID THROUGH 2/28/26-FILE REVIEW 18764 SPRINGFIELD AVE	01-44-4-644	OTHER LEGAL SERVICES	\$30.00
	24297	03/03/26	\$210.00		ACQUISITION/NO CASH BID-1835 DIXIE HWY SERVICES THROUGH 2/28/26	01-44-4-644	OTHER LEGAL SERVICES	\$210.00
	24198	02/04/26	\$131.25		NO CASH BID-1835 DIXIE HIGHWAY	01-44-4-644	OTHER LEGAL SERVICES	\$131.25
	24197	02/04/26	\$105.00		2021 NO CASH BID	01-44-4-644	OTHER LEGAL SERVICES	\$105.00
	24083	01/02/26	\$245.00		NO CASH BID-1835 DIXIE HIGHWAY	01-44-4-644	OTHER LEGAL SERVICES	\$245.00
							VENDOR TOTAL:	\$721.25
HOLLAND PRINTING INC								

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Vendor Name	Invoice #	Invoice Date	Invoice Amount	PO #	Invoice Description	GL Number	GL Description	Line Amount
	79133	03/16/26	\$942.84		QUARTERLY WATER BILLS/WATER REMINDERS/SHUT OFF NOTICES	08-10-4-635	PRINTING	\$707.13
	79108	03/12/26	\$110.00		BUSINESS CARDS-PANCZUK/FARLEY	08-20-4-635	PRINTING	\$235.71
								VENDOR TOTAL:
HOMEWOOD DISPOSAL SERVICE INC	9657138 020126	02/01/26	\$32.00		YARD WASTE STICKERS CUST #10-13341	01-00-2-424	YARD WASTE STICKERS	\$32.00
							VENDOR TOTAL:	\$32.00
HOMEWOOD DISPOSAL SERVICE INC	9749943	02/01/26	\$422.28		VH REFUSE REMOVAL CUST #10-13317	01-67-4-654	SCAVENGER AND DISPOSAL SER	\$422.28
9789981	03/01/26	\$422.28		VH REFUSE REMOVAL CUST #10-13317	01-67-4-654	SCAVENGER AND DISPOSAL SER	\$422.28	
							VENDOR TOTAL:	\$844.56
HOMEWOOD DISPOSALSERVICE INC	9708287	01/01/26	\$460.58		DPW REFUSE REMOVAL ACCT #10-13143	01-67-4-654	SCAVENGER AND DISPOSAL SER	\$460.58
9661175	12/02/25	\$262.24		DPW REFUSE REMOVAL ACCT #10-13143	01-67-4-654	SCAVENGER AND DISPOSAL SER	\$262.24	
9749940	02/01/26	\$456.26		DPW REFUSE REMOVAL ACCT #10-13143	01-67-4-654	SCAVENGER AND DISPOSAL SER	\$456.26	
9789978	03/01/26	\$460.40		DPW REFUSE REMOVAL ACCT #10-13143	01-67-4-654	SCAVENGER AND DISPOSAL SER	\$460.40	
							VENDOR TOTAL:	\$1,639.48
IL ENVIRONMENTAL PROTECTION	5	02/18/26	\$57,524.77		DEBT SERVICE L17-3973 WASTEWATER PROJECT	09-01-8-807	DEBT SERVICE-IEPA LOAN PHAS	\$57,524.77
							VENDOR TOTAL:	\$57,524.77
ILLINOIS FIRE INSPECTORS ASSN	25478	01/08/26	\$100.00		2026 IFIA MEMBERSHIP DUES	01-49-5-660	DUES AND SUBSCRIPTIONS	\$100.00
							VENDOR TOTAL:	\$100.00

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Vendor Name	Invoice #	Invoice Date	Invoice Amount	PO #	Invoice Description	GL Number	GL Description	Line Amount
JERRYS TRANSMISSION SERVICE								
	0045856	03/20/26	\$2,115.00		PARTS FOR AMBULANCE	01-49-6-671	VEHICLE MAINTENANCE	\$2,115.00
								VENDOR TOTAL: \$2,115.00
KONICA MINOLTA								
	9010807335	03/08/26	\$565.67		VH COPIER MAINTENANCE 3/8/26-4/7/26	01-43-6-670	OFFICE EQUIPMENT MAINTENA	\$565.67
	507098028	03/03/26	\$106.24		PD COPIER MAINTENANCE USAGE 2/4/26-3/3/26	01-48-6-674	COPIER MAINTENANCE	\$106.24
	507111658	03/04/26	\$50.00		PD COPIER MAINTENANCE BASE 3/4/26-4/3/26	01-48-6-674	COPIER MAINTENANCE	\$50.00
								VENDOR TOTAL: \$721.91
LEAGUE OF WOMEN VOTERS								
	032426	03/24/26	\$75.00		REFUND-ROOM RENTAL 4/15/26	01-00-4-459	MUNICIPAL BUILDING RENTALS	\$75.00
								VENDOR TOTAL: \$75.00
DAWN LENCIONI-KORTUM								
	031326	03/13/26	\$144.00		REIMBURSEMENT-GRAMMARLY SUBSCRIPTION RENEWAL	01-55-5-660	DUES AND SUBSCRIPTIONS	\$144.00
	031926	03/19/26	\$531.04		IASFMI CONFERENCE LODGING & MILEAGE REIMBURSEMENT	07-01-5-661	TRAINING	\$531.04
								VENDOR TOTAL: \$675.04
M.E. SIMPSON COMPANY, INC.								
	46231	03/16/26	\$7,425.00		FY26 HYDRANT FLOW TESTING & MAINTENANCE	08-11-6-678	FIRE HYDRANT FLOW TEST & M	\$7,425.00
								VENDOR TOTAL: \$7,425.00
MATTHEW O'SHEA CONSULTING INC.								
	82	03/01/26	\$3,000.00		LOBBYING SERVICES FEBRUARY 2026	01-41-4-632	LOBBYING SERVICES	\$3,000.00
								VENDOR TOTAL: \$3,000.00
MCKESSON MEDICAL SURGICAL								
	25122151	02/27/26	\$396.76		EMS EXAM GLOVES	01-49-3-622	EMS EQUIPMENT & SUPPLIES	\$396.76

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Vendor Name	Invoice #	Invoice Date	Invoice Amount	PO #	Invoice Description	GL Number	GL Description	Line Amount
MENARD'S-HOMEWOOD	18767	03/03/26	\$26.24		CONCRETE BAGS-PED CROSSING BASE	01-65-6-677	PROGRAM MAINTENANCE	\$26.24
VENDOR TOTAL:								\$26.24
METIRI GROUP - GENEVA	GA6001054	03/03/26	\$815.05		WATER SAMPLE TESTING	08-11-6-677	WATER FACILITY MAINTENANCE	\$815.05
VENDOR TOTAL:								\$815.05
MONARCH AUTO SUPPLY INC	6981678538	03/06/26	\$93.66		OIL FILTERS/TRANS FLUID	01-48-6-671	VEHICLE MAINTENANCE & SUPP	\$16.74
						01-60-6-671	MAINTENANCE AND SUPPLIES	\$19.23
						07-01-6-671	MAINTENANCE AND SUPPLIES	\$19.23
						08-11-6-671	MAINTENANCE AND SUPPLIES	\$19.23
						08-21-6-671	MAINTENANCE AND SUPPLIES	\$19.23
			\$383.78		FUEL PUMP REPAIR	01-48-6-671	VEHICLE MAINTENANCE & SUPP	\$383.78
VENDOR TOTAL:								\$477.44
MORTON INTERNATIONAL INC.	5403998166	01/21/26	\$3,063.75	2026-0039	DEICING ROCK SALT FOR SNOW AND ICE CONTROL	02-01-3-602	ROAD SALT - CHEMICALS	\$3,063.75
	5404146892	03/19/26	\$6,826.54		DEICING ROCK SALT FOR SNOW AND ICE CONTROL	02-01-3-602	ROAD SALT - CHEMICALS	\$6,826.54
VENDOR TOTAL:								\$9,890.29
NATTIONAL FIRE PROTECTION ASSN	3068246M	02/20/26	\$225.00		BERK MEMBERSHIP RENEWAL	01-49-5-660	DUES AND SUBSCRIPTIONS	\$225.00
VENDOR TOTAL:								\$225.00
NEXT DAY PLUS	5377225	03/10/26	\$115.40		DPW COPIER MAINT 2/1/26-2/28/26	01-55-6-670	OFFICE EQUIPMENT MAINTENA	\$115.40
VENDOR TOTAL:								\$115.40

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Vendor Name	Invoice #	Invoice Date	Invoice Amount	PO #	Invoice Description	GL Number	GL Description	Line Amount
NICOR GAS								
	72380610005 02232	02/23/26	\$112.66		KEDZIE BOOSTER GAS BILL 1/22/26-2/23/26	08-11-4-631	ELECTRIC, POWER, AND LIGHT	\$112.66
	84830610006 02262	02/26/26	\$2,636.66		VILLAGE HALL GAS BILL 1/27/26-2/26/26	01-67-4-653	GAS, ENERGY/PUMPS, & HEATIN	\$2,636.66
	25186956857 02262	02/26/26	\$63.06		WOODS LIFT STATION GAS BILL 1/26/26-2/25/26	08-21-4-631	ELECTRIC, POWER, & LIGHT	\$63.06
							VENDOR TOTAL:	\$2,812.38
NORM SCHILLING ENTERPRISES INC								
	288	02/21/26	\$2,035.00		SPOIL DISPOSAL/STREET SWEEPING DISPOSAL	01-60-4-650	SPOIL DISPOSAL	\$1,295.00
	289	02/21/26	\$1,400.00		STREET SWEEPING DISPOSAL/WOOD CHIP DISPOSAL	07-01-4-633	SPOIL DISPOSAL	\$740.00
							VENDOR TOTAL:	\$700.00
							VENDOR TOTAL:	\$3,435.00
ORKIN EXTERMINATING COMPANY								
	293610284	03/11/26	\$159.77		PEST CONTROL DPWSC	01-67-4-634	MISCELLANEOUS SERVICES	\$159.77
	293610680	03/11/26	\$167.53		PEST CONTROL VILLAGE HALL	01-67-4-634	MISCELLANEOUS SERVICES	\$167.53
							VENDOR TOTAL:	\$327.30
OTTOSEN DINOLFO HASENBALG & CASTALD								
	20331	02/28/26	\$632.50		LABOR MATTERS	01-44-4-644	OTHER LEGAL SERVICES	\$632.50
	20679	02/28/26	\$138.00		ANGLIN MATTERS	01-44-4-643	UNPLANNED LITIGATION	\$138.00
							VENDOR TOTAL:	\$770.50
OTTOSEN, DINOLFO, HASENBALG								
	APRIL 2026	04/06/26	\$12,407.75		RETAINER FOR LEGAL SERVICES APRIL 2026	01-44-4-630	VILLAGE ATTORNEY RETAINER	\$12,407.75
							VENDOR TOTAL:	\$12,407.75
PEERLESS NETWORK								
	92893	03/15/26	\$115.08		DPW/PD TELEPHONE 3/15/26-4/14/26			

Village of Flossmoor Detail Board Report

Invoices Due On/Before: 04/07/26

Vendor Name	Invoice #	Invoice Date	Invoice Amount	PO #	Invoice Description	GL Number	GL Description	Line Amount		
PREMISTAR-SOUTH	INV000010318	02/25/26	\$2,351.00		HVAC PREVENTATIVE MAINTENANCE 3/2/26-3/31/26	01-55-4-637	TELEPHONE	\$42.00		
		03/17/26	\$2,351.00		HVAC PREVENTATIVE MAINTENANCE 4/1/26-4/30/26	01-50-4-637	TELEPHONE	\$73.08		
									VENDOR TOTAL:	\$115.08
									VENDOR TOTAL:	\$4,702.00
PUBLIC SAFETY DIRECT, INC.	106824	02/12/26	\$252.00		ST PATRICK'S DAY/BASEBALL PARADE BANNERS	01-41-4-653	MARKETING PROGRAMS	\$252.00		
		03/10/26	\$252.00		RECYCLE PALOOZA & CLEAN UP DAY VIADUCT BANNERS	01-41-4-653	MARKETING PROGRAMS	\$252.00		
		03/09/26	\$470.00		UNIT 121 AUXILIARY BATTERY	01-48-6-671	VEHICLE MAINTENANCE & SUPP	\$470.00		
									VENDOR TOTAL:	\$974.00
QUINCY COMPRESSOR LLC	1125014565	02/11/25	\$820.00		AIR COMPRESSOR REPAIR	08-21-6-671	MAINTENANCE AND SUPPLIES	\$273.33		
						08-11-6-671	MAINTENANCE AND SUPPLIES	\$273.33		
						01-60-6-671	MAINTENANCE AND SUPPLIES	\$273.34		
									VENDOR TOTAL:	\$820.00
RAY O'HERRON CO INC	2469065	03/25/26	\$421.18		CAGLE UNIFORM	01-48-3-612	UNIFORMS & RELATED SUPPLIE	\$421.18		
		03/13/26	\$44.27		MCNEAL UNIFORM	01-48-3-612	UNIFORMS & RELATED SUPPLIE	\$44.27		
									VENDOR TOTAL:	\$465.45
									VENDOR TOTAL:	\$256.00
RESTORE CONSTRUCTION INC	EMS2980	03/03/26	\$256.00		SECURE RESIDENCE 3427 VOLLMER RD UNIT 303	01-48-4-630	PROFESSIONAL SERVICES	\$256.00		
									VENDOR TOTAL:	\$256.00
SECURITAS TECHNOLOGY CORPORATION										

**Village of Flossmoor
 Detail Board Report**
 Invoices Due On/Before: 04/07/26

Vendor Name Invoice #	Invoice Date	Invoice Amount	PO #	Invoice Description	GL Number	GL Description	Line Amount	
6005629742	02/28/26	\$69.45		DPWSC ALARM MAINTENANCE & MONITORING 4/1/26-6/30/26	01-67-6-680	MAINTENANCE CONTRACTS	\$69.45	
SHARK SHREDDING INC.							VENDOR TOTAL:	\$69.45
78760	03/13/26	\$126.50		VH/PD SHREDDING SERVICES CERT #94960				
SHOREWOOD HOME & AUTO, INC.							VENDOR TOTAL:	\$126.50
02505815	03/24/26	\$8,232.94		SKID UNIT FOR UTV	16-01-7-749	CAPITAL EQUIPMENT-FIRE	\$8,232.94	
SMITH GARSON, INC.							VENDOR TOTAL:	\$8,232.94
1012388	03/02/26	\$5,000.00		LOBBYING SERVICES FEBRUARY 2026	01-41-4-632	LOBBYING SERVICES	\$5,000.00	
SMITTY'S TREE SERVICE INC.							VENDOR TOTAL:	\$5,000.00
270823	02/28/26	\$36,571.00		TREE/STUMP REMOVALS	01-63-4-653	PARKWAY TREE SERVICES	\$36,571.00	
SOUTH SUBURBAN HUMANE SOCIETY							VENDOR TOTAL:	\$36,571.00
001144	03/03/26	\$250.00		FEBRUARY 2026 IMPOUNDS	01-48-4-645	ANIMAL CONTROL SERVICES	\$250.00	
SPECTRUMVOIP INC.							VENDOR TOTAL:	\$250.00
823350	03/15/26	\$5.00		BILL PRINT SURCHARGE	01-42-4-637	TELEPHONE	\$5.00	
STATE TREASURER							VENDOR TOTAL:	\$5.00
67850	02/05/26	\$1,387.05		TRAFFIC SIGNALS MAINT OCT-NOV-DEC 2025	02-01-4-630	ELECTRIC, POWER, AND LIGHT	\$1,387.05	
STATE TREASURER							VENDOR TOTAL:	\$1,387.05

Village of Flossmoor Detail Board Report

Invoices Due On/Before: 04/07/26

Vendor Name	Invoice #	Invoice Date	Invoice Amount	PO #	Invoice Description	GL Number	GL Description	Line Amount
SUTTON FORD	653960	02/25/26	\$12.00		L13 NUTS-POWER BRAKE BOOSTER	01-60-6-671	MAINTENANCE AND SUPPLIES	\$3.00
						07-01-6-671	MAINTENANCE AND SUPPLIES	\$3.00
						08-11-6-671	MAINTENANCE AND SUPPLIES	\$3.00
						08-21-6-671	MAINTENANCE AND SUPPLIES	\$3.00
						VENDOR TOTAL:		\$12.00
T.R.L. TIRE SERVICE CORP	038480	03/06/26	\$857.00		SQUAD 222 NEW TIRES/TIRE PRESSURE SENSORS	01-48-6-671	VEHICLE MAINTENANCE & SUPP	\$857.00
						VENDOR TOTAL:		\$857.00
UDO'S PROFESSIONAL CAR WASH	INV000049	03/01/26	\$36.00		PD CAR WASHES FEBRUARY 2026	01-48-6-671	VEHICLE MAINTENANCE & SUPP	\$36.00
						VENDOR TOTAL:		\$36.00
UNITED PARCEL SERVICE	0000F36604106	03/07/26	\$23.49		IEPA MONTHLY REPORT	01-55-3-603	POSTAGE	\$23.49
	0000F36604076	02/14/26	\$30.60		CHECK FEE IEPA	01-55-3-603	POSTAGE	\$30.60
	0000F36604096 022	02/28/26	\$220.99		F.E. MORAN/PITNEY BOWES/BLUE CROSS BLUE SHIELD/DEARBORN LIFE INSURANCE	01-43-3-603	POSTAGE	\$162.43
						01-55-3-603	POSTAGE	\$58.56
						VENDOR TOTAL:		\$275.08
VERDANT COMMERCIAL CAPITAL	906080501	03/14/26	\$1,874.00		TELEPHONE LEASE AGRMT #717-8249892-001	01-42-4-637	TELEPHONE	\$211.77
						01-43-4-637	TELEPHONE	\$140.55
						01-48-4-637	TELEPHONE	\$648.40
						01-50-4-637	TELEPHONE	\$140.55
						01-49-4-637	TELEPHONE	\$352.31
						01-53-4-637	TELEPHONE	\$112.44
						01-55-4-637	TELEPHONE	\$267.98
						VENDOR TOTAL:		\$1,874.00
VERIZON WIRELESS								

