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, AUGUST 3, 2026 • 7:00 PM • VILLAGE HALL

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

CALL TO ORDER

ROLL CALL

RECOGNITIONS AND APPOINTMENTS

PUBLIC PRESENT WISHING TO ADDRESS THE BOARD

CONSENT AGENDA

1. **Approval of the Minutes of the Meeting Held on July 20, 2026**

2. **Presentation of Bills for Approval and Payment as Approved by the Finance Committee (August 3, 2026)**

3. **Consideration of a Contract Award to Metropolitan Industries, Inc. for the Water Supervisory Control and Data Acquisition System (SCADA) Replacement Project**

REPORTS OF COMMITTEES, COMMISSIONS AND BOARDS

ACTION ITEMS

• 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. •

4. **Consideration of an Ordinance to Set a Date for and to Approve a Public Notice of a Public Hearing on the Proposed Southwest Flossmoor Redevelopment Plan**

DISCUSSION ITEMS

OTHER BUSINESS

5. **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. •

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

VILLAGE HALL	July 20, 2026	7:00 PM

DRAFT

Village Clerk Porter took roll. There was a quorum.

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

ABSENT: Trustee Mitros (excused absence per Mayor Nelson).

ALSO PRESENT:

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

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

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

RECOGNITIONS AND APPOINTMENTS:

1. A Resolution Honoring Flossmoor Station Restaurant & Brewery:

Mayor Nelson introduced Dean Armstrong, who, along with Carolyn Armstrong, renovated and opened Flossmoor Station Restaurant & Brewery 30 years ago. Mayor Nelson recognized the Armstrongs for their successful business in the heart of Flossmoor, and the positive impact it has had on our community. Mr. Armstrong expressed his thanks to the Village, and especially the Village board members who were the initial support behind renovating the train station and opening the brewery.

PUBLIC WISHING TO ADDRESS THE BOARD:
It should be noted that in reporting these comments, the Village has not researched the accuracy of any comments.

1. Gloria Lennox (Flossmoor resident 1835 Dixie Highway Building A): Ms. Lennox voiced strong concerns about her situation at 1835 Dixie Highway in Building A, how she has been impacted by the water and gas having been turned off, and her unanswered complaints about these conditions. Mayor Nelson responded that the building in question is not a residential building, that there are very serious life safety issues associated with this property, and recommended that Ms. Lennox discuss her concerns with the building's association. Public Works

Director Brunke advised that the water and gas to the building have been turned off for safety reasons and that, since this is private property, the building association needs to address them. Mayor Nelson advised Ms. Lennox that the village would contact her to discuss these issues in more detail.

2. Pastor Landry Doyle: Discussed music education as a method to deter violence, apprehension and detaining of criminals, and solutions to violence.

CONSENT AGENDA:

Mayor Nelson called for a Motion to approve **Consent Agenda Items #2-10**. Trustee Daggett so moved, Trustee Mustafa 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, Mustafa, and Rodgers
ABSENT:	Trustee Mitros
ABSTAIN:	None
NAYS:	None

REPORTS OF COMMITTEES, COMMISSIONS AND BOARDS: Mayor Nelson stated there were no formal reports from the Committees or Commissions. Mayor Nelson recognized Nancy Burrows, Chair of the Village of Flossmoor's Public Art Commission, for raising approximately $8,000.00 during the Commission's recent fundraiser to support Flossmoor's public sculpture program.

ACTION ITEMS:

11. Consideration of a Contract Amendment for Design Engineering Services for the Dartmouth Pedestrian Bridge Replacement and Streambank Stabilization Project

Mayor Nelson called for a Motion to approve **Action Item #11**. Trustee Daggett so moved, Trustee Lofton seconded.

This action item was presented by John Brunke, Director of Public Works. Director Brunke discussed the contract that was awarded to Baxter & Woodman Consulting Engineers for the design engineering for the Dartmouth Pedestrian Bridge Replacement and Streambank Stabilization Project that had totaled $106,186.00. Director Brunke advised the Board about Baxter

& Woodman's proposed amendments to their original proposal that will increase the costs by $46,800.00. The amendments include:

1. Bridge Design to meet 100-year flood protection criteria, including retaining walls, safety railings, and bridge path approaches ($16,500).