**Village of Flossmoor
 Detail Board Report
 Invoices Due On/Before: 04/07/26**

Vendor Name Invoice #	Invoice Date	Invoice Amount	PO #	Invoice Description	GL Number	GL Description	Line Amount
6136197473	02/16/26	\$1,905.79		MOBILE TELEPHONES 1/17/26-2/16/26	01-42-4-637	TELEPHONE	\$174.20
					01-43-4-637	TELEPHONE	\$78.78
					01-45-4-637	TELEPHONE	\$39.39
					01-53-4-637	TELEPHONE	\$39.39
					01-50-4-637	TELEPHONE	\$692.89
					01-55-4-637	TELEPHONE	\$881.14
					01-42-4-637	TELEPHONE	\$174.20
					01-43-4-637	TELEPHONE	\$78.78
					01-45-4-637	TELEPHONE	\$39.39
					01-53-4-637	TELEPHONE	\$39.39
6138721862	03/16/26	\$1,905.79		MOBILE TELEPHONES 2/17/26-3/16/26	01-42-4-637	TELEPHONE	\$174.20
					01-43-4-637	TELEPHONE	\$78.78
					01-45-4-637	TELEPHONE	\$39.39
					01-53-4-637	TELEPHONE	\$39.39
					01-50-4-637	TELEPHONE	\$692.89
					01-55-4-637	TELEPHONE	\$881.14
					01-42-4-637	TELEPHONE	\$174.20
					01-43-4-637	TELEPHONE	\$78.78
					01-45-4-637	TELEPHONE	\$39.39
					01-53-4-637	TELEPHONE	\$39.39
VENDOR TOTAL:							\$3,811.58
VILLAGE OF FLOSSMOOR							
032001621001 0325	03/25/26	\$1,571.96		VH WATER BILL 12/1/25-2/28/26	01-67-4-649	WATER AND SEWER SERVICES	\$1,571.96
032001621201 0325	03/25/26	\$16.83		VH SPRINKLER 12/1/25-2/28/26	01-67-4-649	WATER AND SEWER SERVICES	\$16.83
032001630701 0325	03/25/26	\$614.52		DPWSC WATER BILL 12/1/25-2/28/26	01-67-4-649	WATER AND SEWER SERVICES	\$614.52
VENDOR TOTAL:							\$2,203.31
VILLAGE OF HOMEWOOD							
12370	03/04/26	\$131,943.00		HOMEWOOD WATER BILL 1/31/26-2/28/26	08-11-4-635	HOMEWOOD-LAKE MICHIGAN W	\$131,943.00
VENDOR TOTAL:							\$131,943.00
WAREHOUSE DIRECT							
61110330	03/10/26	\$542.89		COPIER TONER-AP/PR CLERK	01-43-3-607	COMPUTER EQUIPMENT & SUPP	\$542.89
61195740	03/24/26	\$94.57		GENERAL SUPPLY-CLASP ENV/FINANCE LABELS	01-42-3-601	OFFICE SUPPLIES	\$15.15
					01-43-3-601	OFFICE SUPPLIES	\$64.27
					01-45-3-601	OFFICE SUPPLIES	\$3.03
					01-49-3-601	OFFICE SUPPLIES	\$3.03
					01-53-3-601	OFFICE SUPPLIES	\$9.09

Village of Flossmoor Detail Board Report

Invoices Due On/Before: 04/07/26

Vendor Name	Invoice #	Invoice Date	Invoice Amount	PO #	Invoice Description	GL Number	GL Description	Line Amount
WELLNESS IQ INC								
55757		02/28/26	\$125.00		PERSONIFY HEALTH REWARDS 2/1/26-2/15/26	01-43-2-592	EAP & WELLNESS PROGRAMS	\$50.00
						01-48-2-592	EAP & WELLNESS PROGRAMS	\$50.00
						01-60-2-592	EAP & WELLNESS PROGRAMS	\$25.00
55926		03/20/26	\$225.00		PERSONIFY HEALTH REWARDS 2/16/26-2/28/26	01-42-2-592	EAP & WELLNESS PROGRAMS	\$25.00
						01-48-2-592	EAP & WELLNESS PROGRAMS	\$175.00
						01-50-2-592	EAP & WELLNESS PROGRAMS	\$25.00
VENDOR TOTAL:								\$637.46
WELSH READY MIX, INC.								
03NOV202572203		11/03/25	\$1,277.50		2409 HAWTHORNE LANE CURB REPAIR	01-65-3-619	PROGRAM COMMODITIES	\$319.37
						02-01-3-605	CONCRETE	\$319.37
						08-14-3-611	CONCRETE	\$319.38
						08-24-3-611	CONCRETE	\$319.38
VENDOR TOTAL:								\$1,277.50
STEPHANIE WRIGHT								
031626		03/16/26	\$73.96		REIMBURSE CUPCAKES FOR ST PATRICK'S DAY PARADE	01-41-4-651	COMMUNITY RELATIONS COMMI	\$73.96
030626		03/06/26	\$17.96		REIMBURSE REFRESHMENTS-LUNAR NEW YEAR	01-41-4-651	COMMUNITY RELATIONS COMMI	\$17.96
VENDOR TOTAL:								\$91.92
Z-FORCE TRANSPORTATION, INC.								
26208374		02/23/26	\$722.97		STONE RESTOCK	08-11-6-675	WATER SYSTEM MAINT & REPAIR	\$361.49
						08-12-3-619	PROGRAM COMMODITIES	\$361.48
26208397		02/24/26	\$682.66		STONE RESTOCK	08-11-6-675	WATER SYSTEM MAINT & REPAIR	\$341.33
						08-12-3-619	PROGRAM COMMODITIES	\$341.33
VENDOR TOTAL:								\$1,405.63

Village of Flossmoor Detail Board Report

Invoices Due On/Before: 04/07/26

Vendor Name	Invoice #	Invoice Date	Invoice Amount	PO #	Invoice Description	GL Number	GL Description	Line Amount
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Total Amount Being Paid: \$698,975.61

Total Number of Invoices: 175

AP VENDOR ACTIVITY REPORT FOR VILLAGE OF FLOSSMOOR

Activity From 04/06/2026 To 04/07/2026

Vendor Code	Vendor Name	1099	Invoice Total	Check Total	Difference
ADVANCES	ADVANCE SWEEPING SERVICES IN	N	9,770.75	0.00	9,770.75
AIRONEEQ	AIR ONE EQUIPMENT INC	N	99.00	0.00	99.00
ALWARREN	AL WARREN OIL COMPANY INC	N	8,094.01	0.00	8,094.01
AMAZON	AMAZON CAPITAL SERVICES	N	862.86	0.00	862.86
BALLAN	B ALLAN GRAPHICS	N	800.00	0.00	800.00
BAXTER&W	BAXTER & WOODMAN, INC.	N	19,897.00	0.00	19,897.00
BMOFIN	BMO FINANCIAL GROUP	N	10,669.93	0.00	10,669.93
BROWNELL	BROWNELLS, INC	N	566.36	0.00	566.36
BRUNKEJ	JOHN BRUNKE	N	404.54	0.00	404.54
C&MPIPE	C & M PIPE & SUPPLY CO	N	490.00	0.00	490.00
CANONSOL	CANON SOLUTIONS AMERICA , IN	N	339.63	0.00	339.63
CASELOTS	CASE LOTS INC.	N	53.90	0.00	53.90
CDW-G	CDW GOVERNMENT, INC.	N	45.10	0.00	45.10
CHANDLER	CHANDLER SERVICES INC	N	4,757.28	0.00	4,757.28
CHICOMM	CHICAGO COMMUNICATIONS, LLC.	Y	94.80	0.00	94.80
CLEANING	CLEANING SPECIALIST, INC.	N	350.00	0.00	350.00
COM7107	COMED	N	173.24	0.00	173.24
COM6568	COMED	N	74.92	0.00	74.92
COM3022	COMED	N	144.84	0.00	144.84
COM9135	COMED	N	949.27	0.00	949.27
COM2118	COMED	N	318.62	0.00	318.62
COM7525	COMED	N	728.24	0.00	728.24
COM0994	COMED	N	2,702.29	0.00	2,702.29
COM2611	COMED	N	143.23	0.00	143.23
COM0236	COMED	N	109.84	0.00	109.84
COM9484	COMED	N	76.43	0.00	76.43
COM0025	COMED	N	64.42	0.00	64.42
COM2619	COMED	N	161.00	0.00	161.00
COM6725	COMED	N	43.19	0.00	43.19
COOKCODE	COOK COUNTY DEPARTMENT OF	N	100.00	0.00	100.00
CORE&MAI	CORE & MAIN LP	Y	5,653.00	0.00	5,653.00
CRUSOR	RICHARD G. CRUSOR, JR.	Y	600.00	0.00	600.00
DELUXE	DELUXE	N	251.38	0.00	251.38
DYNEGY	DYNEGY ENERGY SERVICES	N	4,445.99	0.00	4,445.99
EAGLEUNI	EAGLE UNIFORM CO INC	N	1,389.14	0.00	1,389.14
ECOM	E-COM DISPATCH CENTER	N	302,494.48	0.00	302,494.48
ELEVATOR	ELEVATOR INSPECTION SVC CO I	N	96.00	0.00	96.00
EMSMANAGE	EMS MANAGEMENT & CONSULTANTS	N	2,396.46	0.00	2,396.46
ESTELLEC	CARL ESTELLE	N	272.75	0.00	272.75
EVTech	EVT TECHNOLOGIES	N	2,578.58	0.00	2,578.58
EXPERT	EXPERT CHEMICAL & SUPPLY INC	N	702.46	0.00	702.46
FITZSIMM	FITZSIMMONS	N	95.00	0.00	95.00
FORTDEARBO	FORT DEARBORN ENTERPRISES IN	N	123.12	0.00	123.12
FPRGROUP	FPR GROUP LLC	Y	300.00	0.00	300.00
HARVARD	HARVARD COLLECTION	N	43.75	0.00	43.75
HIGHSTAR	HIGH STAR TRAFFIC	Y	3,073.90	0.00	3,073.90
HISKES	HISKES, DILLNER, O'DONNELL,	P	721.25	0.00	721.25
HOLLANDP	HOLLAND PRINTING INC	N	1,052.84	0.00	1,052.84
HOMEWODYW	HOMEWOOD DISPOSAL SERVICE IN	N	32.00	0.00	32.00
HOMEWODVH	HOMEWOOD DISPOSAL SERVICE IN	N	844.56	0.00	844.56
HOMEWODPW	HOMEWOOD DISPOSALSERVICE INC	N	1,639.48	0.00	1,639.48
IEPA	IL ENVIRONMENTAL PROTECTION	N	57,524.77	0.00	57,524.77
ILFIRINS	ILLINOIS FIRE INSPECTORS ASS	N	100.00	0.00	100.00
JERRYSTR	JERRYS TRANSMISSION SERVICE	N	2,115.00	0.00	2,115.00
KONICAVH	KONICA MINOLTA	N	565.67	0.00	565.67
KONICAPD	KONICA MINOLTA BUSINESS SOLU	N	156.24	0.00	156.24
LEAGUEWV	LEAGUE OF WOMEN VOTERS	N	75.00	0.00	75.00
LENCIONI	DAWN LENCIONI-KORTUM	N	675.04	0.00	675.04
M.E.SIMP	M.E. SIMPSON COMPANY, INC.	N	7,425.00	0.00	7,425.00
MATTHEWO	MATTHEW O'SHEA CONSULTING IN	N	3,000.00	0.00	3,000.00
MCKESSON	MCKESSON MEDICAL SURGICAL	N	396.76	0.00	396.76
MENARDHM	MENARD'S-HOMEWOOD	N	26.24	0.00	26.24
METIRI	METIRI GROUP - GENEVA	N	815.05	0.00	815.05
MONARCH	MONARCH AUTO SUPPLY INC	N	477.44	0.00	477.44
MORTON	MORTON INTERNATIONAL INC.	N	9,890.29	0.00	9,890.29
NFPA	NATIONAL FIRE PROTECTION ASS	N	225.00	0.00	225.00
NEXTDAY	NEXT DAY PLUS	N	115.40	0.00	115.40
NICOR-VH	NICOR GAS	N	2,636.66	0.00	2,636.66
NICOR-KEDZ	NICOR GAS	N	112.66	0.00	112.66
NICOR-WOOD	NICOR GAS	N	63.06	0.00	63.06
SCHILLING	NORM SCHILLING ENTERPRISES I	N	3,435.00	0.00	3,435.00
ORKIN	ORKIN EXTERMINATING COMPANY	N	327.30	0.00	327.30
OTTOSEN	OTTOSEN DINOLFO HASENBALG &	Y	770.50	0.00	770.50
OTTOSENORR	OTTOSEN, DINOLFO, HASENBALG	P	12,407.75	0.00	12,407.75
PEERLESS	PEERLESS NETWORK	N	115.08	0.00	115.08
PREMISTAR	PREMISTAR-SOUTH	Y	4,702.00	0.00	4,702.00
PUBSAFETY	PUBLIC SAFETY DIRECT, INC.	N	974.00	0.00	974.00
QUINCY	QUINCY COMPRESSOR LLC	N	820.00	0.00	820.00
RAYOHERR	RAY O'HERRON CO INC	N	465.45	0.00	465.45
RESTORE	RESTORE CONSTRUCTION INC	N	256.00	0.00	256.00
SECURITAS	SECURITAS TECHNOLOGY CORPORA	N	69.45	0.00	69.45

AP VENDOR ACTIVITY REPORT FOR VILLAGE OF FLOSSMOOR

Activity From 04/06/2026 To 04/07/2026

Vendor Code	Vendor Name	1099	Invoice Total	Check Total	Difference
SHARK	SHARK SHREDDING INC.	N	126.50	0.00	126.50
SHOREWOO	SHOREWOOD HOME & AUTO, INC.	N	8,232.94	0.00	8,232.94
SMITHGAR	SMITH GARSON, INC.	N	5,000.00	0.00	5,000.00
SMITTY'S	SMITTY'S TREE SERVICE INC.	N	36,571.00	0.00	36,571.00
SSHUMANE	SOUTH SUBURBAN HUMANE SOCIET	N	250.00	0.00	250.00
SPECTRUM	SPECTRUMVOIP INC.	N	5.00	0.00	5.00
STATETRE	STATE TREASURER	N	1,387.05	0.00	1,387.05
SUTTONFO	SUTTON FORD	N	12.00	0.00	12.00
T.R.L.	T.R.L. TIRE SERVICE CORP	N	857.00	0.00	857.00
UDOS	UDO'S PROFESSIONAL CAR WASH	N	36.00	0.00	36.00
UPS	UNITED PARCEL SERVICE	N	275.08	0.00	275.08
VERDANT	VERDANT COMMERCIAL CAPITAL	N	1,874.00	0.00	1,874.00
VERIZON452	VERIZON WIRELESS	N	3,811.58	0.00	3,811.58
VOF	VILLAGE OF FLOSSMOOR	N	2,203.31	0.00	2,203.31
VILHMD	VILLAGE OF HOMEWOOD	N	131,943.00	0.00	131,943.00
WAREHOUS	WAREHOUSE DIRECT	N	637.46	0.00	637.46
WELLNESSIQ	WELLNESS IQ INC	N	350.00	0.00	350.00
WELSCH	WELSCH READY MIX, INC.	N	1,277.50	0.00	1,277.50
WRIGHTS	STEPHANIE WRIGHT	N	91.92	0.00	91.92
ZFORCE	Z-FORCE TRANSPORTATION, INC.	N	1,405.63	0.00	1,405.63
Report Total:			Total: 698,975.61	Total: 0.00	

Village of Flossmoor Detail Board Report

Manual Checks Issued: 03/27/26 thru 03/17/26

Vendor Name	Invoice #	Invoice Date	Amount	Check #	Check Date	PO #	Invoice Description	GL Number	GL Description	Line Amount
AT&T	9425833111	03/11/26	\$894.35	86089	03/27/26		VILLAGE INTERNET ACCT #831-001-1181-835			
							01-42-4-639		WEBSITE & INTERNET SERVICES	\$894.35
									VENDOR TOTAL:	\$894.35
BCBSIL	APRIL 2026	03/17/26	\$139,364.34	134	03/25/26		APRIL 2026 PREMIUM			
							01-00-0-219		HEALTH INSURANCE PAYABLE	\$27,005.30
							01-42-2-590		HEALTH INSURANCE PREMIUM	\$7,873.59
							01-43-2-590		HEALTH INSURANCE PREMIUM	\$10,826.18
							01-48-2-590		HEALTH INSURANCE PREMIUM	\$45,512.32
							01-49-2-590		HEALTH INSURANCE PREMIUM	\$12,794.58
							01-50-2-590		HEALTH INSURANCE PREMIUM	\$4,796.05
							01-53-2-590		HEALTH INSURANCE PREMIUM	\$984.20
							01-55-2-590		HEALTH INSURANCE PREMIUM	\$1,968.40
							01-60-2-590		HEALTH INSURANCE PREMIUM	\$21,501.05
							01-00-0-219		HEALTH INSURANCE PAYABLE	\$2,751.11
							01-42-2-590		HEALTH INSURANCE PREMIUM	\$268.12
							01-43-2-590		HEALTH INSURANCE PREMIUM	\$368.67
							01-48-2-590		HEALTH INSURANCE PREMIUM	\$1,340.62
							01-49-2-590		HEALTH INSURANCE PREMIUM	\$435.70
							01-50-2-590		HEALTH INSURANCE PREMIUM	\$167.58
							01-53-2-590		HEALTH INSURANCE PREMIUM	\$33.52
							01-55-2-590		HEALTH INSURANCE PREMIUM	\$67.03
							01-60-2-590		HEALTH INSURANCE PREMIUM	\$670.32
									VENDOR TOTAL:	\$139,364.34
BENISTAR	04012026	04/01/26	\$1,109.20	86090	03/27/26		APRIL 2026 PREMIUM-RETIRES			
							01-00-0-219		HEALTH INSURANCE PAYABLE	\$1,109.20
									VENDOR TOTAL:	\$1,109.20
COMCAST	265512517	03/01/26	\$1,073.35	86091	03/27/26		VH ETHERNET 3/1/26-3/31/26			
							01-42-4-639		WEBSITE & INTERNET SERVICES	\$1,073.35
	0001666 030626	03/06/26	\$249.90	86092	03/27/26		VH & DPWSC INTERNET 3/10/26-4/9/26			
							01-42-4-639		WEBSITE & INTERNET SERVICES	\$249.90
									VENDOR TOTAL:	\$1,323.25

**Village of Flossmoor
Detail Board Report**
Manual Checks Issued: 03/27/26 thru 03/17/26

Vendor Name	Invoice #	Invoice Date	Amount	Check #	Check Date	PO #	Invoice Description	GL Number	GL Description	Line Amount
DEARBORN LIFE INSURANCE COMPANY										
APRIL 2026		03/09/26	\$1,950.70	86086	03/25/26		APRIL 2026 PREMIUMS			
								01-42-2-591	LIFE INSURANCE PREMIUM	\$39.73
								01-43-2-591	LIFE INSURANCE PREMIUM	\$49.67
								01-45-2-591	LIFE INSURANCE PREMIUM	\$19.87
								01-48-2-591	LIFE INSURANCE PREMIUM	\$105.83
								01-49-2-591	LIFE INSURANCE PREMIUM	\$59.60
								01-50-2-591	LIFE INSURANCE PREMIUM	\$20.63
								01-53-2-591	LIFE INSURANCE PREMIUM	\$4.97
								01-55-2-591	LIFE INSURANCE PREMIUM	\$19.87
								01-60-2-591	LIFE INSURANCE PREMIUM	\$119.20
								01-00-0-219	HEALTH INSURANCE PAYABLE	\$401.14
								01-42-2-590	HEALTH INSURANCE PREMIUM	\$35.84
								01-43-2-590	HEALTH INSURANCE PREMIUM	\$49.28
								01-48-2-590	HEALTH INSURANCE PREMIUM	\$165.87
								01-49-2-590	HEALTH INSURANCE PREMIUM	\$58.24
								01-50-2-590	HEALTH INSURANCE PREMIUM	\$22.40
								01-53-2-590	HEALTH INSURANCE PREMIUM	\$4.48
								01-55-2-590	HEALTH INSURANCE PREMIUM	\$8.96
								01-60-2-590	HEALTH INSURANCE PREMIUM	\$89.60
								01-00-0-235	ACCIDENT VOL COVERAGE PAYAB	\$491.12
								01-00-0-236	CRITICAL ILLNESS VOL COVERAGE	\$184.40
									VENDOR TOTAL:	\$1,950.70
FLOSSMOOR OFFICE CENTER										
CONDOMINIUM ASSN										
031326		03/13/26	\$10,690.75	86087	03/25/26		ESCROW REFUND			
								01-00-6-494	1835 DIXIE HIGHWAY	\$10,690.75
									VENDOR TOTAL:	\$10,690.75
PURCHASE POWER										
03052026		03/05/26	\$1,460.60	86088	03/25/26		SPRING NEWSLETTER MAILING POSTAGE 2/27/26			
								01-41-3-603	POSTAGE	\$1,460.60
									VENDOR TOTAL:	\$1,460.60

Total Amount Being Paid: \$156,793.19
Total Number of Invoices: 8

AP VENDOR ACTIVITY REPORT FOR VILLAGE OF FLOSSMOOR

Activity From 03/25/2026 To 03/27/2026

Vendor Code	Vendor Name	1099	Invoice Total	Check Total	Difference
AT&T3	AT&T	N	894.35	894.35	0.00
BCBSIL	BCBSIL	N	139,364.34	139,364.34	0.00
BENISTAR	BENISTAR	N	1,109.20	1,109.20	0.00
COMCAST3	COMCAST	N	249.90	249.90	0.00
COMCAST VH	COMCAST	N	1,073.35	1,073.35	0.00
FOCCA	FLOSSMOOR OFFICE CENTER	N	10,690.75	10,690.75	0.00
FDLIFE	DEARBORN LIFE INSURANCE COMP	N	1,950.70	1,950.70	0.00
PURCHASE	PURCHASE POWER	N	1,460.60	1,460.60	0.00
Report Total:			Total: 156,793.19	Total: 156,793.19	

MEMORANDUM



FLOSSMOOR

Welcoming. Beautiful. Connected.

TO: Bridget A. Wachtel, Village Manager
CC:
FROM: John S. Brunke, Public Works Director
DATE: April 6, 2026
RE: **Consideration of a Resolution of the Village of Flossmoor, Cook County, Illinois Approving a Change Order Relating to the 2025 MFT Street Resurfacing Project**

The 2025 MFT Street Resurfacing Project was completed in November 2025, and the contractor has submitted the final invoice. The total cost for the project came in at \$589,971.95. The original contract value was \$522,450.90 and the Village Board authorized expenditures up to the approved contract amount. The reason for the cost overrun is that during construction, public works staff identified additional infrastructure within the project limits that was defective and required repair. Staff directed the contractor to complete the additional sidewalk replacement work, curb and gutter replacement work, and parkway restorations because the work was necessary and to also take advantage of the favorable contract unit prices. Further, the asphalt surface quantity came in higher than planned to account for the correction of the pavement cross-slope at several locations. The additional work that was completed brought the project to \$67,521.05 over the original contract amount.

Attached is the IDOT Request for Change of Plan form (Change Order) and the required resolution from the Village Attorney.

A budget amendment in the amount of \$89,972 to line 02-01-4-635 will be included in the 4th quarter budget amendment resolution to the Village Board on April 20. The MFT Fund has an adequate fund balance available to absorb this amendment.

With the above information in mind, Public Works recommends that the Mayor and Village Board of Trustees approve the attached resolution and change order for the 2025 MFT Street Resurfacing Project.

Strategic Initiative (s) Addressed

2.1 Implement phases of the storm sewer and street refurbishment projects as funding becomes available.

RESOLUTION NO.

**A RESOLUTION OF THE VILLAGE OF FLOSSMOOR, COOK COUNTY,
ILLINOIS APPROVING A CHANGE ORDER RELATING TO THE
2025 MFT STREET SURFACING PROJECT**

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

WHEREAS, the Village had approved a contract in the amount of \$522,450.90 with D Construction, Inc. (“*D Construction*”), for a project commonly known as the 2025 MFT Street Surfacing Project, the price of which has increased in the amount of \$67,521.05 from the original contract amount (the “*Change Order*”) due to additional hot-mix asphalt surface mix, sidewalk replacement, curb and gutter replacement and parkway restoration; and,

WHEREAS, all change orders must meet the required findings that circumstances necessitating the change were not reasonably foreseeable at the time the contract was signed; or the change is germane to the original contract as signed; or the Change Order is in the best interest of the Village as required by Section 33E-9 of the Criminal Code of Illinois (720 ILCS 5/33 E-9); and,

WHEREAS, it is hereby recommended to the Mayor and Village Board of Trustees that the Change Order is necessary due to the additional work performed by D Construction thereby increasing the total contract price to the amount of \$589,971.95, including the Change Order.

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

Section 1: The Village hereby finds and declares that the Change Order to the 2025 MFT Street Surfacing Project from D Construction which results in the price increase of \$67,521.05 is required due to the additional work performed by D Construction as directed by the Village Board of Trustees and therefore such increase was not reasonably foreseeable at the time the contract was signed, and is in the best interests of the Village.

Section 2: The Change Order is hereby approved, and the Director of Public Works is authorized to execute the Change Order as hereinabove identified.

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

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

AYES: _____

NOES: _____

ABSENT: _____

ABSTAINED: _____

PASSED: _____

APPROVED: _____

PUBLISHED: _____

APPROVED:

Mayor

ATTEST:

Village Clerk



Request for Approval of Change of Plans

Local Public Agency	County	Route	Section Number
Village of Flossmoor	Cook	Various Locations	26-00000-01-GM

Request Number	<input checked="" type="checkbox"/> Final	Contractor
1		D Construction, Inc.

Address	City	State	Zip Code
1488 S. Broadway	Coal City	IL	60416

Date
03/30/26

I recommend that this Addition be made to the above contract.

The estimated quantities are shown below and the contractor agrees to furnish the materials and do the work at the unit prices.

Item Description	Unit of Measure	Quantity	Unit Price	Addition (A) or Deduction (D)	Total Addition	Total Deduction
- Hot-Mix Asphalt Surface Course, Mix "D", N50	Ton	257.22	\$80.0000	A	\$20,577.6000	\$0.0000
- Polymerized Leveling Binder (Machine Method), IL-4.75, N50	Ton	35.41	\$107.0000	D	\$0.0000	\$3,788.8700
- Hot-Mix Asphalt Surface Removal, Variable Depth	Sq. Yd.	137.6	\$2.2000	A	\$302.7200	\$0.0000
- Aggregate Prime Coat	Ton	125.3	\$50.0000	D	\$0.0000	\$6,265.0000
- Class D Patches, TI, 4"	Sq. Yd.	23.178	\$40.0000	A	\$927.1200	\$0.0000
- Class D Patches, TII, 4"	Sq. Yd.	596.6	\$40.0000	D	\$0.0000	\$23,864.0000
- Class D Patches, TIII, 4"	Sq. Yd.	138.7	\$40.0000	D	\$0.0000	\$5,548.0000
- Class D Patches, TIV, 4"	Sq. Yd.	257.1	\$40.0000	D	\$0.0000	\$10,284.0000
- Hot-Mix Asphalt Driveway Pavement Removal & Replacement (Special)	Sq. Yd.	67.4	\$30.0000	A	\$2,022.0000	\$0.0000
- P.C.C. Driveway Removal & Replacement, 7"	Sq. Yd.	65.9	\$109.0000	A	\$7,183.1000	\$0.0000
- Sidewalk Removal	Sq. Ft.	3915	\$2.2000	A	\$8,613.0000	\$0.0000
- P.C.C. Sidewalk, 5"	Sq. Ft.	3915	\$9.9000	A	\$38,758.5000	\$0.0000
- Combination Curb & Gutter Removal	Foot	166	\$10.9500	A	\$1,817.7000	\$0.0000
- Combination Concrete Curb & Gutter, B-6.12	Foot	166	\$32.7300	A	\$5,433.1800	\$0.0000
- Catch Basins to be adjusted	Each	1	\$600.0000	D	\$0.0000	\$600.0000
- Manholes to be adjusted	Each	1	\$1,200.0000	D	\$0.0000	\$1,200.0000
- Manholes to be adjusted with new frame and lid, Type 1, Closed Lid	Each	1	\$1,200.0000	A	\$1,200.0000	\$0.0000
- Paint Pavement Marking - 12" White Line	Foot	54	\$30.0000	A	\$1,620.0000	\$0.0000
- Topsoil Furnish & Place, 4"	Sq. Yd.	765.4	\$20.0000	A	\$15,308.0000	\$0.0000
- Seeding, Class 1	Sq. Yd.	765.4	\$20.0000	A	\$15,308.0000	\$0.0000
Total Changes					\$119,070.92	\$51,549.87

Add Row

Total Net Change	\$67,521.05
Amount of Original Contract	\$522,450.90
Amount of Previous Change Orders	\$0.00
Amount of adjusted/final contract	\$589,971.95

Total net addition to date \$67,521.05 which is 12.92% of the contract price.

State fully the nature and reason for the change

Field adjustments due to unknown conditions.

When the net increase or decrease in the cost of the contract is \$10,000.00 or more, or the time of completion is increased or decreased by 30 days or more, one of the following statements must be checked:

- The Local Public Agency has determined that the circumstances which necessitate this change were not reasonably foreseeable at the time the contract was signed.
- The Local Public Agency has determined that the change is germane to the original contract as signed.
- The Local Public Agency has determined that this change is in the best interest of the Local Public Agency and is authorized by law.

Prepared By	Title of Preparer
John S. Brunke	Public Works Director

Submitted/Approved

Local Public Agency Signature & Date

BY:

Title:

For a Road District project County Engineer signature required.

County Engineer/Superintendent of Highways Signature & Date

Approved:
Illinois Department of Transportation
 Regional Engineer Signature & Date

IDOT Department Use Only

Received Location	Received Date	Additional Location?
<input type="text"/>	<input type="text"/>	<input type="checkbox"/>
WMFT Entry By	Entry Date	
<input type="text"/>	<input type="text"/>	

MEMORANDUM



FLOSSMOOR

Welcoming. Beautiful. Connected.

TO: Bridget Wachtel, Village Manager
CC:
FROM: Ann Novoa, Finance Director
DATE: April 6, 2026
RE: **Consideration of an Ordinance of the Village of Flossmoor, Cook County, Illinois, Amending Chapter 277 and Chapter 150 of the Village of Flossmoor Municipal Code (Water and Sewer Rates)**

At the March 16, 2025, Village Board meeting, the Village Board directed the Village Attorney to prepare an ordinance to increase water, sewer, and storm rates by \$3.74 per thousand gallons and a \$1.00 increase per quarter to the sanitary sewer rehab fee. The changes result in the following:

Water increases from \$14.36 to \$16.90
Sewer increases from \$4.93 to \$5.70
Storm increases from \$2.47 to \$3.08
Sanitary Sewer Rehab \$27.00 to \$28.00

Attached is the ordinance that accomplishes the Board's direction. Please place approval of the ordinance on the April 6, 2026, Board Meeting agenda.

Strategic Initiative (s) Addressed

1. Finances & Services Develop greater revenue to support delivery of top-notch core services through a balanced budget.

**AN ORDINANCE OF THE VILLAGE OF FLOSSMOOR, COOK COUNTY, ILLINOIS
AMENDING CHAPTER 277 AND CHAPTER 150 OF THE VILLAGE OF FLOSSMOOR
MUNICIPAL CODE**

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

WHEREAS, Chapter 277 of the Flossmoor Municipal Code provides for all requirements pertaining to water and sewer service to any premises within the Village and Chapter 150, Article 9 provides for all fees and charges relating to water service and sewer service provided by the Village; and

WHEREAS, the Mayor and Board of Trustees have received all fees for water and sewer and believe it is necessary to increase certain fees as itemized herein.

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 Village of Flossmoor Municipal Code is hereby amended by deleting Article 9 of Chapter 150 in its entirety and replacing it with the following new Article 9:

Article 9. Water and Sewer Service Fees.

§150-9-1. Water reconnection fee.

§150-9-2. Water service after hours connection fee.

§150-9-3. Water meter testing fee.

§150-9-4. Water/sewer payment plan administrative fee.

§150-9-5. New account application fee.

§150-9-6. Deposit by nonowner.

§150-9-7. Shut off list fee.

§150-9-8. Water rates.

§150-9-9. Reconnection fee occasioned by violation of §290-1-5.

§150-9-10. Rates for water and sewer service outside Village boundaries.

§150-9-1. Water reconnection fee,

Water service reconnection fee: \$100.

§150-9-2. Water service after hours connection fee.

Water service after hours connection fee in addition to all applicable fees: \$100.

§150-9-3. Water meter testing fee.

Water meter testing fee: at cost.

§150-9-4. Water/sewer payment plan administrative fee.

Water/sewer payment plan administrative fee: \$35.

§150-9-5. New account application fee.

New account application fee: \$30.

§150-9-6. Deposit by nonowner.

Deposit by nonowner:

- (a) Water and sewer service: \$250
- (b) Water service only: \$170
- (c) Sewer service only: \$85

§150-9-7. Shut off list fee.

Shut off list fee: \$100.

§150-9-8. Water rates.

Water rates:

- A. Quarterly charges or rates for users of water only per 1,000 gallons of metered water as of April 1, 2025: \$16.90.
- B. Quarterly charges or rates for users of the combined water and sewer services shall be the sum of the applicable rate for water service as set forth in §150-9-8A above plus \$5.70 per 1,000 gallons of water consumed as shown by the water meters as of April 1, 2026.
- C. For new buildings under construction, a minimum charge of \$150 per quarter shall be paid during construction and until such time as a water meter is installed.
- D. Quarterly charges or rates for residential or commercial users of the sewer service only: \$81.
- E. In addition to the rates and charges imposed under Subsection B and D above, there is also imposed for said accounts a quarterly charge: \$28.
- F. Quarterly charges or rates for stormwater utility fee per 1,000 gallons of metered water: \$3.08.

§150-9-9. Reconnection fee occasioned by violation of §290-1-5.

The reconnection fee occasioned by a violation of §290-1-5 shall be \$200 plus any other applicable fees as provided by ordinance, regulation or rule.

§150-9-10. Rates for water and sewer service outside Village boundaries.

All rates provided for in §150-9-8 shall be increased by 50% for water and sewer services provided to premises not within the Village boundaries.

Section 2: Chapter 277 is hereby amended by deleting a reference to §150-9-1 and §150-9-8 found in §277-3-7; and, by deleting a reference to §150-9-2 in §277-3-11 and hereby inserting “Chapter 150” in its stead.

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

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

AYES: _____

NAYS: _____

ABSENT: _____

ABSTAINED: _____

PASSED: _____

APPROVED: _____

PUBLISHED: _____

APPROVED:

Mayor

Attest:

Village Clerk

MEMORANDUM



FLOSSMOOR

Welcoming. Beautiful. Connected.

TO: Mayor Nelson and Board of Trustees
CC:
FROM: Bridget A. Wachtel, Village Manager
DATE: April 6, 2026
RE: **Consideration of an Ordinance of the Village of Flossmoor, Cook County, Illinois, Approving a Development Agreement (Nehsog Properties LLC)**

The Village acquired six parcels between Governors Highway and Kedzie Avenue, south of the Center for Dental Excellence and north of Sunrise Assisted Living, through the No Cash Bid and recorded ownership in 2022. These parcels encompass the following parcel numbers: 31-11-403-019-0000, 31-11-402-007-0000, 31-11-403-008-0000, 31-11-403-009-0000, 31-11-403-010-0000, and 31-11-403-012-0000.

Hakeem and Sade Bello who developed House of Goshen (Oasis Hospice) are interested in opening a banquet center that has indoor and outdoor space. Goshen Banquet & Event Center is a 15,000–20,000 sq. ft. luxury event venue located in Flossmoor, Illinois. The facility will be a versatile destination for weddings, galas, and corporate functions. The property will accommodate up to 500 guests and provide 155 parking spaces on 4 acres of landscaped grounds, highlighted by an outdoor wedding garden with a sculptural waterfall backdrop. The center will serve as a premier destination in the south Chicago suburbs, targeting weddings, corporate events, and milestone celebrations. With flexible banquet and modern design, Goshen expects to set a new standard for sustainable luxury in event hosting. Attached is a site plan and elevations depicting *the Project*.

As owners of the property, the Village Board was receptive to the plan and directed the Village Attorney and staff to construct a development agreement for the Board's consideration. The attached agreement has been drafted and agreed to by Nehsog Properties, LLC, who will be the owners of Goshen Banquet and Event Center. Highlights of the agreement include:

- A timeline by which Nehsog Properties has to submit plans, prove financing, and receive plan approvals by May 31, 2028, with construction commencing by July 31, 2028. During such time, the Village will not be marketing the property to any other developers. Once Nehsog Properties has permits for construction, they have until September 30, 2029 to complete construction and receive certificates of occupancy.
- The Village agrees to convey the land to Nehsog Properties once they receive their permits. Nehsog Properties will provide a \$100,000 performance bond or letter of credit as security for the construction and completion of the project. The bond or letter of credit will be released upon receiving an occupancy permit.
- The Village agrees to support a Class 8 tax abatement, and Nehsog Properties agrees to a Make Whole Agreement on the Village's portion of their tax bill, understanding that Nehsog Properties will receive Village services.

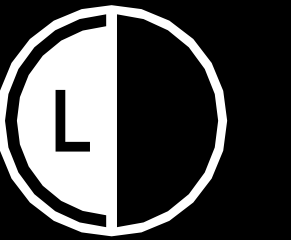
- Nehsog Properties reserves the right to terminate the agreement prior to the commencement of construction, in the event of circumstances beyond its reasonable control that materially impact the feasibility or viability of the project, including but not limited to: (a) unforeseen environmental conditions or hazards; (b) changes in applicable laws or regulations; (c) inability to secure necessary permits, approvals, or financing related to unforeseen cost overruns; or (d) other force majeure events as defined in Section 7.4. In the event of such termination, Nehsog Properties' liability is limited to reimbursement of any non-refundable, third-party costs directly incurred by the Village up to the date of termination, not to exceed \$3,000.00. This is a reasonable provision; if the development cannot move forward, we want to terminate the agreement as soon as possible so that the Village can continue to identify and work with a developer who can bring a project to fruition.
- Should the developer default on any obligation in the contract, the developer will have 30 days to correct upon written notice. Those 30 days may be extended if 30 days is not reasonable to cure the default, and if the developer has taken measures to begin to correct the default. Should the developer not remedy the default and all other measures have been exhausted, the security of \$100,000 shall become immediately due and payable to the Village to restore the property.

The attached ordinance directs the Mayor and Clerk to sign the agreement and the Village Attorney and Village Manager to implement provisions of the agreement.

Strategic Initiative (s) Addressed

3.0 Economic Development and Business Retention Engage in an economic development program for added tax revenue and attract and retain businesses that meet residents' needs.