2. Grading and Earthwork, including earthwork balancing analysis and compensatory storage design ($11,650).

3. Hydraulic Modeling, including review of existing model and preparation of proposed model and coordination with FEMA to resolve discrepancies ($13,125).

4. Regulatory Coordination, including comment response to IDNR review ($5,525).

Mayor Nelson turned to the Board for comments, and the Board responded with questions about: (a) The total cost for the proposed amendments; (b) Re-opening the bidding process because of the cost increase. Director Brunke responded that it would cost more to re-open the bidding and retain a new firm since any new firm would have to re-do much of the work that had already been completed by Baxter & Woodman. Village Manager Wachtel advised that these amendments were for engineering design costs, and that the project work will be opened for bidding; (c) How it was learned that the new bridge needs to be raised approximately three feet; and (d) The timeline for construction bids, and for completion of the project. Director Brunke responded that the bridge is expected to be completed by late summer of 2027.

The Board gave full support for this action item. A vote on the Motion was presented and passed by a unanimous vote.

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

DISCUSSION ITEMS:

There were no discussion items presented.

EXECUTIVE SESSION: 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 Mustafa: Gave recognition to the police departments from Hazel Crest and Richton Park for recent accomplishments. Inquired about focus groups and also an investigation into other consultants to prepare the Village's strategic plan.

Trustee Lofton: Expressed thanks to the Police Department, Fire Department and Public Works for their storm response.

Trustee Dorsey: Expressed thanks to the cleanup crew and his appreciation to all Village departments for the recent storm response. Joined Trustee Mustafa's request to look into other consultants to prepare the Village's strategic plan.

Trustee Daggett: Gave thanks to Public Works, the Police Department, and the Fire Department for their quick response following the July 3rd storms. Gave a shout out to You Matter 2's interview program and the local businesses that volunteered to assist, including: Beyond Borders, Dunnings, Flossmoor Station, Flossmoor Social, Gypsy Fix, and the library.

Trustee Rodgers: Expressed thanks to Public works for addressing downed trees following the recent storms. Joined Trustee Mustafa and Trustee Dorsey's request for investigating other consultants to prepare the Village's strategic plan.

Village Clerk Porter: None

Village Attorney Miller: Provided an update regarding the library's request for additional funding and his repeated attempts to discuss this with the library's attorney, most of which have gone unanswered. The library's attorney advised that he needs to have further discussions with his client.

Village Manager Wachtel: Praised the Village's police department, fire department, and public works for their exemplary performance and response to the community after recent storms. Reported that the Southland took 2,735 calls for service between July 3 and July 4, the Fire Department responded to 81 incidents, and the Police Department responded to 179 calls for service over this two day period.

Mayor Nelson further announced the following:

Gave additional special thanks to Director Brunke, Chief Kopec and Chief Estelle for their heroic and hands-on efforts. Mayor Nelson further recognized that Flossmoor's Chief of Police also ranks among the best.

The Village's IPO Chamber Night is on July 29th and invited everyone to join in the event.

Mayor Nelson called for a Motion to Adjourn the meeting. Trustee Lofton so moved, seconded by Trustee Daggett. All were in favor, none opposed.

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

The Regular Meeting was adjourned at approximately 8:04 p.m.

Respectfully Submitted,

Cecil E. Porter
Village Clerk

VILLAGE OF FLOSSMOOR
8/3/2026
CLAIMS LIST SUMMARY

HAND CHECKS	$12,764.24
INVOICES	$376,874.12
TOTAL	$389,638.36

Village of Flossmoor
Detail Board Report
Invoices Due On/Before: 08/04/26

Vendor Name / Invoice #	Invoice Date	Invoice Amount	PO #	Invoice Description	GL Number	GL Description	Line Amount
ADVANCE SWEEPING SERVICES INC							
3266	06/30/26	$10,982.00		STREET SWEEPING 6/29/26-6/30/26			
					07-01-4-632	STREET SWEEPING	$10,982.00
						VENDOR TOTAL:	$10,982.00
AL WARREN OIL COMPANY INC							
W1857325	06/30/26	$2,427.54		UNLEADED GASOLINE			
					01-55-3-608	PETROLEUM PRODUCTS	$74.21
					01-60-3-608	PETROLEUM PRODUCTS	$311.19
					08-11-3-608	PETROLEUM PRODUCTS	$158.26
					08-21-3-608	PETROLEUM PRODUCTS	$158.26
					01-48-3-608	PETROLEUM PRODUCTS	$1,367.67
					01-49-3-608	PETROLEUM PRODUCTS	$299.42
					01-53-3-608	PETROLEUM PRODUCTS	$58.53
W1852846	06/15/26	$3,242.48		UNLEADED GASOLINE			
					01-55-3-608	PETROLEUM PRODUCTS	$71.04
					01-60-3-608	PETROLEUM PRODUCTS	$361.32
					08-11-3-608	PETROLEUM PRODUCTS	$231.49
					08-21-3-608	PETROLEUM PRODUCTS	$205.74
					01-48-3-608	PETROLEUM PRODUCTS	$1,845.67
					01-49-3-608	PETROLEUM PRODUCTS	$466.45
					01-53-3-608	PETROLEUM PRODUCTS	$60.77
W1855397	06/23/26	$2,278.70		UNLEADED GASOLINE			
					01-60-3-608	PETROLEUM PRODUCTS	$253.91
					08-11-3-608	PETROLEUM PRODUCTS	$165.30
					08-21-3-608	PETROLEUM PRODUCTS	$139.74
					01-48-3-608	PETROLEUM PRODUCTS	$1,401.70
					01-49-3-608	PETROLEUM PRODUCTS	$318.05
W1850319	06/04/26	$3,159.10		UNLEADED GASOLINE			
					01-55-3-608	PETROLEUM PRODUCTS	$125.04
					01-60-3-608	PETROLEUM PRODUCTS	$451.14
					08-11-3-608	PETROLEUM PRODUCTS	$225.57
					08-21-3-608	PETROLEUM PRODUCTS	$225.57
					01-48-3-608	PETROLEUM PRODUCTS	$1,995.53
					01-49-3-608	PETROLEUM PRODUCTS	$136.25
W1843914	05/12/26	$3,421.18		UNLEADED GASOLINE			
					01-55-3-608	PETROLEUM PRODUCTS	$88.98
					01-60-3-608	PETROLEUM PRODUCTS	$367.25
					08-11-3-608	PETROLEUM PRODUCTS	$230.00

Village of Flossmoor
Detail Board Report
Invoices Due On/Before: 08/04/26

Vendor Name Invoice #	Invoice Date	Invoice Amount	PO #	Invoice Description	GL Number	GL Description	Line Amount
					08-21-3-608	PETROLEUM PRODUCTS	$198.08
					01-48-3-608	PETROLEUM PRODUCTS	$1,943.01
					01-49-3-608	PETROLEUM PRODUCTS	$526.08
					01-53-3-608	PETROLEUM PRODUCTS	$67.78
W1845787	05/19/26	$2,449.55		UNLEADED GASOLINE			
					01-55-3-608	PETROLEUM PRODUCTS	$82.77
					01-60-3-608	PETROLEUM PRODUCTS	$242.24
					08-11-3-608	PETROLEUM PRODUCTS	$122.92
					08-21-3-608	PETROLEUM PRODUCTS	$122.92
					01-48-3-608	PETROLEUM PRODUCTS	$1,432.17
					01-49-3-608	PETROLEUM PRODUCTS	$373.43
					01-53-3-608	PETROLEUM PRODUCTS	$73.10
W1848348	05/28/26	$2,959.45		UNLEADED GASOLINE			
					01-55-3-608	PETROLEUM PRODUCTS	$56.39
					01-60-3-608	PETROLEUM PRODUCTS	$362.36
					08-11-3-608	PETROLEUM PRODUCTS	$226.42
					08-21-3-608	PETROLEUM PRODUCTS	$181.67
					01-48-3-608	PETROLEUM PRODUCTS	$1,648.33
					01-49-3-608	PETROLEUM PRODUCTS	$440.54
					01-53-3-608	PETROLEUM PRODUCTS	$43.74
W1841105	05/01/26	$4,221.16		UNLEADED GASOLINE			
					01-55-3-608	PETROLEUM PRODUCTS	$95.56
					01-60-3-608	PETROLEUM PRODUCTS	$725.63
					08-11-3-608	PETROLEUM PRODUCTS	$339.05
					08-21-3-608	PETROLEUM PRODUCTS	$303.17
					01-48-3-608	PETROLEUM PRODUCTS	$2,144.23
					01-49-3-608	PETROLEUM PRODUCTS	$613.52
W1842549	05/07/26	$144.11		FUEL PUMP PEDESTAL COVER			
					01-60-6-671	MAINTENANCE AND SUPPLIES	$36.02
					08-11-6-671	MAINTENANCE AND SUPPLIES	$36.03
					08-21-6-671	MAINTENANCE AND SUPPLIES	$36.03
					07-01-6-671	MAINTENANCE AND SUPPLIES	$36.03
						VENDOR TOTAL:	$24,303.27
AMAZON CAPITAL SERVICES							
1MMNF3ML3KP7	05/04/26	$117.27		VEHICLE CLEANING SUPPLIES			
					01-49-3-616	CLEANING SUPPLIES	$117.27
1XM6GVNG4PF1	07/06/26	$152.62		FIREFIGHTERS WET WIPES			
					01-49-3-616	CLEANING SUPPLIES	$152.62