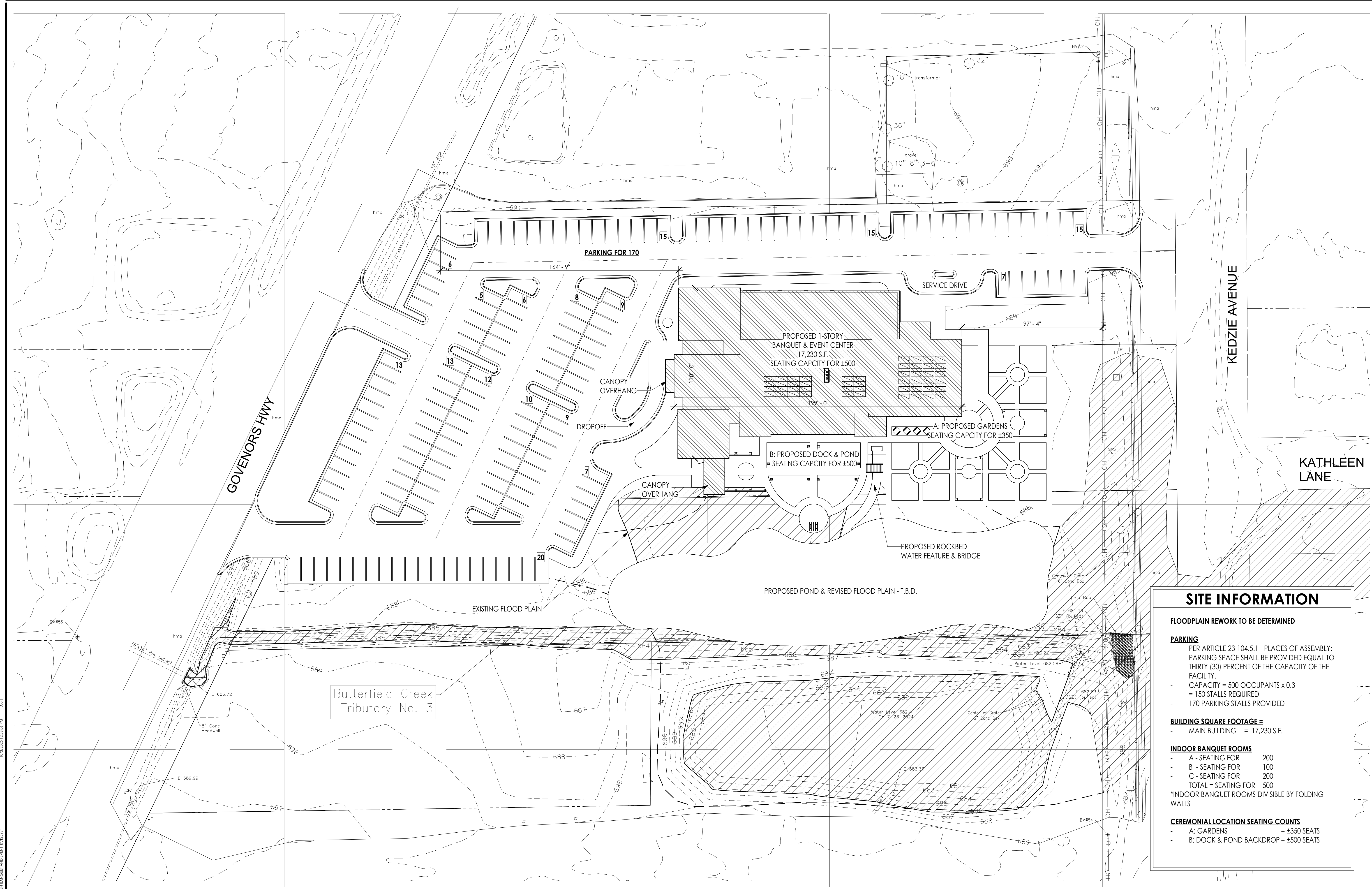
3.3. Target development of vacant commercial properties.



LINDEN GROUP

ARCHITECTURE
LAND PLANNING
INTERIOR ARCHITECTURE
LANDSCAPE ARCHITECTURE
10100 ORLAND PARKWAY, SUITE 110
ORLAND PARK, ILLINOIS 60467
P: 708.799.4400
WWW.LINDENGROUPINC.COM

PROPOSED DEVELOPMENT:
Goshen Banquet & Event Center
FLOSSMOOR, ILLINOIS 60422
SOUTH OF GOVERNORS HWY & KEDZIE AVE



SITE INFORMATION

FLOODPLAIN REWORK TO BE DETERMINED

PARKING

- PER ARTICLE 23-104.5.1 - PLACES OF ASSEMBLY: PARKING SPACE SHALL BE PROVIDED EQUAL TO THIRTY (30) PERCENT OF THE CAPACITY OF THE FACILITY.
- CAPACITY = 500 OCCUPANTS x 0.3 = 150 STALLS REQUIRED
- 170 PARKING STALLS PROVIDED

BUILDING SQUARE FOOTAGE =

- MAIN BUILDING = 17,230 S.F.

INDOOR BANQUET ROOMS

- A - SEATING FOR 200
- B - SEATING FOR 100
- C - SEATING FOR 200
- TOTAL = SEATING FOR 500

*INDOOR BANQUET ROOMS DIVISIBLE BY FOLDING WALLS

CEREMONIAL LOCATION SEATING COUNTS

- A: GARDENS = ±350 SEATS
- B: DOCK & POND BACKDROP = ±500 SEATS

DATE: 07/01/2022
DRAWN: MM
CHECKED: NB
ISSUED FOR PERMIT

2024-0114
PROJECT NUMBER
2025-10-03
DATE
NB
DRAWN BY
MM
FINAL REVIEW

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ARCHITCTURAL SITE PLAN

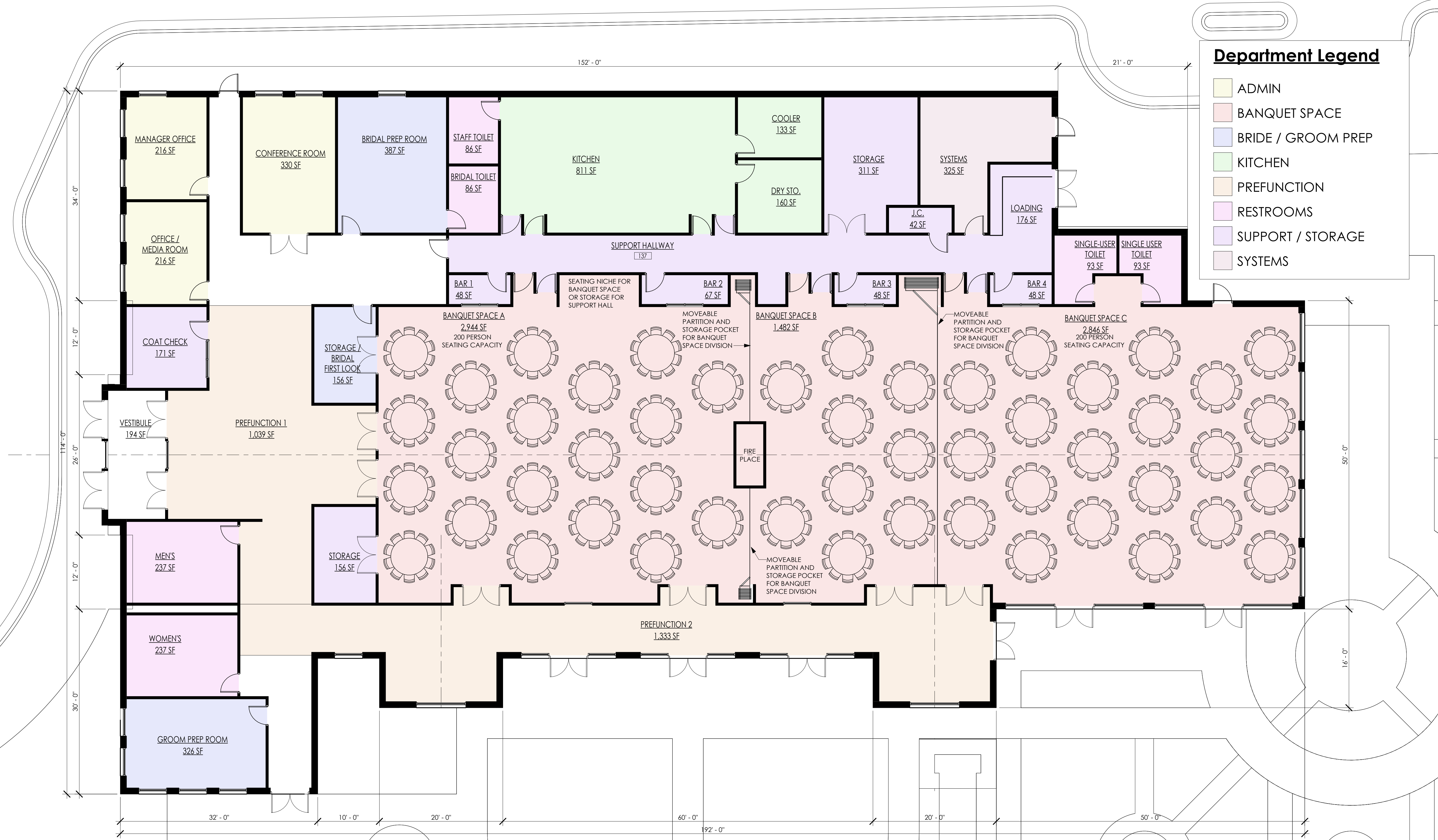
SHEET NUMBER
A-0.1

1
A-0.1
PROPOSED SITE PLAN
SCALE: 1" = 30'-0"



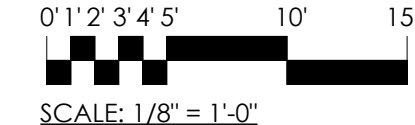
Department Legend

- ADMIN
- BANQUET SPACE
- BRIDE / GROOM PREP
- KITCHEN
- PREFUNCTION
- RESTROOMS
- SUPPORT / STORAGE
- SYSTEMS

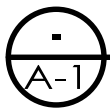


1 PROPOSED MAIN FLOOR PLAN

A-1.1 SCALE: 1/8" = 1'-0" 17,332 S.F.



P:\2024\20240114\Goshen Banquet & Event Center\17,332 S.F. A-1.1 07/22/2022 12:38:07 PM A-1.1



RENDER VIEW 01



A-1

LGI PROJECT #: 2025-0168
DATE: 10-2-2025

PROPOSED DEVELOPMENT:
GOSHEN BANQUET & EVENT CENTER
FLOSSMOOR, ILLINOIS



 **RENDER VIEW 02**



A-2

PROPOSED DEVELOPMENT:
GOSHEN BANQUET & EVENT CENTER
FLOSSMOOR, ILLINOIS

LGI PROJECT #: 2025-0168
DATE: 10-2-2025



RENDER VIEW 03



A-3

LGI PROJECT #: 2025-0168
DATE: 10-2-2025

PROPOSED DEVELOPMENT:
GOSHEN BANQUET & EVENT CENTER
FLOSSMOOR, ILLINOIS



RENDER VIEW 04
A-4



RENDER VIEW 05
A-4



RENDER VIEW 06
A-4



RENDER VIEW 07
A-4



A-4

LGI PROJECT #: 2025-0168
DATE: 10-2-2025

PROPOSED DEVELOPMENT:
GOSHEN BANQUET & EVENT CENTER
FLOSSMOOR, ILLINOIS



RENDER VIEW 08
A-5



RENDER VIEW 09
A-5



RENDER VIEW 10
A-5



RENDER VIEW 11
A-5



A-5

LGI PROJECT #: 2025-0168
DATE: 10-2-2025

PROPOSED DEVELOPMENT:
GOSHEN BANQUET & EVENT CENTER
FLOSSMOOR, ILLINOIS

**AN ORDINANCE OF THE VILLAGE OF FLOSSMOOR, COOK COUNTY, ILLINOIS,
APPROVING A DEVELOPMENT AGREEMENT**

(Nehsog Properties LLC)

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

WHEREAS, Governors Highway is a primary commercial thoroughfare within the Village; and

WHEREAS, certain vacant properties, commonly known as 19628 Kedzie Avenue, 19621 Governors Highway, 19623 Governors Highway, 19625 Governors Highway, 19701 Governors Highway, 19800 Governors Highway and identified by parcel numbers 31-11-403-019-0000, 31-11-402-007-0000, 31-11-403-008-0000, 31-11-403-009-0000, 31-11-403-010-0000, and 31-11-403-012-0000 (the “*Properties*”), are in need of development in accordance with zoning limitations and all applicable building codes of the Village; and,

WHEREAS, Nehsog Properties, LLC, an Illinois limited liability company, has submitted a proposal to the Village to acquire the Properties for the propose of constructing a luxury banquet facility of 15,000 to 20,000 square feet (the “*Project*”) which will make a significant contribution to the development goals of the Village; and,

WHEREAS, after a review of the proposed Project as presented by the Developer, the Mayor and Board of Trustees of the Village (the “*Corporate Authorities*”) have concluded that the Project shall provide an amenity not otherwise available in this Village; and, as proposed, is in furtherance of the Village’s plan for economic development, and therefore, the Village is prepared to convey the Properties to the Developer in accordance with the terms and conditions as set forth in the Development Agreement attached hereto.

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 preambles above are incorporated herein; and further,

Section 2. The Development Agreement by and between the Village of Flossmoor, Cook County, Illinois and Nehsog Properties, LLC is hereby approved and the Mayor and Village Clerk are hereby authorized to execute; and, the Mayor, Village Clerk and Village Attorney are hereby authorized to perform all actions required to implement its terms.

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

AYES: _____

NAYS: _____

ABSENT: _____

PASSED: _____

APPROVED: _____

PUBLISHED: _____

Approved this ____ day of _____ 2026.

Mayor

Attest:

Village Clerk

**DEVELOPMENT AGREEMENT BY AND BETWEEN THE VILLAGE
OF FLOSSMOOR, COOK COUNTY, ILLINOIS AND
Nehsog Properties, LLC**

THIS DEVELOPMENT AGREEMENT (the “*Agreement*”) is entered into as of the _____ day of _____, 2026, by and between the Village of Flossmoor, Cook County, Illinois, an Illinois municipal corporation (“*Village*”), and Nehsog Properties, LLC, an Illinois limited liability company (“*Developer*”).

In consideration of the mutual covenants and agreements set forth in this Agreement, the Village and the Developer hereby agree as follows:

ARTICLE 1: RECITALS

1.1 The Village is engaged in the revitalization of its commercial properties which includes certain parcels of property located in the Village including the following: 19628 Kedzie Avenue, 19621 Governors Highway, 19623 Governors Highway, 19625 Governors Highway, 19701 Governors Highway, 19800 Governors Highway and identified by parcel numbers 31-11-403-019-0000, 31-11-402-007-0000, 31-11-403-008-0000, 31-11-403-009-0000, 31-11-403-010-0000, and 31-11-403-012-0000 (collectively the “*Subject Property*”), all of which parcels the Village has owned since 2022.

1.2 The Village has the authority pursuant to the laws of the State of Illinois, to promote the health, safety, and welfare of its inhabitants, to prevent the spread of blight, to encourage private development in order to enhance the local tax base, to increase job opportunities, and to enter into contractual agreements with third parties for the purpose of achieving these goals.

1.3 The Developer has submitted a proposal to the Village to acquire the Subject Property from the Village and to construct a luxury banquet facility with approximately 15,000 to 20,000 square feet to accommodate up to 500 guests and 155 parking spaces (the “*Project*”) which shall require an investment by the Developer of approximately \$5,100,000.

1.4 After a review of the proposed Project as presented by the Developer, the Mayor and Board of Trustees of the Village (the “*Corporate Authorities*”) have concluded that the Project shall provide an amenity not otherwise available in this Village in furtherance of the Village’s plan for economic development, and therefore, the Village is prepared to convey the Subject Property to the Developer in accordance with the terms and conditions as hereinafter provided.

1.5 The Village believes that the development of the Subject Property with the use as has been proposed, shall serve the residents of the Village with a new venue for celebrations of all kinds; increase the tax base of the Village and the taxing districts authorized to levy taxes upon the Subject Property; provide job opportunities for its citizens; and, improve the general welfare of the community and therefore the Village is willing to proceed as hereinafter set forth.

**ARTICLE 2: CONDITIONS PRECEDENT TO THE CONVEYANCE OF THE
SUBJECT PROPERTY; DEVELOPER OBLIGATIONS**

2.1 On or before January 31, 2027, the Developer shall submit a Concept Plan to the Plan Commission.

2.2 By February 28, 2028, the Developer shall submit to the Village an estimated budget listing all costs to be incurred to develop the Subject Property including all legal fees; architectural, engineering and design fees; costs for the construction of the buildings, including landscaping, signage and any other cost as may be required to complete the Project (the “*Project Budget*”).

2.3 By May 31, 2028, the Developer shall submit to the Village proof of financing in an amount equal to the Project Budget (“*Project Financing*”).

2.4 By March 31, 2028 the Developer shall submit the following to the Village:

- (a) a planned unit development (“*PUD*”) plat in electronic format;
- (b) a written application providing a clear way in which the Subject Property is to be developed including detailed site plan of buildings, roads, and walkways;
- (c) identification of existing natural and environmental resources and methods to protect the physical amenities; and
- (d) preliminary engineering information on existing; and proposed sanitary, storms and water to service the proposed development or alternatively, final engineering information on existing and proposed sanitary, storm and water service to the proposed development.

2.5 If the Developer has not submitted a Final Plan for approval as described under Section 2.4, such Final Plan shall be due May 31, 2028,

2.6 Within thirty (30) days of receipt of all required approvals, the Developer shall apply for all building permits required to construct the Project.

2.7 Within thirty (30) days of receipt of all required permits the Developer shall commence construction of the Project.

2.8 On or before September 30, 2029, the Developer shall have completed construction and received certificates of occupancy for the Project.

2.9 In the event the Developer receives a Class 8 Real Estate Tax Incentive from Cook County, the Developer agrees to enter into an agreement with the Village in the form attached hereto as Exhibit A to annually reimburse it for any reduction in the Village’s portion of the real estate taxes in the Subject Property.

2.10 In the event that environmental inspections, assessments, or reports conducted by qualified professionals reveal conditions that (a) violate applicable environmental laws or regulations, (b) pose a material risk to the environment, or (c) would require remediation or

mitigation effectors that are commercially unreasonable or cost-prohibitive, the Developer shall have the right, at its sole discretion, to:

- (i) Terminate this Agreement without penalty or further obligation, or
- (ii) Renegotiate the terms of this Agreement.

2.11 The Developer reserves the right to terminate this Agreement, at its sole discretion, prior to the commencement of construction, in the event of circumstances beyond its reasonable control that materially impact the feasibility or viability of the Project, including but not limited to: (a) unforeseen environmental conditions or hazards; (b) changes in applicable laws or regulations; (c) inability to secure necessary permits, approvals, or financing related to unforeseen cost overruns; or (d) other force majeure events as defined in Section 7.4. In the event of such termination, the Developer shall provide written notice to the Village, and the Developer's liability shall be limited to reimbursement of any non-refundable, third-party costs directly incurred by the Village up to the date of termination, not to exceed \$3,000.00.

ARTICLE 3: OBLIGATIONS OF THE VILLAGE

3.1 Within thirty (30) days of satisfaction of all obligations of the Developer as required by Sections 2.1 through 2.7 above, the Village agrees to convey the Subject Property to the Developer in accordance with the terms and conditions hereinafter set forth.

3.2 At the sole cost of the Developer, the Village shall deliver to the Developer at closing a title insurance policy in the amount of \$100,000 insuring title to the Developer subject to all covenants and conditions of record. The Village shall not be responsible for the cost of any survey, environmental investigations or closing costs on the transfer of the Subject Property to the Developer. Conveyance of the Subject Property to the Developer shall be by recordable warranty deed.

3.3 Upon conveyance of the Subject Property, the Village shall also adopt a Resolution supporting a Class 8 Real Estate Tax Incentive to be approved by Cook County for the Subject Property, in the form attached as Exhibit B.

3.4 At the sole cost of the Developer, at or prior to the conveyance of the Subject Property, the Developer shall deliver to the Village security in the form of a performance bond or letter to credit in the amount of \$100,000 as security for the construction and completion of the Project for a term commencing with the conveyance of the Subject Property to be released upon the issuance of certificate of occupancy for the Subject Property.

ARTICLE 4: DEVELOPER'S OBLIGATIONS REGARDING USE OF THE SUBJECT PROPERTY

4.1 The Developer covenants to construct the Project and maintain the Subject Property as required by all applicable Village Codes.

4.2 The Developer further warrants, covenants and agrees:

- (a) To pay all fees, fines, licenses, taxes of any kind assessed upon the Subject Property, including real estate taxes; and, all fees, taxes or fines dues in connection with the operation of the banquet facility at the Subject Property.
- (b) Not to sell, transfer, gift or convey the Subject Property prior to the issuance of a certificate of occupancy without the consent of the Village; and

ARTICLE 5. REPRESENTATIONS, WARRANTIES, AND COVENANTS

5.1 To induce the Village to enter into this Agreement and to grant the rights herein provided to the Developer, the Developer represents, covenants, warrants, and agrees, as the basis for the undertakings on the Developer's part herein contained, that:

- (a) All representations and agreements made by the Developer in the Agreement are true, complete, and accurate in all respects.
- (b) The Developer is an Illinois limited liability company duly formed and existing under the laws of the State of Illinois authorized to do business in Illinois, and the Developer has the power to enter into, and by proper action has been duly authorized to execute, deliver, and perform, this Agreement. The Developer will do, or cause to be done, all things necessary to preserve and keep in full force and effect its existence and standing as a corporation authorized to do business in the State of Illinois.
- (c) The execution, delivery, and performance of this Agreement by the Developer, the consummation of the transactions contemplated hereby, and the fulfillment of or compliance with the terms and conditions of this Agreement shall not conflict with or result in a violation or breach of any of the terms, conditions, or provisions of any disclosure statement made, or to be made, on behalf of the Developer, or any restriction, organizational document, agreement, or instrument to which the Developer, or any of its partners or venturers, is now a party or by which the Developer, or any of its partners or venturers, is bound, or constitute a default under any of the foregoing.

5.2 The Developer further warrants there are no actions at law or similar proceedings either pending or, to the best of the Developer's knowledge, threatened against the Developer that would materially or adversely affect:

- (i) The ability of the Developer to proceed with the acquisition of the Subject Property and the construction of the Project;
- (ii) The Developer's financial condition;
- (iii) The level or condition of the Developer's assets as of the date of this Agreement; or,

- (i) The Developer's ability to operate the banquet facility.

5.3 To induce the Developer to enter into this Agreement and to undertake the performance of its obligations under this Agreement, the Village represents, covenants, warrants and agrees as follows:

- (a) All representations and agreements made by the Village in this Agreement are true, complete, and accurate in all respects.
- (b) The Village has the power to enter into and perform its obligations under this Agreement and by proper action has duly authorized the Mayor and Village Clerk to execute and deliver this Agreement.
- (c) The execution, delivery, and performance of this Agreement by the Village, the consummation of the transactions contemplated hereby and the fulfillment of or compliance with the terms and conditions of this Agreement shall not conflict with or result in a violation or breach of the terms of any order, agreement, or other instrument to which the Village is a party or by which the Village is now bound.

ARTICLE 6: ENFORCEMENT AND REMEDIES

6.1 Enforcement: Remedies. The Village may enforce or compel the performance by the Developer of this Agreement, in law or in equity, by suit, action, mandamus, or any other proceeding, including specific performance, including a demand of the security provided as required under Section 3.5. Notwithstanding the foregoing, the Developer agrees that it will not seek, and does not have the right to seek, to recover a judgment for monetary damages against the Village or any elected or appointed officials, officers, employees, agents, representatives, engineers, consultants, or attorneys thereof, on account of the negotiation, execution, or breach of any of the terms and conditions of this Agreement.

6.2 Notice; Cure; Self-Help. In the event of a breach of this Agreement by the Developer, the Village agrees that, the Developer shall have thirty (30) days after notice of any breach delivered in accordance with Article 9 to correct the same prior to the pursuit of any remedy provided for herein; provided, however, that the 30-day period shall be extended, but only (i) if the alleged breach is not reasonably susceptible to being cured within the 30-day period, and (ii) if the Developer has promptly initiated the cure of the breach, and (iii) if the Developer diligently and continuously pursues the cure of the breach until its completion. If the Developer shall fail to perform any of its obligations under this Agreement, and if the Village shall have given written notice of the default to the Developer, and if the Developer shall have failed to cure the default as herein provided. In any event, the Developer hereby agrees to pay and reimburse the Village for all costs and expenses reasonably incurred by it in connection with action taken to cure the default, including attorney's fees and court costs.

6.3 Any of the following events or circumstances shall be an event of default by Developer with respect to this Agreement:

- (a) If any material representation made by the Developer in this Agreement, or in any certificate; notice, demand to the Village; or request made by the Village in connection with any of documents, shall prove to be untrue or incorrect in any material respect as of the date made.
- (b) The Developer's default in the performance or breach of any material covenant, warranty, or obligation contained in this Agreement.
- (c) The Developer's breach of or failure to perform the covenants as set forth in Article 2.
- (d) The entry of a decree or order for relief by a court having jurisdiction in the premises in respect of the Developer in an involuntary case under the federal bankruptcy laws, as now or hereafter constituted, or any other applicable federal or state bankruptcy, insolvency, or other similar law, or appointing a receiver, liquidator, assignee, custodian, trustee, sequestrator, or similar official of the Developer for any substantial part of its property, or ordering the winding-up or liquidation of its affairs and the continuance of any such decree or order un-stayed and in effect for a period of 60 consecutive days. There shall be no cure period for this event of default.
- (e) The commencement by the Developer of a voluntary case under the federal bankruptcy laws, as now or hereafter constituted, or any other applicable federal or state bankruptcy, insolvency, or other similar law, or the consent by the Developer to the appointment of or taking possession, by a receiver, liquidator, assignee, trustee, custodian, sequestrator, or similar official of the Developer or of any substantial part of the Developer's property, or the making by any such entity of any assignment for the benefit of creditors or the failure of the Developer generally to pay such entity's debts as such debts become due or the taking of action by the Developer in furtherance of any of the foregoing. There shall be no cure period for this event of default.

6.4 The Village shall have the following remedies in the event of default by the Developer:

- (a) Demand payment of security provided under Section 3.5 in the event of default prior to the issuance of a certificate of occupancy for the Subject Property.
- (b) In case the Village shall have proceeded to enforce its rights under this Agreement and such proceedings shall have been discontinued or abandoned for any reason or shall have been determined adversely to the Village, then, and in every such case, the Developer and the Village shall be restored respectively to their several positions and rights hereunder, and all rights, remedies and powers of the Developer and the Village shall continue as though no such proceedings had been taken.

6.5 The Developer agrees to indemnify the Village, and all of its elected and appointed officials, officers, employees, agents, representatives, engineers, consultants, and attorneys, against any and all claims that may be asserted at any time against any of such parties in connection with or as a result of (i) the Developer's development, construction, maintenance, or use of the Subject Property; or, (ii) the Developer's default under the provisions of this Agreement.

ARTICLE 7: GENERAL PROVISIONS

7.1 The Developer acknowledges and agrees that (i) the Village is not, and shall not be, in any way liable for any damages or injuries that may be sustained as the result of the Village's review and approval of any plans or improvements or as a result of the issuance of any approvals, permits, certificates, or acceptances for the development or use of any portion of the Subject Property or the improvements and (ii) the Village's review and approval of any plans and the issuance of any approvals, permits, certificates, or acceptances does not, and shall not, in any way be deemed to insure the Developer, or any of its successors, assigns, tenants, or licensees, or any third party, against violations or damage or injury of any kind at any time.

7.2 The Developer shall hold harmless the Village, and all of its elected and appointed officials, employees, agents, representatives, engineers, consultants, and attorneys from any and all claims that may be asserted at any time against any of such parties in connection with (i) the Village's review and approval of any plans or improvements or (ii) the Village's issuance of any approval, permit or certificate. The foregoing provision, however, shall not apply to claims made against the Village as a result of a Village event of default under this Agreement, claims that are made against the Village that relate to one or more of the Village's representations, warranties, or covenants under Section 5.3 and claims that the Village, either pursuant to the terms of this Agreement or otherwise explicitly has agreed to assume.

7.3 The Village shall be under no obligation to exercise rights granted to it in this Agreement except as it shall determine to be in its best interest from time to time. Except to the extent embodied in a duly authorized and written waiver of the Village, no failure to exercise at any time any right granted herein to the Village shall be construed as a waiver of that or any other right.

7.4 Time is of the essence of this Agreement, provided, however, a party shall not be deemed in material breach of this Agreement with respect to any of its obligations under this Agreement on such party's part to be performed if such party fails to timely perform the same and such failure is due in whole or in part to any strike, lock-out, labor trouble (whether legal or illegal), civil disorder, weather conditions, failure or interruptions of power, restrictive governmental laws and regulations, condemnations, riots, insurrections, acts of terrorism, war, fuel shortages, accidents, casualties, floods, earthquakes, fires, acts of Gods, epidemics, quarantine restrictions, freight embargoes, acts caused directly or indirectly by the other party (or the other party's agents, employees or invitees) or similar causes beyond the reasonable control of such party ("*Force Majeure*"). If one of the foregoing events shall occur or either party shall claim that such an event shall have occurred, the party to whom such claim is made shall investigate same and consult with the party making such claim regarding the same and the party to whom such claim is made shall

grant any extension for the performance of the unsatisfied obligation equal to the period of the delay, which period shall commence to run from the time of the commencement of the Force Majeure; provided that the failure of performance was reasonably caused by such Force Majeure.

7.5 This Agreement may not be assigned by the Developer without the prior written consent of the Village unless such assignment is to a legal entity in which the Developer holds all ownership interest.

ARTICLE 8. TERM

8.1 This Agreement shall be in full force and effect upon its execution by the parties and terminate upon the issuance of a certificate of occupancy for the Subject Property.

ARTICLE 9. NOTICES

9.1 All notices and other communications in connection with this Agreement shall be in writing and shall be deemed delivered to the addressee thereof (a) when delivered in person on a business day at the address set forth below, or (b) on the third business day after being deposited in any main or branch United States post office, for delivery by properly addressed, postage prepaid, certified or registered mail, return receipt requested, at the address set forth below, or (c) by facsimile or email transmission, when transmitted to either the facsimile telephone number or email address set forth below, when actually received.

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

Nehsog Properties, LLC
18448 May Street
Homewood, Ill 60430
Attn: Hakeem Bello

With a copy to:

William J. Arendt & Associates, P.C.
7035 Veterans Boulevard, Suite A
Burr Ridge, Illinois 60527
Attn: William J. Arendt, Esq. & Nicola K.B.
Latus, Esq.

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

Village of Flossmoor
2800 Flossmoor Road
Flossmoor, Illinois 60422
Attn : Village Manager

With a copy to:

Ottosen DiNolfo Hasenbalg & Castaldo, Ltd.
Attn: Kathleen Field Orr
2441 Warrenville Road, Suite 310,
Lisle, Illinois 60532

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

ARTICLE 10. IN GENERAL

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

10.2 No claim as a third party beneficiary under this Agreement by any person, firm, or corporation shall be made, or be valid, against the Village or the Developer.

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

10.4 This Agreement is to be executed in two or more counterparts, each of which shall be deemed an original but all of which shall constitute the same instrument.

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

VILLAGE OF FLOSSMOOR

Attest:

By: _____
Mayor

By: _____
Village Clerk

Date: _____, 2026

Nehsog Properties, LLC

By: _____

Date: _____, 2026

EXHIBIT A

Resolution No. 2026- ____

**A RESOLUTION OF THE VILLAGE OF FLOSSMOOR, RICH AND BLOOM TOWNSHIPS,
COOK COUNTY, ILLINOIS, IN SUPPORT OF CLASS 8 DESIGNATION**

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

WHEREAS, Governors Highway is a primary commercial thoroughfare within the Village; and

WHEREAS, certain properties, as hereinafter identified (the “*Properties*”), along Governors Highway, which have remained vacant for a decade, are in need of development in accordance with zoning limitations and all applicable building codes of the Village; and,

WHEREAS, Nehsog Properties, LLC, an Illinois limited liability company, has acquired the Properties located along Governors Highway, Flossmoor for the purpose of constructing a luxury banquet facility of 15,000 to 20,000 square feet (the “*Development*”) which will make a significant contribution to the development goals of the Village; and,

WHEREAS, the Mayor and Board of Trustees of the Village do find that, but for the Class 8 incentive, this Development is not economically viable and that major capital is needed to construct the Development on the Properties and thereby warranting the benefits of Class 8 tax relief; and,

WHEREAS, the Village of Flossmoor supports the Class 8 Eligibility Application to be filed with Cook County Assessor for the Development on Properties located along Governors Highway and requests Class 8 tax relief.

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

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

Section 2. The Village of Flossmoor supports and consents to the application for Class 8 for the Properties located along Governors Highway, Flossmoor, Illinois, identified as parcel numbers 31-11-

EXHIBIT A

403-019-0000; 31-11-403-007-0000; 31-11-403-008-0000; 31-11-403-009-0000; 31-11-403-010-0000; and 31-11-403-012-0000 to be filed with the Cook County Assessor's Office.

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

AYES: _____

NAYS: _____

ABSENT: _____

PASSED: _____

APPROVED: _____

PUBLISHED: _____

Approved this ____ day of _____ 2026.

Mayor

Attest:

Village Clerk

EXHIBIT B

AGREEMENT BY AND BETWEEN THE VILLAGE OF FLOSSMOOR, COOK COUNTY, ILLINOIS AND NEHSOG PROPERTIES, LLC

THIS AGREEMENT by and between the Village of Flossmoor, Cook County, Illinois, an Illinois municipal corporation (“*Village*”), and Nehsog Properties, LLC, an Illinois limited liability company, d/b/a Goshen Banquet & Event Center (“*Petitioner*”), is dated this ____ day of _____, 2025.

WITNESSETH:

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

WHEREAS, the Petitioner is the owner of certain property commonly known as 19628 Kedzie Avenue, and 19621, 19623, 19625, 19701 and 19800 Governors Highway, Flossmoor, Illinois and identified by parcel nos. 31-11-403-019-0000; 31-11-403-007-0000; 31-11-403-008-0000; 31-11-403-009-0000; 31-11-403-010-0000; and 31-11-403-012-0000 (the “*Subject Property*”) upon which the Petitioner intends to construct and to operate a luxury banquet facility (the “*Development*”) with 15,000 to 20,000 square feet on the Subject Property; and,

WHEREAS, the Petitioner has filed a petition seeking the Village’s endorsement of an application for the Class 8 Real Estate Tax Incentive for the Subject Property with the Cook County Assessor’s Office; and,

WHEREAS, Petitioner did present its petition to the Mayor and Board of Trustees of the Village (the “*Corporate Authorities*”) at the Village Board Meeting on _____, 2026, which included a provision committing the Petitioner to execute a “make whole” agreement thereby agreeing to reimburse the Village on an annual basis in the amount of the reduction of its portion of real estate taxes on the Subject Property; and,

WHEREAS, the Corporate Authorities have duly considered the petition and the Petitioner’s commitment to reimburse the Village in an amount equal to the reduction in real estate taxes which would have otherwise been paid to the Village had the Class 8 designation not been granted and find it to be in the best interests of the Village to proceed as hereinafter provided.

NOW THEREFORE, IT IS HEREBY AGREED by the parties hereto as follows:

Section 1: The preambles hereinabove set forth are incorporated herein as if fully restated.

EXHIBIT B

Section 2: The Village hereby agrees to support and consent to the Petitioner's application for a Cook County Class 8 Real Estate Tax Incentive (the "*Class 8 Designation*") on the condition that the Petitioner agrees to reimburse the Village for any loss in real estate taxes suffered by it as a result of the Class 8 Designation as provided in Section 3 below.

Section 3: The Petitioner hereby covenants and agrees to annually reimburse the Village in an amount equal to any reduction of its portion of the real estate taxes on the Subject Property by reason of the granting by Cook County of a Class 8 Designation for the Subject Property and the portion of all other funds on behalf of which the Village collects or receives real estate taxes (the "*Reduction*").

Section 4. The Petitioner and the Village agree that the amount of the Reduction shall be paid to the Village within thirty (30) days of receipt of the second installment real estate tax bill for the Subject Property.

Section 5. All notices and other communications in connection with this Agreement shall be deemed to have been delivered to the addressee thereof if delivered by email when confirmed in writing by personal service or deposited in any branch of the United States post office at the following address:

Village of Flossmoor

2300 Flossmoor Road

Flossmoor, Illinois 60422

Bridget Wachtel, Village Manager

708-798-2300

Petitioner:

Nehsog Properties, LLC

18448 May Street

Homewood, Illinois 60430

Section 6. This Agreement shall commence upon its execution and terminate after the Reduction for the final year of the Class 8 Designation has been paid to the Village.

Section 7. This Agreement may be executed in counterparts, each of which shall be deemed an original but all of which shall constitute the same instrument.

EXHIBIT B

IN WITNESS WHEREOF, the Parties hereto have executed this Agreement effective as of the day and year first above written.

Village of Flossmoor, Cook County,
an Illinois municipal corporation

Mayor

Attest:

Village Clerk

Petitioner: Nehsog Properties, LLC

By: _____
Manager

DRAFT

MEMORANDUM



FLOSSMOOR

Welcoming. Beautiful. Connected.

TO: Bridget Wachtel, Village Manager
CC:
FROM: Carl Estelle, Police Chief
DATE: April 6, 2026
RE: **Consideration by Motion to Change Vardon Place to One-way Westbound and Brassie Avenue to a One-way Southbound**

The Flossmoor Police Department respectfully requests consideration for approval of a motion to modify traffic patterns in the area surrounding Western Avenue School and Flossmoor Park, designating Vardon Place as a one-way street westbound from Western Avenue to Brassie Avenue and designating Brassie Avenue as a one-way street southbound from Vardon Place to Flossmoor Road.

These proposed changes are intended to improve pedestrian safety and overall traffic flow in areas that experience high volumes of vehicle and foot traffic, particularly during school arrival and dismissal times, as well as park activities that take place from spring through fall.

The proposed westbound-only traffic on Vardon Place would allow for safer student drop-off along Western Avenue School by eliminating opposing (eastbound) traffic. This would significantly reduce the risk associated with children crossing the street in front of oncoming vehicles and provide a more controlled and predictable traffic environment.

Similarly, converting Brassie Avenue to southbound-only traffic would enhance safety for residents and visitors accessing Flossmoor Park. By eliminating northbound traffic, pedestrians would no longer need to account for vehicles approaching from multiple directions when crossing the street, reducing potential conflict points.

In conjunction with these traffic modifications, the Department also recommends implementing no parking restrictions along the residential sides of both Vardon Place and Brassie Avenue. On the North side of Vardon Place there will be loading and unloading from 8:00AM-09:00AM and 2:30PM-3:30PM. On the South side of Vardon Place, there will be no parking anytime. On the east side of Brassie Avenue, there will be no parking at any time. This measure would improve visibility for drivers and pedestrians, reduce congestion along narrow residential streets and ensure adequate access for emergency vehicles.

These proposed changes are designed to proactively address safety concerns, improve traffic efficiency, and enhance accessibility for emergency services. Given the high pedestrian activity in this area, particularly involving school-aged children, these adjustments represent a meaningful step toward improving overall community safety.

The Flossmoor Police Department met with the Superintendent of School District 161, the Principal of Western Avenue Elementary School, and the head of the Flossmoor Baseball Little

League. We also notified the Park District of these upcoming changes. Everyone was in agreement with the modifications listed above. The Flossmoor Police Department also passed out flyers to all seven residences on Brassie Avenue and Vardon Place to notify them of a Zoom meeting to discuss the proposed modifications. There were a total of four residences represented during this meeting. Residents voiced their opinions but understood the importance of making these changes.