Village of Flossmoor
Detail Board Report
Invoices Due On/Before: 08/04/26

Vendor Name Invoice #	Invoice Date	Invoice Amount	PO #	Invoice Description	GL Number	GL Description	Line Amount
1YTK6QXX396N	07/06/26	$844.35		LANTERNS			
					01-49-3-615	SMALL TOOLS & EQUIPMENT	$844.35
16Q1VTJPQ1QH	07/06/26	$587.16		RADIO STRAPS			
					01-49-3-621	COMMUNICATIONS EQUIPMENT	$587.16
1LGY4L7JNF1N	07/06/26	$36.98		FOLDING TABLE			
					01-41-4-651	COMMUNITY RELATIONS COMMI	$36.98
1X4DCPLQN3L7	07/06/26	$119.45		BATTERIES/WIRELESS MOUSE			
					01-42-3-607	COMPUTER EQUIPMENT & SUPP	$89.79
					01-42-3-601	OFFICE SUPPLIES	$29.66
1LGY4L7JN6H1	07/06/26	$38.39		BLUETOOTH SPEAKER BAR			
					01-49-3-607	COMPUTER EQUIPMENT & SUPP	$38.39
1DYP6PP61FTQ	07/06/26	$73.07		CAR PHONE HOLDER			
					01-49-3-621	COMMUNICATIONS EQUIPMENT	$73.07
1DH9DJLFL1X7	07/06/26	$129.98		RETRACTABLE TOOL TETHER			
					01-49-3-615	SMALL TOOLS & EQUIPMENT	$129.98
14J3L46QT9H6	07/06/26	$(20.68)		CREDIT-HOLSTER FOR WALKIE TALKIES			
					01-49-3-621	COMMUNICATIONS EQUIPMENT	$(20.68)
1G7C61M1FQHG	07/02/26	$180.86		DUTY UNIFORM SHOES			
					01-49-3-612	UNIFORMS & RELATED SUPPLIE	$180.86
1HDC3YP6L9H3	07/01/26	$243.36		PORTABLE FLOOR BLOWER FAN			
					01-49-3-615	SMALL TOOLS & EQUIPMENT	$243.36
1FTRQRR9J4DR	06/30/26	$104.96		LABEL TAPE REPLACEMENT FOR LABEL MAKER			
					01-55-3-601	OFFICE SUPPLIES	$104.96
1RNTWNLGJVXN	06/29/26	$1,004.97		TV WALL MOUNT/WIRELESS KEYBOARD/SAMSUNG TV			
					16-01-7-730	COMPUTER EQUIPMENT	$947.99
					01-42-3-607	COMPUTER EQUIPMENT & SUPP	$56.98
1LWNF4VDFN6R	06/29/26	$49.18		PAINT PENS/CANVAS FOR PAINTING			
					01-41-4-651	COMMUNITY RELATIONS COMMI	$49.18
1KYH1J6CDT7J	06/29/26	$36.61		LABEL MAKER LABEL REFILLS			
					01-49-3-601	OFFICE SUPPLIES	$36.61
1WJJ6KFCVFFG	06/27/26	$129.99		WIRELESS KEYBOARD			
					01-42-3-607	COMPUTER EQUIPMENT & SUPP	$129.99
1FYPHLPM7QR6	06/26/26	$141.22		RETRACTABLE GEL PENS/FILKINS UNIFORM SHOES/FIDGET TOYS GIVEAWAYS			
					01-48-3-601	OFFICE SUPPLIES	$34.57
					01-48-3-612	UNIFORMS & RELATED SUPPLIE	$106.65
137K9W969LQW	06/23/26	$174.43		PICTURE FRAME/HIP WADERS/STICKERS FOR FUEL TANKS			
					08-11-3-605	OPERATING SUPPLIES	$159.98
					01-60-3-605	OPERATING SUPPLIES	$14.45
1HF433KPYM4D	06/23/26	$37.31		BROWN PAPER BAGS-EVIDENCE			