Based on the information provided, the Flossmoor Police Department respectfully requests a motion and approval by the Board of Trustees to implement these modifications. Upon approval, such modifications shall be effective when signs giving reasonable notice of such have been posted.

Strategic Initiative (s) Addressed

4.9. Maintain, enhance, and foster community safety.

MEMORANDUM



FLOSSMOOR

Welcoming. Beautiful. Connected.

TO: Bridget Wachtel, Village Manager
CC: Ann Novoa, Finance Director
FROM: Jonathan Bogue, Assistant Village Manager
DATE: April 6, 2026
RE: A Discussion on Implementing a Places for Eating Tax

Overview

The Village has few remaining potential new revenue streams as a non-home-rule community.

In this memo, we will review a very common one, the Places for Eating Tax. The Village has discussed a Places for Eating Tax from time-to-time but has foregone this tax at various points in time in favor of other revenue streams, such as an increase in the property tax limiting rate and the non-home rule sales tax, to name a couple. This tax and a utility tax on water are the two largest non-property tax revenue sources remaining to support our current services, the cost of which increases at rates greater than the property tax revenue can increase. The Board discussed the Places for Eating Tax at two recent financial planning meetings - the Five-Year Projections Analysis and the Mid-Year Financial Review - and asked Staff to return with a more in-depth discussion.

Places for Eating Tax

"Places for eating" is defined as a place where prepared food and/or beverages are sold at retail for immediate consumption with seating provided on the premises, including any outdoor seating on the premises, whether the food or beverages are consumed on the premises or not.

The Places for Eating Tax is levied on the gross receipts received for prepared food and beverages sold at retail. Although the tax can be at any amount, the amount of the tax commonly varies between 1-2.5% and is placed on the owners of places for eating, who can pass the tax along to consumers. You may have seen this tax as a separate line item on a receipt from a restaurant outside of Flossmoor. As a point of reference, Homewood imposes a Places for Eating tax at 2%. The home-rule equivalent of this tax is called a Food and Beverage Tax.

We examined the last four quarters of sales through the Illinois Department of Revenue to project the possible revenue. The following would be the projected revenue at

- **1% = \$175,000**
- **2% = \$350,000**
- **2.5% = \$437,500**
- **3% = \$525,000**

These taxes are often chosen over other revenue options by villages because they are based on consumption and are often paid by restaurant patrons who do not necessarily live in the community. The rationale is similar to that of the non-home-rule sales tax. For every dollar

spent, it is “only a penny.” On a \$100 dining bill, the impact is at most \$3. This tax is one of the most significant revenue sources still available to the Village to offset our current level of service. As we seek to attract more visitors to the community through dining experiences, the Village should be seeking non-resident support for our services, as they enjoy our community. Our residents pay these food and beverage taxes in Chicago, Bolingbrook, Lombard, Naperville, Aurora, Homewood, Oak Brook Terrace, Brookfield and many others.

The tax can be imposed locally by ordinance and must also be administered locally. While this revenue is needed to support current operations and levels of service, it also provides an opportunity for revenue sharing to support and encourage new dining opportunities.

Implementation

The collection of this tax will reside in the Finance Department. If implemented, step one would be to send out the Registration Form to businesses that qualify for this tax. Once registration is complete, all registered businesses will receive the Places for Eating Return form. This form will be submitted to the Finance Department monthly. The return form includes the calculation that each business needs to complete and submit, along with a check reflecting the appropriate dollar amount owed to the Village.

The workload for the Finance Department will be assigned to the General Finance Clerk, with oversight by the Assistant Director and Director of Finance. The General Finance Clerk is currently responsible for all accounts receivable for the Village, excluding public safety and utility billing; therefore, it is appropriate that this new revenue stream be assigned to this position. The estimated hours of work per month post-implementation would be approximately 22.5 if payments are timely. This time would vary depending on the accuracy of reporting on the business end, promptness, and whether reminders must be sent to businesses. To account for our staff time in administering the tax, staff suggests adding at least .5% to the rate to recoup our costs. Based on the common rates and inclusive of our administrative expenses, Staff recommends a total rate between 2.5 -3.0%. Although this rate could be adjusted in the future, staff would recommend that, once it is set, the Board exercise caution in making future adjustments, as coordinating at both the business and Village levels would be difficult. Further, if the Village Board is interested in using any of this revenue in future revenue-sharing agreements, we would advise establishing a higher rate to ensure the Village receives the amount expected.

The challenges are similar to those of similar fees, including coordinating and working with the businesses during the implementation and the time spent on enforcement. Another challenge is that the Illinois Department of Revenue (IDOR) is not the most prompt reporting agency, and checking for accuracy can be a challenge. This would result in estimating revenue to be collected per business and checking accuracy in arrears.

Discussion

Staff is seeking direction at the April 6, 2026, Village Board Meeting as to whether the Village Board would be in favor of imposing a Places for Eating Tax and, if so, at what percentage.

Direction should be given to the Village Attorney to prepare an ordinance accordingly.

MEMORANDUM



FLOSSMOOR

Welcoming. Beautiful. Connected.

TO: Mayor Nelson and Board of Trustees
CC:
FROM: Bridget A. Wachtel, Village Manager
DATE: April 6, 2026
RE: Discussion of the Fiscal Year 2027 Finance and Facilities Plan

The Public Works Department has prepared the attached Capital Program for Infrastructure Rehabilitation, Maintenance and Improvements over the next three years. This document provides an excellent history of the capital infrastructure projects that have been completed over the last 35 years. Within this document, the plan reflects the completion of projects during the current fiscal year and suggests a prioritization of our capital work for the next three years. The Capital Plan continues to uphold the Village Board's "save then spend" philosophy toward capital projects; through the use of fund balance, we will be able to set aside available funds to finance a majority of these projects with cash as opposed to utilizing debt and other more expensive financing mechanisms. At the April 6 Village Board meeting, we will review the Fiscal Year 2027 through Fiscal Year 2029 projects.

At the conclusion of the Capital Plan is a listing of future Finance and Facilities Program projects that are needed. This summary of the report is divided into two categories: set-asides in the Finance and Facilities Plan and projects included in the Capital Program (immediate needs within the next three years) and future projects (long-term projects not included in either document). Several projects are grant-dependent and will only move forward if grant funds are received; these projects also reflect the source of funding (i.e., General Fund, Water and Sewer Fund, bond proceeds) if no grant funding is received. This summary is beneficial in planning for our future.

Finance has also provided spreadsheets depicting the work completed through Fiscal Year 2026 and the recommended funding and set-asides based on the Capital Program. The funding set-asides include local matches for grants for which the Village has applied; should the Village be awarded these grants, workload and funding may need to be re-prioritized to fulfill these grant-funded projects. While the Board can consider financing mechanisms, keep in mind that the use of cash is always less expensive than debt, and when debt is used, a repayment source must be identified.

Capital project planning remains an important component of our budget. Utilizing the "save then spend" philosophy has allowed us to absorb these capital projects without much of an impact on our operational budget. Part of the Village's financial success is rooted in the systematic capital improvement planning that we undertake to ensure that capital investment in our community remains strong. The pursuit of grant funding and other financing mechanisms is an important consideration in maintaining our Capital Program schedule.

We look forward to receiving the Board's input on this plan at the April 6 meeting. The Board will need to provide direction to staff that you concur with this plan and set-asides or provide alternative direction. The Capital Program and the Finance and Facilities Plan will

then be adopted into the Fiscal Year 2027 Budget, which will be approved at the April 20 meeting.

Attachments:

Capital Program
Finance and Facilities Plan spreadsheets

Strategic Initiative (s) Addressed

2.0 Infrastructure & Housing: Increase property values by improving the Village infrastructure, beautifying the community, and assuring a high-quality housing stock.

Village of Flossmoor

CAPITAL PROGRAM

for

Infrastructure Rehabilitation, Maintenance, and Improvements

For the past 35 years, the Village has implemented an ongoing capital program referred to as the Finance and Facilities Plan. The Plan has been developed as a continuing effort by the Village to identify important infrastructure needs, and to plan for meaningful maintenance and rehabilitation several years in advance. By proactively planning and identifying capital projects for the future, the Village developed a financial savings plan that covers the costs associated with major projects, while still maintaining day-to-day Village services at a level desired by the community. By laying out the long-range capital goals of the Village, the following challenges and improvements were accomplished:

Street Maintenance Program

A street maintenance program was developed to keep Village streets in “good to excellent” condition at all times using primarily funding from Motor Fuel Taxes (MFT). The program goal is that each year repairs and resurfacing are completed on approximately one mile of the Village’s 40+ miles of streets at an annual cost of approximately \$500,000. The plan was originally created so that every street in Flossmoor is resurfaced on a 15-year rotation. Over the last several years, the MFT Fund had become financially stressed and rehabilitation costs increased, resulting in approximately one mile of the streets resurfaced each year compared to the 2.5 miles of streets resurfaced per year when the program was designed. In Fiscal Years 2019-2021, and 2024, the Village Board supplemented MFT funds with a General Fund contribution to complete more street maintenance at a cost of \$137,481, \$250,000, \$11,137, and \$150,893 respectfully. This supplemental funding was a viable short-term solution but knowing it was not viable long term it became one of the reasons to pursue a G.O. Bond for streets as discussed below. By Fiscal Year 2022, MFT fund balances dropped to a point where it could only support approximately \$300,000 for the program. That year, Staff recommended that the MFT Street Rehabilitation be deferred while the approved bond funded Street Rehabilitation Program work was completed. Staff recommended that the MFT Street Rehabilitation be deferred again in Fiscal Years 2023 and 2024 while the bond/grant funded Street Rehabilitation Program work continued on the Brumley Road Reconstruction Project. This temporary change allowed the MFT Fund to build up balance and allow future work to be completed at a greater funding level following the bond funded program. In Fiscal Year 2026, Staff continued with the annual street resurfacing program, using funds from the MFT Fund. Below is a summary of the previous ten years of the street resurfacing program.

- Fiscal Year 2016 – Resurfaced 1.34 miles at cost of \$264,636 (MFT)
- Fiscal Year 2017 – Resurfaced 1.15 miles at cost of \$227,925 (MFT)
- Fiscal Year 2018 – Resurfaced 1.11 miles at cost of \$188,685 (MFT)
- Fiscal Year 2019 – Resurfaced 1.38 miles at cost of \$288,494 (MFT & General Fund)
- Fiscal Year 2020 – Resurfaced 1.55 miles at cost of \$451,367 (MFT & General Fund)
- Fiscal Year 2021 – Resurfaced 0.69 miles at cost of \$450,000 (MFT & General Fund)
- Fiscal Year 2022 – Program Deferred
- Fiscal Year 2023 – Resurfaced 3.19 miles at cost of \$2,022,760 (2021 Streets G.O. Bond)

- Fiscal Year 2024 – Program Deferred
- Fiscal Year 2025 – Resurfaced 1.15 miles at cost of \$526,688 (MFT)
- Fiscal Year 2026 – Resurfaced 1.46 miles at a cost of \$589,972 (MFT & General Fund)

New in Fiscal Year 2024 was the creation of the Village’s first street pavement crack filling program. This program was recommended in the 2017 Pavement Management Report to extend the useful life of newly resurfaced and reconstructed asphalt pavements in our street inventory. This program involves the filling of asphalt pavement cracks with fiber asphalt sealant that prevents water and debris from filling the cracks, which leads to pavement potholes and pavement failure. It is estimated that this program can extend the life of asphalt pavements by an additional 5+ years, as compared to pavements that do not receive this treatment. This work is recommended on streets that exhibit cracks and have a PASER rating between 6-8. Below is a summary of the previous years of the street pavement crack filling program.

- Fiscal Year 2024 – Crack filled 9.7 miles at a cost of \$76,863
- Fiscal Year 2025 – Crack filled 5.51 miles at a cost of \$49,984
- Fiscal Year 2026 – Crack filled 3.99 miles at a cost of \$31,679

In the initial years of the crack filling program, more streets were completed to catch up on the needed work. As of Fiscal Year 2026, Staff anticipates that the amount of annual work should now be consistent moving forward.

Street Pavement Rehabilitation Program

In Fiscal Year 2017, Public Works staff retained a consultant to complete a Pavement Management Report of all streets in the Village. This report assigned a grade to each street and also recommendations for rehabilitation and cost estimates. The total cost of repair/rehabilitation in 2017 dollars for all Village owned streets was \$20,057,360. The street rehabilitation work consists of crack sealing and patching, mill and resurface, full depth pavement reconstruction, curb and gutter repairs, and sidewalk and ADA repairs. The report became the outline for the street maintenance program moving forward.

In November 2020, voters approved a \$10M General Obligation Bond referendum to be used to fund the Flossmoor Road Viaduct Drainage Improvements and this Street Rehabilitation Program. Staff has developed a major pavement rehabilitation project that can be supported by this bond issue. The scope of the project was developed at an estimated cost of \$5M.

Due to high inflation and escalated construction costs, the first project in the program was cut back to an amount of approximately \$2M. The 2022 Street Rehabilitation Project was completed in the summer of 2022 at a final total cost of \$2,022,760 for construction and construction engineering. Depending on what bond funds are available after the Flossmoor Road Viaduct Project is finalized and grant funding is received, another street rehabilitation project may be completed.

Sidewalk Replacement Program

The first phase of the Village’s sidewalk replacement program was completed in Fiscal Year 2008. The program included the removal and replacement of approximately 750 defective sidewalk squares in the Old Flossmoor and Flossmoor Park neighborhoods. Due to the age of the community and an anticipated

high number of sidewalk squares throughout the remainder of the Village warranting replacement, the program was initially designed to be implemented over a five-year period but has taken longer to complete based on shrinking funding levels. In recent years, the Sidewalk Replacement Program work had coincided with the Street Rehabilitation Program streets; sidewalk along the resurfacing routes had been replaced at the same time as the streets have been resurfaced. However, due to funding limitations in the street resurfacing program, the sidewalk replacement work has been removed from that program. Below is a summary of the sidewalk replacement program over the previous years.

- Fiscal Year 2009 – Replaced 600 defective squares in Pinewood subdivision and Flossmoor Hills
- Fiscal Year 2010 – Replaced 600 defective squares in Flossmoor Hills and Highlands
- Fiscal Year 2012 – Replaced 175 defective squares in the Heather Hill Neighborhood
- Fiscal Year 2013 – Replaced 220 defective squares in the Heather Hill Neighborhood
- Fiscal Year 2014 – Replaced 242 defective squares in the Heather Hill Neighborhood
- Fiscal Year 2015 – Replaced 446 defective squares in the Heather Hill Neighborhood and other various locations in the Village
- Fiscal Year 2016 – Replaced 467 defective squares in the Heather Hill Neighborhood
- Fiscal Year 2017 – Replaced 376 defective squares in the Heather Hill Neighborhood and on Flossmoor Road
- Fiscal Year 2018 – Replaced 397 defective squares in the Heather Hill, Old Flossmoor, and Flossmoor Park Neighborhoods.
- Fiscal Year 2019 – Replaced 537 defective squares in the Dartmouth neighborhood, on Avers Ave., and in the CBD island area.
- Fiscal Year 2020 – Replaced 506 defective squares in the Heather Hill, Old Flossmoor, Flossmoor Park, Flossmoor Hills, Southeast Flossmoor, and Chestnut Hills Neighborhoods.
- Fiscal Year 2021 – Replaced 239 defective squares in the Flossmoor Hills and Highlands neighborhoods and other concrete maintenance at the Village Hall Complex.
- Fiscal Year 2022 – Replaced 578 defective squares on Flossmoor Road, Governors Highway, and other various locations in the Village during Fiscal Year 2024.
- Fiscal Year 2025 – Replaced 300 defective squares on Flossmoor Road and other various locations in the Village in CY2025. This project was contracted in 2024, but work did not begin until the spring of 2025.
- Fiscal Year 2026 – Replaced 300 defective squares on Flossmoor Road and other various locations in the Village during Fiscal Year 2026.
- Fiscal Year 2027 – Planned replacement of approximately 750 defective squares on Flossmoor Road (Brassie Avenue to Dixie Highway) and other various locations in the Village.

Parkway Trees

Due to the importance of parkway trees in terms of aesthetics and impact on property values, the Village initiated a progressive parkway tree program in 1991. The program has resulted in the following:

- A computer-based GIS inventory of each and every tree on public property in Flossmoor. The inventory also maintains information on the location, species, size, health, appearance, and value of each tree.
- A Village-subsidized planting program encourages residents to plant new parkway trees. Since 1991, approximately 3,101 new trees have been planted on Village parkways and public

properties. This includes 100 new trees that were planted in 2024 in recognition of the Village's Centennial celebration.

- A rotational trimming program has been in place to ensure that each parkway tree is trimmed every five years.

In 2007, the Village dedicated additional financial resources to tree trimming throughout the Village. The additional funding toward an enhanced tree trimming program enables the Village to restore this program to a nearly five-year cycle for all parkway trees. Over the past seventeen years, the annual rotational Parkway Tree Trimming Program was completed in the following neighborhoods:

- Fiscal Year 2008 – Southeast Flossmoor and the Braeburn/Brassie Neighborhood
- Fiscal Year 2009 – South Section of the Heather Hill Neighborhood
- Fiscal Year 2010 – North Section of the Heather Hill Neighborhood and the East Section of the Flossmoor Hills Neighborhood
- Fiscal Year 2011 - West Section of the Flossmoor Hills Neighborhood, the Flossmoor Highlands Neighborhood and the Pinewood Neighborhood
- Fiscal Year 2012 – Old Flossmoor Neighborhood
- Fiscal Year 2013 – Flossmoor Park Neighborhood and Southeast Flossmoor
- Fiscal Year 2014 – Southeast Flossmoor and the Braeburn/Brassie Neighborhood
- Fiscal Year 2015 – North Section of the Heather Hill Neighborhood
- Fiscal Year 2016 – South Section of the Heather Hill Neighborhood
- Fiscal Year 2017 – Flossmoor Hills and Highlands Neighborhoods
- Fiscal Year 2018 – Old Flossmoor and Ballantrae Neighborhoods
- Fiscal Year 2019 – Flossmoor Park Neighborhood
- Fiscal Year 2020 – Southeast Flossmoor and Ballantrae Neighborhoods
- Fiscal Year 2021 - Braeburn/Brassie Neighborhood and the Dells Neighborhood
- Fiscal Year 2022 – Heather Hill Neighborhood
- Fiscal Year 2023 – Heather Hill, Ballantrae, and Flossmoor Highlands Neighborhoods
- Fiscal Year 2024 – Flossmoor Hills and Monterrey Neighborhoods, Embassy Row, and Imperial Court
- Fiscal Year 2025 – Old Flossmoor Neighborhood
- Fiscal Year 2026 – Flossmoor Park Neighborhood

Beginning in Fiscal Year 2021, the Village eliminated its 50/50 Parkway Tree Program and offered free trees instead. The intent of this program change was to reduce any financial barriers to populating trees in needed spaces. The change in the program was well received and has greatly increased the participation. Further, the Village has been able to increase tree plantings with the receipt of grants from the Great Lakes Restoration Initiative from the USDA Forest Service, Open Lands, and the Trees Forever Illinois Recover, Replant & Restore Program. Since 2018, these grants have provided approximately 465 free trees that have been planted throughout the Village.

In Fiscal Year 2023, the Village was awarded a \$30,000 tree grant from the Chicago Region Trees Initiative to plant approximately 300 trees along the Hidden Gem Half Marathon route. The “Plant the Gem” project recruited more than 250 volunteers, dug 45 pre-established holes, and distributed more than 300 trees to locations across Flossmoor. Volunteers of all ages from across the Village worked alongside

CRTI volunteers to accomplish one of the largest tree plantings in Illinois.

Emerald Ash Borer

In Fiscal Year 2010, the Emerald Ash Borer was officially identified in the Village of Flossmoor. Confirmation was made by our certified arborist from Natural Path Forestry who was updating the Village's Parkway Tree Inventory. Between Fiscal Year 2010 and Fiscal Year 2014, 1,350 ash trees were removed. As of January 1, 2019, our parkway tree inventory consists of five large ash trees, which are in good condition and being treated by residents.

Water System Improvement Program

In November 2012, Flossmoor residents voted in favor of a general obligation bond referendum in the amount of \$7.28 million dollars for the replacement of approximately the worst 6 miles of water main throughout the Village. The Phase 1A, Phase 1B, Phase 2A, Phase 2B, and Phase 2C Projects of the Water System Improvement Program are completed. A brief description of each project is provided below.

Phase 1A (CY 2013) Completed the replacement of water main and services on Bob O'Link Road, Golfview Lane, Robertson Lane, Mast Court, Bunker Avenue, Brassie Avenue, First Private and Second Private Roads. The project included installation of 8,931 linear feet (1.7 miles) of new water main, 135 new water services, 27 new fire hydrants, and 26 new operating valves.

Phase 1B (CY 2014) Completed the replacement of water main and services on Gardner Road, Vollmer Road and Princeton Road. The project included the installation of 7,574 lineal feet (1.4 miles) of new water main, 53 new water services, 29 new fire hydrants, and 24 new operating valves.

Phase 2A (CY 2015) Completed the replacement of water main and services on Hutchison Road (Western Avenue to Marston Lane), Collett Lane (Hutchison Road to Latimer Lane), the Heather Hill North Neighborhood, and the block surrounded by Carroll Parkway, Evans Road, Travers Lane, and Flossmoor Road. The project included the installation of 5,911 lineal feet (1.1 miles) of new water main, 111 new water services, 23 new fire hydrants, and 23 new operating valves.

Phase 2B (CY 2016) Completed the replacement of water main and services on Travers Lane (Collett Lane to Vardon Lane), Latimer Lane (Collett Lane to Cummings Lane), Marston Lane (Travers Lane to Latimer Lane), Cummings Lane (Travers Lane to Latimer Lane), and Vardon Lane (Hutchison Road to Travers Lane). Also included in this project was the water main replacement for Tina Lane (Dixie Highway to End), Thomas Court (Tina Lane to End), Markey Lane (Dixie Highway to Tina Lane), and Pinehurst Lane (Dixie Highway to Tina Lane). The project included the installation of 8,554 lineal feet (1.6 miles) of new water main, 166 water services, 26 new fire hydrants, and 26 new operating valves.

Phase 2C (CY 2017) Completed the replacement of water main and services on Dundee Ave., Perth Ave. (Heather Rd. to Brumley Rd.), Sterling Ave. (Heather Rd. to Brumley Rd.),

Berry Ln. (Flossmoor Rd. to Sunset Ave.), and Cambridge Ave. (1350 Cambridge Ave. to the Dartmouth bike path). The project included installing 3,414 linear feet (0.65 miles) of new water main, 45 new water services, 11 new fire hydrants, and 14 new operating valves. The Phase 2C Project was the last project in the 2014 W Water Main Improvement Fund, and the final planned project in the Water System Improvement Program. This program resulted in a total of 6.5 miles of new water main, 510 new water services, 116 new fire hydrants, and 113 new operating valves. Funding for additional water main improvements will need to be identified, but this work represented the worst 10% of the system.

More than ten years have passed since the Village has been able to invest in the water main distribution system. With the new water supply contract, various capital improvements are planned for the next few years. However, there is still a growing need to replace deteriorated water main throughout the Village as indicated by the list of projects at the end of this document.

Another large investment that is needed in the water supply system is the Lead Service Line Replacement Program. This program includes the replacement of an estimated 400 lead water service lines or galvanized requiring replacement (GRR) water service lines in the Village as required by the IEPA and USEPA. The project will begin by 2027 and is estimated to be completed as a phased program over four years pending available funding. This project may also include water main replacements since some the subject lead or GRR water services are connected to rear yard water mains that are also in need of replacement and relocation to the public right-of-way in the front of residences. The project will also include design engineering and construction engineering services to manage the project. The Village is seeking grant funding to help support this initiative.

Sanitary Sewer System

Prior to 1996, the Village began initial planning for extensive sanitary sewer improvements. This included project engineering and coordination with the Illinois Environmental Protection Agency (IEPA) on loan application procedures for funding the necessary improvements. As a result of these efforts, the following projects were completed:

- Phase I (CY 1999)** A \$1.9 million project to rehabilitate the 80-year-old sanitary sewers in Flossmoor Park and Old Flossmoor neighborhoods.
- Phase II (CY 2001)** A \$1.7 million project to rehabilitate the sanitary sewers in the Braeburn/Brassie neighborhood.
- Phase III (CY 2003)** A \$2.2 million project to rehabilitate the sanitary sewers and lift stations in the southeast section of the Village.
- Phase IV (CY 2022)** With the announcement of federal stimulus monies to support infrastructure rehabilitation in 2009, staff began the design engineering for Phase IV of the program in the Flossmoor Hills/Highlands. Due to an influx of funding requests, the Village did not immediately receive a loan, and the project was placed on hold. The IEPA allocated loan funds for the project in 2022. The project was bid in the spring of 2022 with construction starting in the summer of 2022. The construction was completed in the summer of 2023 at a cost of \$1,847,640.

Funding for three of the four projects was secured by low-interest loans obtained through the IEPA. Repayment of the loans is pledged with funds derived from an existing Sanitary Sewer Rehabilitation surcharge that residents pay along with their water and sewer bill each quarter. Repayment of the Phase I loan was completed in Fiscal Year 2020, Phase II was repaid at the end of Fiscal Year 2022 and Phase III was repaid at the end of Fiscal Year 2024. Phase IV will be repaid at the end of Fiscal Year 2044.

In Fiscal Year 2017, the Village approved a design-build project for the reconstruction/rehabilitation of the Woods Lift Station, located behind the Flossmoor Golf Club. This project involved the conversion of the station from a dry pump well configuration to a wet-well station. Also included was the installation of a natural gas-powered emergency back-up generator to power the station during storm events.

In Fiscal Year 2018, Public Works contracted with a vendor to install a new SCADA system for the Village's six wastewater lift stations at a cost of \$56,630. The old system utilized phone circuits to relay alarms to the Public Works Department via ECOM. The new system utilizes cellular based cloud technology to relay alarms to the Department via text messages. The system is web-based and allows staff to monitor the station remotely on their cell phones and computers. This improvement paid for itself in less than two years because of the savings related to the disconnected phone circuits. The Village's SCADA will once again be upgraded in Fiscal Year 2027.

In Fiscal Year 2027, Public Works will be completing the engineering and construction of a large-scale emergency back-up portable generator project for the Butterfield Lift Station, and purchase a portable generator for the Dartmouth Lift Station, Sylvan Lift Station, Heather Lift Station, Commons Lift Station, Meinheit Water Booster Station, and Kedzie Water Booster Station. These sanitary lift stations and water booster stations are critical facilities and are in need of an emergency back-up power source in the event of power outages.

Contract Sanitary Sewer Cleaning and Televising Program

The Village will continue to implement its annual rotational contract sewer cleaning and televising program. Components of the program include regular cleaning and maintenance for all sanitary sewers throughout the Village. Scheduling of this program ensures that all sanitary sewer mains are cleaned every five years. The success of these programs is readily apparent in the reduced incidences of sewer failure, sewer blockages, and flooded basements. As part of this program, in Fiscal Year 2008, a televising program was implemented along with the annual cleaning. A televising program provides Public Works the ability to proactively identify maintenance and repair needs before they become major reconstruction issues.

The last section of rotational cleaning and televising occurred in Fiscal Year 2022 in the HF High School Campus, Pinewood neighborhood, Baythorne neighborhood, and the Hampton Ct. and Pembroke Ct. neighborhood. In Fiscal Year 2026, the sanitary and storm sewers in the Central Business District were cleaned and televised in preparation for the streetscape improvements project in Fiscal Year 2026. In Fiscal Year 2027, rotational cleaning and televising will be completed in sections of the Old Flossmoor and Flossmoor Park neighborhoods.

Storm Sewer Drainage System

In 2000, the Village received approximately \$115,000 through state grants for the completion of a storm sewer cleaning and rehabilitation study for Flossmoor Park and Old Flossmoor neighborhoods. The study identified that \$1.2 million in rehabilitation work was necessary to restore the storm system back to original design capacity. After reviewing and discussing the report, the Village completed final engineering and approved an \$836,000 contract to rehabilitate the storm sewer systems in both sections of the Village. The rehabilitation work was completed during the spring and summer months of 2002.

In 2000, the Mayor and Board approved funding for an engineering study to analyze the drainage conditions in the Oak Court area of Flossmoor Hills. Following periodic rain events, residents experienced significant flooding as a result of the Village's existing storm sewers' inability to convey proper flow. After reviewing the various alternatives, the Village determined that a larger bypass pipe extending from Flossmoor Road to a pond located on Coyote Run Golf Course was the best option. The design and construction were completed concurrently with the H-F Park District golf course renovation. The contract for construction of the storm sewer improvement was awarded in 2003. Pipe installation, final landscaping and paving were completed in 2005. This improvement provided significant relief to the Oak Court area.

In 2005, the Mayor and Board reviewed an engineering study and cost estimates for a potential federally assisted storm sewer project to reduce flooding in the central business district viaduct. It included the installation of a large diameter sewer pipe that would extend from the Canadian National viaduct to Butterfield Creek at Dixie Highway. The estimated cost of the project was \$2.7 million. After all options were considered, it was determined that the cost-benefit ratio did not justify moving forward with this project at that time. During 2006, the Village examined additional solutions for resolving the Flossmoor Road viaduct flooding. One option included upstream improvements to divert water away from the viaduct. After further investigation into the components associated with implementing this option, the Village determined that the costs were not justifiable at that particular time.

In 2020, after several large storm events, staff contracted with our consultant for an updated study of the issue, including extending the scope of study west to Leavitt Park and the tie-in to the Leavitt detention basin. During heavy rainfall events, the viaduct floods and cuts off vehicular access between the west and east sides of the Village. The flooding also inundates the adjacent downtown businesses as well as residences upstream in Heather Hill. This is a very serious issue because private property has been damaged, and emergency vehicles cannot access the east side of town in a timely response time. The study was completed, and several alternatives were developed for consideration. The viable alternative includes constructing a relief storm sewer flowing south on Sterling Avenue, to the Heather Hill Elementary School where a detention basin was constructed this past year to serve the viaduct and the Berry Lane Drainage Improvements. Stormwater south and west of the viaduct around Berry Lane, Maryland, Bob-o-Link and Oakmont collects and contributes to the stormwater carried through the viaduct; improvements to this area of Heather Hill were defined as the Berry Lane Drainage Improvements Project and were considered the first phase of the viaduct improvements. The Berry Lane Drainage Improvements project was constructed in 2022 by the USACOE through a Section 219 Grant. In addition, green infrastructure grants were awarded by the MWRD and IEPA, which were used for the reconstruction of Berry Lane with permeable street pavers and stormwater storage in the aggregate sub-base. Bond proceeds from the November 2020 G.O. Bond referendum and Water and Sewer Fund

provided the matching funds for the project. In Fiscal Year 2026, Phase III was completed which upsized storm sewer along Lawrence Crescent from the Heather Hill Detention Basin to Maryland Avenue; \$1.5 million in DCEO grants were used to offset this phase of the project along with bond funds from the 2021 Street & Storm Sewer Improvements Fund. Additional storm sewer improvements between the basin and the viaduct will be completed over this next year.

In Fiscal Year 2010, Phase II of the Village's Storm Sewer Rehabilitation Program was completed in the Estates neighborhood. The project included a combination of spot repairs, total segment replacement, and cured in place relining to restore the function and integrity of our aging system at a cost of over \$1,000,000. This capital improvement has been vital to the performance of the Village's overall storm sewer system as this section of the Village has many of the larger diameter pipes that carry the Village's storm water to Butterfield Creek.

In Fiscal Year 2012, the Village established a Storm Sewer Fee and Storm Sewer utility fund. The fee covers the operational costs associated with storm management services as well as accounts for savings toward storm sewer capital improvements. When the fund was established, the Board directed staff to establish a Finance and Facilities plan similar to the other major funds once fund balance became available to set aside toward capital improvements. As a result of a small projected fund balance for Fiscal Year 2012, 75% of the Butterfield Lane Culvert Replacement project was paid for with storm sewer utility fee monies. Also, beginning in Fiscal Year 2016, 75% of the engineering design costs for the Brookwood Bridge and Butterfield Road Culvert were allocated to the Storm Sewer Fund. Small residential drainage improvements impacting multiple properties have been identified, rated and funded as outlined below using available storm sewer fund balance.

In Fiscal Year 2020, the Village contracted with our consultant for a study to investigate the causes of the flooding in the rear yards area between Hagen Lane and Evans Road. Another area that was studied in Fiscal Year 2021 was the rear yards of Douglas Avenue between the Parker Junior High School and Douglas Avenue. Staff submitted these projects to the MWRD for funding consideration in their Stormwater Partnership Program, and we were selected for participation. The project was constructed in Fiscal Year 2022 with 90.4% of it paid for with grant funds. The final construction cost was \$833,849, and the MWRD grant provided \$754,000 towards the project.

Residential Drainage Improvement Program

In 2023, Public Works Staff developed the Residential Drainage Improvement Program. The Village Board approved the program for implementation in October 2023. This program was developed to help residents solve their drainage problems to keep their properties safe from potential flood damages and to mitigate issues associated with the standing water on properties. The program also serves to promote transparency and communication to our residents on how the Village addresses drainage issues. For a residential property to be eligible for Village assistance in this program, the property must conform to all of the following criteria:

1. Standing water must remain in the problem area for more than 48 hours after the end of the rain event, or flood waters are impacting a habitable structure or roadway.
2. The drainage problem can't be solved by conventional methods, such as regrading portions of the yard to provide positive pitch or removing objects that are blocking the flow of storm water.

If a property does not meet the above criteria, Public Works Staff will provide technical assistance to the property owner so that they can correct the problem individually. If a property does meet the above criteria, Public Works Staff will further evaluate the drainage problem, develop a plan for mitigation, provide a score for the drainage problem, and add the project to Village's drainage improvement project list. The following is the current Village drainage improvements project list:

1. Flossmoor Road Viaduct Drainage Improvements (\$7,800,000, Score – 95)
2. Latimer Lane Drainage Improvements (\$1,706,400, Score – 100)
3. Heather Road Drainage Improvements (\$1,000,000, Score – 95)
4. 1344 Brassie Avenue Rear Yard Drainage Improvements (\$60,000, Score – 80)
5. 1413 Heather Hill Crescent Rear Yard Drainage Improvements (\$50,000, Score – 75)
6. 18727 Springfield Avenue Drainage Ditch Improvements (Cost TBD, Score – 65)
7. 900 Western Avenue Front Yard Drainage Improvements (\$15,000, Score – 60)
8. 1213 Berry Lane Rear Yard Drainage Improvements (\$80,000, Score – 55)
9. 1110 Western Avenue Rear Yard Drainage Improvement (\$40,740, Score – 55)
10. 1255 Berry Lane Rear Yard Drainage Improvement (\$10,000, Score – 55)
11. 1029 Hamlin Avenue Rear Yard Drainage Improvement (\$15,000, Score – 55)
12. 1329 – 1345 Bunker Avenue Rear Yard Drainage Improvement (\$30,000, Score – 50)
13. 724 Central Park Avenue Rear Yard Drainage Improvement (Cost TBD, Score – 45)
14. 2925 MacFarlane Crescent Rear Yard Drainage Improvement (\$10,000, Score – 40)
15. 740 Sterling Avenue Side Yard Drainage Improvement (\$20,000, Score – 40)

A combination of a high rating score and available fund balance determines the ability to move these projects forward. The Fiscal Year 2027 budget includes 1344 Brassie Avenue, 1413 Heather Hill Crescent and 900 Western Avenue Drainage Improvements projects.

Municipal Facilities

Given the age of the Village Hall Municipal Complex (over 40 years old) along with the increased use of technology in operations and onerous records retention requirements, the Village Hall Municipal Complex needs attention. Those needs range from common area aesthetics and landscaping up to and including the provision of technology, storage and office space. In Fiscal Year 2016, Staff contracted with an architect to conduct an Assessment Study of the Village Hall complex. This study has been used to better plan for future capital projects and needs in the complex, resulting in an increased annual set-aside in the Building Maintenance budget to address smaller capital improvements to the facility. The following municipal facilities' projects have been implemented:

- Replaced four rooftop air handlers and various undersized and deteriorated ductwork.
- Ventilated the exterior soffits of the Village Hall and sealed the perimeter of the building to eliminate infiltration of unconditioned outside air into the building.
- Conditioned the air in the space between the ceiling tiles and the roof pan.
- Replaced the twenty-year-old roof on the Public Works Service Center.
- Replaced all ceiling tiles and various sections of the ceiling tile suspension system. The cost of the replacement was \$92,000, and the project was completed in Fiscal Year 2006. A portion of the project was paid for with grant funding from the Illinois Department of Commerce and Economic Opportunity.
- In Fiscal Year 2008, improvements were made to both Public Works and Fire Department bay

floors. The Public Works Department's portion of the contract was for preventative maintenance purposes. The work conducted ensures that the integrity of the floor remains intact for at least the next 10 years. The Fire Department's portion of the contract included a complete restoration of their entire bay floor area. The Fire Department Bay Floor was resurfaced again in Fiscal Year 2023.

- The furnaces in the Fire Department apparatus bay were replaced with a new infrared heating system designed for greater efficiency. The project was completed in Fiscal Year 2008.
- Through a FEMA assistance grant, a new vehicle exhaust capture system was installed on the Fire Department apparatus bay floor. The system contributes to the overall health of the Department's personnel throughout the building. The project was completed in Fiscal Year 2008.
- In Fiscal Year 2009, a centralized computer network server room was constructed in the Village Hall. The project included several facility improvements such as a separate air conditioner, humidity control unit and new flooring. The purpose of the room is to extend the overall life of the server equipment by storing it in a properly controlled environment. The HVAC in the room will be upgraded in Fiscal Year 2024.
- In Fiscal Year 2009, through the Illinois Clean Energy Foundation, the Village received a grant through the Public Safety Lighting Upgrade Program. With the grant money received, the Village converted all fluorescent fixtures, ballasts and exit lighting in the Village Hall to a more energy efficient system.
- In Fiscal Year 2010, the thirty year old exhaust fans were replaced in the Fire Department apparatus room.
- In Fiscal Year 2011, the Village received an Energy Efficiency Block Grant from Cook County in the amount of \$100,000 for the replacement of the Village Hall boiler. This replacement is the first replacement of the boiler since the building was constructed in 1979.
- In Fiscal Year 2015, the Village completed another HVAC system replacement at the Village Hall Complex. The project also included renovations to the Police Department Firing Gun Range, which enhanced the ventilation and cooling system in the shooting area. Other improvements included duct work insulation, new electronic thermostats, VAV upgrades, and a new computer-controlled automation system.
- In Fiscal Year 2017, the Village completed the HVAC system replacement at the Public Works Service Center. Other improvements included new electronic thermostats and improvements to the outside air economizer which is an energy savings improvement. The roof at the Public Works Service Center was also replaced.
- In Fiscal Year 2023, the generator at the Municipal Complex was replaced with a more robust generator that will service the entire facility in a power outage allowing full municipal operations to continue in such circumstances. A generator was also installed at the Public Works Service Center in Fiscal Year 2023.
- In Fiscal Year 2023, the roof at the Municipal Complex was replaced at a cost of \$683,332.
- Village Hall front desk security was enhanced in Fiscal Year 2024.
- In Fiscal Year 2024, the lower-level Fire Department women's locker room remodeling project was completed.
- In Fiscal Year 2024, the Village Hall dead-air space HVAC unit and the server room HVAC unit were replaced.
- In Fiscal Year 2025, the Fire Department bay doors and openers were replaced.
- In Fiscal Year 2025, the Village Hall Complex flooring replacement project was completed.