Village of Flossmoor
Detail Board Report
Invoices Due On/Before: 08/04/26

Vendor Name / Invoice #	Invoice Date	Invoice Amount	PO #	Invoice Description	GL Number	GL Description	Line Amount
					01-48-3-611	SPECIAL POLICE COMMODITIES	$37.31
1JL1LQH1WY11	06/23/26	$65.90		CLEAR EVIDENCE BAGS			
					01-48-3-611	SPECIAL POLICE COMMODITIES	$65.90
						VENDOR TOTAL:	$4,247.38
ARTISTIC ENGRAVING							
27665	05/04/26	$646.25		BADGE			
					01-48-3-612	UNIFORMS & RELATED SUPPLIE	$646.25
						VENDOR TOTAL:	$646.25
AXON ENTERPRISE INC							
INUS464528	07/15/26	$24,438.72		IN-CAR VIDEO SYSTEM			
					01-48-4-663	AXON - IN-CAR CAMERAS	$24,438.72
INUS464222	07/15/26	$44,465.98		BODY WORN CAMERAS			
					01-48-4-662	AXON - BODY WORN CAMERAS	$44,465.98
						VENDOR TOTAL:	$68,904.70
BACKFLOW SOLUTIONS, INC.							
11594	07/01/26	$495.00		BACKFLOW PROG ANNUAL FEE			
					01-55-6-672	DEPARTMENT IT MAINTENANCE	$495.00
						VENDOR TOTAL:	$495.00
BAXTER & WOODMAN, INC.							
0286789	06/23/26	$7,387.00		BUTTERFIELD CREEK STREAM RESTORATION			
					01-55-7-770	DARTMOUTH RD BIKE BRIDGE P	$7,387.00
0286786	06/23/26	$3,025.20		1413 HEATHER HILL DRAINAGE IMPROVEMENT			
					07-01-7-762	1413 HEATHER HILL CRESCENT	$3,025.20
0286784	06/23/26	$355.00		FLOSSMOOR RD VIADUCT STORM SEWER PH3-HH BASIN CONST CLOSEOUT WORK			
					17-01-4-742	FLOSSMOOR RD VIAD CONS OB	$355.00
0286793	06/23/26	$5,985.57		STOP SIGN WARRANT STUDY			
					01-55-4-630	PROFESSIONAL SERVICES	$5,985.57
						VENDOR TOTAL:	$16,752.77
BEARY HOLDCO LLC							
63324	06/01/26	$6,385.16		LANDSCAPE MAINTENANCE CONTRACT			
					01-60-6-678	LANDSCAPE MAINTENANCE	$6,385.16
						VENDOR TOTAL:	$6,385.16
BERKOTS SUPER FOODS							
000641119	06/12/26	$32.45		WATER/GATORADE/ICE - PRIDE FEST			