- In Fiscal Year 2026, the Village Hall Complex Boilers were replaced.
- In Fiscal Year 2026, the Police Department Women’s Locker Room and Bathroom were remodeled.

Municipal Parking Lots

As part of the Fiscal Year 2027 budget preparation, Staff updated the schedule for the resurfacing and maintenance of the municipal parking lots. Below is a summary of the lots, schedule, and cost.

▪ Central Drive Lot Seal Coating (FY27)	\$10,000
▪ North Commuter Lot Resurfacing (FY29)	\$80,000
▪ South Commuter Lot Resurfacing (FY30)	\$150,000
▪ Library Lot Seal Coating (FY30)	\$10,000
▪ Public Works Service Center Resurfacing (FY30)	\$120,000
▪ Merchant Lot Seal Coating (FY31)	\$5,000
▪ Village Hall Resurfacing (FY31)	\$100,000
▪ Central Drive Lot Resurfacing (FY32)	\$50,000
▪ Library Lot Resurfacing (FY33)	\$60,000
▪ North Commuter Lot Seal Coating (FY34)	\$25,000
▪ South Commuter Lot Seal Coating (FY35)	\$25,000
▪ Merchant Lot Resurfacing (FY35)	\$40,000
▪ Public Works Service Center Seal Coating (FY35)	\$10,000
▪ Village Hall Seal Coating (FY36)	\$15,000

The health of the Municipal Parking Lots fund has suffered since the pandemic. The reduction in the commuter population has resulted in a lack of revenue to sustain the fund and support resurfacing and maintenance. Staff suggests using established planning monies to ascertain future commuter parking needs and whether portions of the lots need to be repurposed. In addition, staff is evaluating mobile parking apps to ease the customer’s experience in purchasing a pass.

Water Meter Replacement

Stemming from a recommendation in the 2004 Water System Study, the Village implemented Phase I of the Water Meter Replacement Program in Fiscal Year 2008. This program installed 250 residential water meters and outside touch pad reading devices for accounts within Billing Cycle #2. The upgraded meter equipment provided a means to more effectively account for the Village’s water usage and provided the ability to read the meters more efficiently. Following the Phase I program, a more aggressive meter replacement schedule was implemented. Throughout Fiscal Year 2009, approximately 1,000 meters in the Village were replaced and upgraded. Also, in Fiscal Year 2010 an additional 500 meters were replaced and upgraded to the electric touch pad technology.

Between Fiscal Year 2014 and 2019, the Village replaced a majority of the large meters in the inventory to the newer style Sensus Omni meter. The larger meters are true performers in capturing lower water usages and have advanced tracking for daily and monthly usage at each location. In Fiscal Year 2026, Public Works contracted for the replacement of the electronic registers and internal metering assemblies on the earlier new large meters (FY14) since their battery life had reached the end of life. This maintenance improvement will be ongoing to ensure that the meters are functioning properly and at the highest accuracy level possible.

For several years, the Village has also 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 was the next logical step. 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 Fiscal Year 2023, Public Works Staff revisited the delivery of this project with our consultants and brought the project to fruition in Fiscal Year 2024. The project was completed by the fall of 2024 at a cost of \$2,007,841. This project has resulted in improved metering accuracy and efficiency improvements in meter reading.

Grant Funding

As appropriate, the Village pursues available federal, state, and other grant funds to assist with the financing of these large capital projects. Current projects for which the Village has received grant funds through other governmental agencies include:

- Central Business District Roadway, Pedestrian and Streetscape Improvements (Cook County, IDOT)
- Flossmoor Road Viaduct Drainage Improvements (DCEO, FEMA, MWRD)
- Dartmouth Pedestrian Bridge Replacement and Streambank Stabilization Project (IEPA)
- 1648 Western Avenue Flood-prone Property Buy Out (FEMA and MWRD)

Over the past seventeen years, the following projects were all supported with federal, state or regional grant funding.

- Local Road Safety Plan (CMAP)
- Lead Water Service Inventory (CNT)
- Hagen Lane and Douglas Avenue Drainage Improvements (MWRD)
- Berry Lane Drainage Improvements (ACOE, MWRD, IEPA)
- Water System Automation (USACE)
- Crawford Avenue North Water Main Extension (USACE)
- Resurfacing of Flossmoor Road from Western Avenue to Dixie Highway (IDOT)
- Resurfacing of Flossmoor Road from Sterling Avenue to Governors Highway (IDOT)
- Central Business District Street Lights Replacement (DCEO)
- Meinheit Water Tower Painting (DCEO)
- Village Hall HVAC Upgrade Project (MMC)
- Vollmer Road Water Main Replacement (DCEO)
- Brookwood Bridge and Butterfield Road Culvert Reconstruction (IDOT, DCEO)
- Brumley Drive Reconstruction Project (DCEO)
- Public Works Service Center Generator Project (DCEO)

Proposed Future Projects

As part of the Fiscal Year 2027 budget preparation, the Public Works Department, the Village Manager and the Finance Department prepared the current Finance & Facilities Plan for the Mayor and Village Board's review. Before a tentative schedule was set, we discussed the list of potential Capital Projects, fund balances and reserves, along with other possible funding sources that may be

available. The following is a three-year capital improvement schedule for the Mayor and Board of Trustee's consideration and approval. The budget identified is the full budget with no consideration of outside funding sources such as grants.

FISCAL YEAR 2027

- **Water Supply System Improvements – Phase 1 Water SCADA System Improvements**
Projected Budget: \$744,300 (General Fund and Water & Sewer Fund) – The Water Supply System Improvements Program includes the upgrade of the Water SCADA System (\$744,300, FY26 and FY27), Sterling Avenue Pump Station Improvements (\$670,000, FY28), demolition of the Sterling Avenue Water Tower (\$208,700, FY28), and the Vollmer Road Pump Station and Reservoir Improvements (\$3,295,000, FY29). Staff has been working with our consultant on the development of this program, which is planned to be completed in phases over several years and multiple potential funding sources. This phase includes the implementation of the Water SCADA System improvements, which started in FY26 and will be completed in FY27.
- **Flossmoor Road Viaduct Drainage Improvements Phases 4 - 5**
Projected Budget: \$4,270,000 (General Fund, DCEO Grants, MWRD Stormwater Partnership, USACE Section 219 Grant, 2021 Streets and Storm Sewer Improvement Fund) – This portion of the project includes the construction and construction engineering of Phases 4 – 5 of the overall project. While the project moves forward with engineering, Staff is continuing to pursue additional grant opportunities to help offset the cost for the project. The project construction will more than likely be completed by the spring of 2027, depending on timelines set by the various grant agencies.
- **1344 Brassie Avenue Rear Yard Drainage Improvement**
Projected Budget: \$60,000 (Storm Sewer Fund) - This project includes a storm sewer improvement to the rear yard area of 1344 Brassie Avenue and surrounding properties. This area experiences rear yard flooding that impacts surrounding residential structures. The project was included in the MWRD Butterfield Creek Stormwater Study and is also on the Village's Residential Drainage Improvement Project list with a score of 80.
- **1413 Heather Hill Crescent Rear Yard Drainage Improvement**
Projected Budget: \$50,000 (Storm Sewer Fund) - This project includes a storm sewer improvement to the rear yard area of 1413 Heather Hill Crescent. The rear yard area of this residence does not have a positive gravity outfall away from the rear lower level of the home. A storm sewer installation will solve the issue and provide positive drainage away from the home. The project is included in the Village's Residential Drainage Improvement Project list with a score of 75.
- **900 Western Avenue Front Yard Drainage Improvement**
Projected Budget: \$15,000 (Storm Sewer Fund) The front yard of this property has a small detention basin that is dewatered by electric sump pumps. When power is out, the basin backs up and water enters the residential structure in heavy rain events. The improvement includes connecting IDOT storm sewer system in the west parkway of Western Avenue to a storm basin

with storm sewer. The project is included in the Village's Residential Drainage Improvement Project list with a score of 60.

- **Dartmouth Pedestrian Bridge Replacement and Streambank Stabilization Project**
Projected Budget: \$690,800 (General Fund, IEPA Section 319 Grant) – This project includes the design engineering and construction for the Dartmouth Road Bridge replacement and bank stabilization of Butterfield Creek. Baxter & Woodman Consulting Engineers was retained to complete a Preliminary Design Memorandum in Fiscal Year 2016. This memorandum identified the scope for the project, alternative design options, cost estimates, and potential grant funding sources to offset the cost for the project. In 2024, the Village was awarded a Section 319 Grant from the IEPA for the streambank stabilization portion of the project that has an estimated cost of \$186,000. The Section 319 Grant would cover 60% of the streambank stabilization portion project, or \$111,600. The total estimated cost of the project, which includes the streambank stabilization and the bridge reconstruction, is \$690,800. The project will be designed and constructed in Fiscal Year 2027.

FISCAL YEAR 2028

- **Water Supply System Improvements – Phase 2 Improvements**
Projected Budget: \$878,700 (Water & Sewer Fund, IEPA loan*) – The second phase project includes the engineering and construction of the Sterling Avenue Pumping Station Improvements (\$670,000) and the demolition of the Sterling Avenue Water Tower (\$208,700). The Sterling Avenue Pumping Station improvements will be paid for with a low-interest loan from the IEPA and the Sterling Tower demolition will be covered by the Water & Sewer Fund.
***(Project is contingent on receiving IEPA loan funding.)**
- **Public Works Salt Storage Building Reconstruction**
Projected Budget: \$300,000 (General Fund) – This project includes the reconstruction of the Public Works Salt Storage Building, located at the Public Works Service Center. The existing pre-cast concrete salt storage building is 30 years old and is showing its age and deterioration from salt corrosion and heavy use. Staff is investigating other alternatives for the reconstruction of this building that will be both cost effective and long lasting.
- **Lead Service Line Replacement Program – Phase 1**
Projected Budget: \$745,800 (Water & Sewer Fund) - This program includes the replacement of an estimated 400 lead water service lines or galvanized requiring replacement (GRR) water service lines in the Village as required by the IEPA and USEPA at an estimated cost of \$7,458,000. The project will begin by 2027 and is estimated to be completed as a phased program over ten years (40 service replacements per year). The Village is pursuing grant funding and may also pursue IEPA SRF loans to help cover the project costs. If grants or loans are obtained, the project schedule may be accelerated and completed sooner than 2037.

FISCAL YEAR 2029

- **Water Supply System Improvements – Phase 3 Engineering and Construction**
Projected Budget: \$3,295,000 (IEPA Loan*) – The third phase of the project includes the engineering and construction for the Vollmer Road Pump Station and Reservoir Improvements.
***(Project is contingent on receiving IEPA loan funding.)**

- **Lead Service Line Replacement Program – Phase 2**
Projected Budget: \$745,800 (Water & Sewer Fund) - The project is Phase 2 of the overall Lead Service Line Replacement Program and includes the replacement of 40 service lines.

- **North Commuter Lot Resurfacing**
Projected Budget: \$80,000 (Municipal Parking Lot Fund) - This project includes the patching and resurfacing of the North Commuter Parking Lot.

Based on a continuous evaluation of infrastructure needs, a significant number of projects have been planned for the next three years. Each year, as progress is made, Village-wide capital project needs will be re-evaluated, and the plan will be extended. By planning into the future, major infrastructure conditions and service can be preserved, and every attempt can be made to finance these ongoing projects with money already saved for the purpose, along with additional revenue conservatively anticipated during ensuing years.

SUMMARY OF CAPITAL PROJECTS:

Included in the Capital Plan and the Finance and Facilities Plan for the next three years:

Fiscal Year 2027

- | | |
|---|-------------|
| ▪ Water Supply System Improvements – Phase 1 | \$744,300 |
| ▪ Flossmoor Road Viaduct Drainage Improvements Phase 4-5 | \$4,270,000 |
| ▪ 1344 Brassie Avenue Rear Yard Drainage Improvement | \$60,000 |
| ▪ 1413 Heather Hill Crescent Rear Yard Drainage Improvement | \$50,000 |
| ▪ 900 Western Avenue Front Yard Drainage Improvement | \$15,000 |
| ▪ Dartmouth Bike Bridge Replacement Project | \$690,800 |

Fiscal Year 2028

- | | |
|---|-----------|
| ▪ Water Supply System Improvements – Phase 2 | \$878,700 |
| ▪ Public Works Salt Storage Building Reconstruction | \$300,000 |
| ▪ Lead Service Line Replacement Program – Phase 1 | \$745,800 |

Fiscal Year 2029

- | | |
|---|-------------|
| ▪ Water Supply System Improvements – Phase 3 | \$3,295,000 |
| ▪ Lead Service Line Replacement Program – Phase 2 | \$745,800 |
| ▪ North Commuter Lot Resurfacing | \$80,000 |

Other projects listed below have been identified as infrastructure needs but have not been scheduled in the Capital Plan in the next three years nor the Finance and Facilities Plan. These projects will be scheduled as funding becomes available or as priorities are changed.

▪ Lead Water Service Line Replacement Program	\$5,966,400
▪ Latimer Lane Drainage Improvement (MWRD FLON2)	\$1,706,400
▪ Heather Road Drainage Improvement	\$1,000,000
▪ 18727 Springfield Avenue Drainage Ditch Improvement	TBD
▪ 1213 Berry Lane Rear Yard Drainage Improvement	\$50,000
▪ 1110 Western Avenue Rear Yard Drainage Improvement (MWRD FLON1)	\$40,740
▪ 1255 Berry Lane Rear Yard Drainage Improvement	\$10,000
▪ 1029 Hamlin Avenue Rear Yard Drainage Improvement	\$15,000
▪ 1329-1345 Bunker Avenue Rear Yard Drainage Improvement	\$30,000
▪ 724 Central Park Avenue Rear Yard Drainage Improvement	TBD
▪ 2925 MacFarlane Crescent Rear Yard Drainage Improvement	\$10,000
▪ 740 Sterling Avenue Side Yard Drainage Improvement	\$20,000
▪ Public Works Service Center Lot Resurfacing (FY30)	\$120,000
▪ Village Hall Lot Resurfacing (FY31)	\$100,000
▪ North Commuter Lot Resurfacing (FY29)	\$80,000
▪ South Commuter Lot Resurfacing (FY30)	\$150,000
▪ Flossmoor Library Lot Resurfacing (FY33)	\$60,000
▪ Central Drive Lot Resurfacing (FY32)	\$50,000
▪ Merchant Lot Resurfacing (FY35)	\$40,000
▪ Public Works Service Center Seal Coating (FY35)	\$10,000
▪ Village Hall Seal Coating (FY36)	\$15,000
▪ Western Avenue Tower Painting and Repairs	\$500,000
▪ Phase III Storm Sewer Rehabilitation - Engineering	\$175,000
▪ Phase III Storm Sewer Rehabilitation - Construction	\$1,100,000
▪ Dells Neighborhood Water Main Replacement	\$726,000
▪ Lynwood Ct. Water Main Replacement	\$690,000
▪ Vollmer Road 24" Sanitary Sewer Rehabilitation	\$910,000
▪ Imperial Ct. & Embassy Row Water Main Replacement	\$155,000
▪ Elm Ct. Water Main Replacement	\$75,000
▪ Hamlin Ave. Water Main Replacement	\$550,000
▪ Central Park Ave. Water Main Extension	\$232,500
▪ Butterfield Lift Station Forcemain – Assessment & Rehabilitation	\$1,120,000
▪ Woods Lift Station Forcemain – Assessment & Rehabilitation	\$660,000
▪ Heather Road Lift Station Forcemain – Assessment & Rehabilitation	\$165,000
▪ Sylvan Ct. Lift Station Forcemain – Assessment & Rehabilitation	\$225,000
▪ Commons Lift Station Forcemain – Assessment & Rehabilitation	\$30,000
▪ Dartmouth Rd. Lift Station Forcemain – Assessment & Rehabilitation	\$315,000
▪ Heather Rd. Lift Station Reconstruction	\$250,000
▪ Braeburn Ave. Sanitary Sewer Improvement	\$500,000
▪ Village Hall Municipal Complex Improvements – future phases	\$1,000,000

**GENERAL FUND
FINANCE AND FACILITIES PLAN
PROJECTED MAY 1, 2026**

<u>Designation</u>	Projected Balance <u>5/1/26</u>
Fund Balance	\$6,472,065
FY 27 Budget Operating Deficit	(\$1,353,413)
Reserves	3,639,244
Village Hall Municipal Complex Improvements	300,000
Local Share - CBD Streetscape Grants	794,050
Local Share - Dartmouth Bike Bridge Grant	579,200
Public Works Salt Storage	300,000
North Lot Resurfacing	<u>40,000</u>
Balance Available For Allocation	<u>\$ 2,212,984</u>

**WATER & SEWER FUND
FINANCE AND FACILITIES PLAN
PROJECTED MAY 1, 2026**

<u>Designation</u>	<u>Projected Balance 5/1/26</u>
Net Unrestricted Assets*	\$2,627,893
Reserves	1,244,297
CBD Sanitary Sewer Relocation	-
Water Supply System Improvements	<u>680,561</u>
Balance Available For Allocation	<u><u>703,035</u></u>

*Does not include depreciation which posts to Net Capital Assets;
FY 25 depreciation expense = \$401,441; includes costs impacting NUA only.

**SANITARY SEWER REHABILITATION FUND
FINANCE AND FACILITIES PLAN
PROJECTED MAY 1, 2026**

<u>Designation</u>	Projected Balance <u>5/1/26</u>
Net Unrestricted Assets*	\$915,206
IEPA Loan Repayment-Dedicated Repayment Source	115,050
IEPA Loan-Dedicated to Sanitary Sewer System Maintenance	<u>108,325</u>
Balance Available For Allocation	<u>\$691,831</u>

*Does not include depreciation which posts to Net Capital Assets;
FY 25 depreciation expense = \$221,535.

MFT FUND
FINANCE AND FACILITIES PLAN
PROJECTED MAY 1, 2026

<u>Designation</u>	Projected Balance <u>5/1/26</u>
Fund Balance	\$695,148
No Projects Allocated	<u> -</u>
Balance Available For Allocation	<u> \$695,148</u>

MUNICIPAL PARKING LOTS FUND
FINANCE AND FACILITIES PLAN
PROJECTED MAY 1, 2026

<u>Designation</u>	Projected Balance <u>5/1/26</u>
Net Unrestricted Assets*	\$64,226
North Lot Resurfacing	<u>40,000</u>
Balance Available For Allocation	<u><u>\$24,226</u></u>

*Does not include depreciation which posts to Net Capital Assets
FY 25 depreciation expense = \$10,142