Village of Flossmoor
Detail Board Report
Invoices Due On/Before: 08/04/26

Vendor Name / Invoice #	Invoice Date	Invoice Amount	PO #	Invoice Description	GL Number	GL Description	Line Amount
					01-48-3-611	SPECIAL POLICE COMMODITIES	$32.45
						VENDOR TOTAL:	$32.45
BULTEMA'S FARMSTAND & GREENHOUSE							
000010	06/10/26	$70.00		FLOWERS			
					40-31-6-677	MAINTENANCE AND REPAIRS	$70.00
						VENDOR TOTAL:	$70.00
CANON SOLUTIONS AMERICA , INC.							
6016300372	06/14/26	$339.63		BLDG COPIER MAINT BASE 6/14/26-9/13/26			
					01-53-6-670	OFFICE EQUIPMENT MAINTENA	$339.63
						VENDOR TOTAL:	$339.63
CASE LOTS INC.							
32033	07/09/26	$231.60		CLEANING SUPPLIES			
					01-67-3-616	CLEANING SUPPLIES	$231.60
						VENDOR TOTAL:	$231.60
CHICAGO TRIBUNE							
CTA82088	06/22/26	$219.50		FY2027 SIDEWALK REPLACEMENT PROGRAM			
					01-60-4-638	ADVERTISING	$219.50
CTA60519	05/11/26	$83.00		1910 HANOVER LANE-FENCE LOCATIONS			
					01-45-4-638	ADVERTISING	$83.00
						VENDOR TOTAL:	$302.50
CLARKES GARDEN CENTER & STONE DEPOT							
18403	06/10/26	$79.96		FLOWERS			
					40-33-6-671	MAINTENANCE AND SUPPLIES	$79.96
						VENDOR TOTAL:	$79.96
CLEANING SPECIALIST, INC.							
10493	07/16/26	$475.00		BODY REMOVAL (BOWMAN)			
					01-48-4-630	PROFESSIONAL SERVICES	$475.00
10494	07/16/26	$475.00		BODY REMOVAL (STINSON)			
					01-48-4-630	PROFESSIONAL SERVICES	$475.00
						VENDOR TOTAL:	$950.00
COMED							
9484057000 070726	07/07/26	$43.36		CBD STREET LIGHTS POWER 5/26/26-6/24/26			

Village of Flossmoor
Detail Board Report
Invoices Due On/Before: 08/04/26

Vendor Name / Invoice #	Invoice Date	Invoice Amount	PO #	Invoice Description	GL Number	GL Description	Line Amount
					40-33-4-634	MISCELLANEOUS SERVICES	$43.36
0994561222 070126	07/01/26	$1,335.80		MFT STREET LIGHTS POWER 5/26/26-6/24/26			
					02-01-4-630	ELECTRIC, POWER, AND LIGHT	$1,335.80
2611372222 070826	07/08/26	$44.68		WESTERN TOWER POWER 6/8/26-7/8/26			
					08-11-4-631	ELECTRIC, POWER, AND LIGHT	$44.68
						VENDOR TOTAL:	$1,423.84
CORE INTEGRATED MARKETING							
134731	04/23/26	$135.00		VIDEO GAMING LICENSES			
					01-43-3-609	LICENSE AND PERMIT SUPPLIES	$135.00
						VENDOR TOTAL:	$135.00
RICHARD G. CRUSOR, JR.							
070926	07/09/26	$180.00		ADMIN HEARING OFFICER 6/25/26			
					01-44-4-646	LOCAL ADJUDICATION SERVICE	$180.00
						VENDOR TOTAL:	$180.00
DAILY SOUTHTOWN							
24033261 070626	07/06/26	$198.99		ADMIN SUBSCRIPTION-8 WEEKS			
					01-41-5-660	DUES AND SUBSCRIPTIONS	$198.99
						VENDOR TOTAL:	$198.99
DYNEGY ENERGY SERVICES							
010000205504	06/27/26	$225.45		HEATHER RD LIFT STATION 5/26/26-6/23/26			
					08-21-4-631	ELECTRIC, POWER, & LIGHT	$225.45
010000206983	07/06/26	$704.68		KEDZIE PUMP STATION 5/29/26-6/28/26			
					08-11-4-631	ELECTRIC, POWER, AND LIGHT	$704.68
010000206981	07/06/26	$549.35		DARTMOUTH LIFT STATION 5/29/26-6/28/26			
					08-21-4-631	ELECTRIC, POWER, & LIGHT	$549.35
010000206980	07/06/26	$171.73		COMMONS LIFT STATION 6/1/26-6/28/26			
					08-21-4-631	ELECTRIC, POWER, & LIGHT	$171.73
010000206982	07/06/26	$316.80		SYLVAN LIFT STATION 5/29/26-6/28/26			
					08-21-4-631	ELECTRIC, POWER, & LIGHT	$316.80
010000206976	07/06/26	$777.91		VOLLMER RESERVOIR 4/29/26-5/28/26 & 5/29/26-6/28/26			
					08-11-4-631	ELECTRIC, POWER, AND LIGHT	$777.91
010000206978	07/06/26	$185.45		STERLING PUMP STATION 4/29/26-5/28/26 & 5/29/26-6/28/26			
					08-11-4-631	ELECTRIC, POWER, AND LIGHT	$185.45
010000206975	07/06/26	$3,507.17		BUTTERFIELD LIFT STATION 5/29/26-6/28/26			
					08-21-4-631	ELECTRIC, POWER, & LIGHT	$3,507.17

Village of Flossmoor
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Vendor Name / Invoice #	Invoice Date	Invoice Amount	PO #	Invoice Description	GL Number	GL Description	Line Amount
						VENDOR TOTAL:	$6,438.54
EAGLE UNIFORM CO INC							
560143	07/14/26	$894.00		UNIFORM TAYLOR			
					01-48-3-615	SMALL TOOLS & EQUIPMENT	$894.00
557253	07/09/26	$97.00		UNIFORM-BROSNAN			
					01-48-3-612	UNIFORMS & RELATED SUPPLIE	$97.00
560423	07/15/26	$176.00		UNIFORM-ESTELLE			
					01-48-3-612	UNIFORMS & RELATED SUPPLIE	$176.00
						VENDOR TOTAL:	$1,167.00
EBEL'S ACE HARDWARE							
354109	06/25/26	$23.36		CLEANING SOLUTION			
					08-21-3-605	OPERATING SUPPLIES	$23.36
354073	06/16/26	$5.20		FLOWER WATER TANK REPAIR PARTS			
					01-67-3-605	OPERATING SUPPLIES	$5.20
						VENDOR TOTAL:	$28.56
ELEVATOR INSPECTION SVC CO INC							
00393009	07/01/26	$128.00		ELEVATOR INSPECTIONS			
					01-53-4-658	ELEVATOR INSPECTION SERVIC	$128.00
						VENDOR TOTAL:	$128.00
EMS MANAGEMENT & CONSULTANTS							
EMS027451	06/30/26	$1,586.27		AMBULANCE COLLECTIONS JUNE 2026			
					01-49-4-656	AMBULANCE COLLECTION SERVI	$1,586.27
						VENDOR TOTAL:	$1,586.27
EVT TECHNOLOGIES							
7795	07/01/26	$226.90		U19 BATTERY PROTECT			
					01-49-6-671	VEHICLE MAINTENANCE	$226.90
						VENDOR TOTAL:	$226.90
FPR GROUP LLC							
2026006 2	07/15/26	$275.00		FIRE PREVENTION SERVICES JULY 2026			
					01-49-4-630	PROFESSIONAL SERVICES	$275.00
						VENDOR TOTAL:	$275.00
GALLAGHER MATERIALS CORP.							
43942	06/26/26	$177.00		ASPHALT MIX			

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Vendor Name Invoice #	Invoice Date	Invoice Amount	PO #	Invoice Description	GL Number	GL Description	Line Amount
					01-68-3-619	PROGRAM COMMODITIES	$44.25
					02-01-3-606	ASPHALT MIX	$44.25
					08-14-3-612	ASPHALT MIX	$44.25
					08-24-3-612	ASPHALT MIX	$44.25
43921	06/25/26	$118.00		ASPHALT MIX			
					01-68-3-619	PROGRAM COMMODITIES	$29.50
					08-14-3-612	ASPHALT MIX	$29.50
					08-24-3-612	ASPHALT MIX	$29.50
					02-01-3-606	ASPHALT MIX	$29.50
43889	06/24/26	$206.50		ASPHALT MIX			
					01-68-3-619	PROGRAM COMMODITIES	$51.62
					02-01-3-606	ASPHALT MIX	$51.62
					08-14-3-612	ASPHALT MIX	$51.63
					08-24-3-612	ASPHALT MIX	$51.63
43981	06/29/26	$590.52		ASPHALT MIX			
					01-68-3-619	PROGRAM COMMODITIES	$147.63
					02-01-3-606	ASPHALT MIX	$147.63
					08-14-3-612	ASPHALT MIX	$147.63
					08-24-3-612	ASPHALT MIX	$147.63
						VENDOR TOTAL:	$1,092.02
GASVODA & ASSOCIATES INC							
111630	07/09/26	$1,975.00		FLOSSMOOR COMMONS LIFT STATION MAINTENANCE			
					09-01-7-714	LIFT STATION REHAB	$1,975.00
111134	06/11/26	$481.00		DARTMOUTH LIFT STATION MAINTENANCE			
					09-01-6-683	LIFT STATION MAINTENANCE	$481.00
111497	07/02/26	$2,872.50		WOODS LIFT STATION PUMP & TRANSDUCER			
					09-01-7-714	LIFT STATION REHAB	$2,872.50
						VENDOR TOTAL:	$5,328.50
GOODSPEED CYCLES							
040826151521626	04/08/26	$568.96		BICYCLE TUNE-UPS			
					01-48-3-620	BICYCLE PATROL PROGRAM	$568.96
						VENDOR TOTAL:	$568.96
GREEN GLEN NURSERY, INC.							
93316	06/18/26	$552.00		CBD LANDSCAPING			
					40-32-6-677	MAINTENANCE AND REPAIRS	$482.00
					01-62-6-677	PROGRAM MAINTENANCE	$70.00

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Vendor Name / Invoice #	Invoice Date	Invoice Amount	PO #	Invoice Description	GL Number	GL Description	Line Amount
						VENDOR TOTAL:	$552.00
EMILIO HARDY							
072126	07/21/26	$350.00		NATIONAL NIGHT OUT DJ & EMCEE			
					01-48-3-623	EVENTS AND COMMUNITY OUTR	$350.00
						VENDOR TOTAL:	$350.00
HISKES, DILLNER, O'DONNELL,							
24567	05/04/26	$52.50		TAX EXEMPTION COMPLAINTS			
					01-44-4-644	OTHER LEGAL SERVICES	$52.50
24568	05/04/26	$2,957.20		2021 NO CASH BID			
					01-44-4-644	OTHER LEGAL SERVICES	$2,957.20
24569	05/04/26	$455.00		ACQUISITION/NO CASH BID-1835 DIXIE HWY, FLOSSMOOR			
					01-44-4-644	OTHER LEGAL SERVICES	$455.00
24570	05/04/26	$175.00		DEMO/1835 DIXIE HWY, BUILDING A, FLOSSMOOR			
					01-44-4-644	OTHER LEGAL SERVICES	$175.00
24640	06/03/26	$201.25		ACQUISITION/NO CASH BID-1835 DIXIE HWY			
					01-44-4-644	OTHER LEGAL SERVICES	$201.25
24756	07/01/26	$402.50		ACQUISITION/NO CASH BID-1835 DIXIE HWY			
					01-44-4-644	OTHER LEGAL SERVICES	$402.50
24757	07/01/26	$157.50		DEMO/1835 DIXIE HWY, BUILDING A			
					01-44-4-644	OTHER LEGAL SERVICES	$157.50
24758	07/01/26	$743.75		FLOSSMOOR SOUTH COMMUTER LOT			
					01-44-4-644	OTHER LEGAL SERVICES	$743.75
24753	07/01/26	$262.50		GENERAL FILE			
					01-44-4-644	OTHER LEGAL SERVICES	$262.50
						VENDOR TOTAL:	$5,407.20
HOLLAND PRINTING INC							
79680	07/06/26	$180.00		BUSINESS CARDS-LABOY/FRITZ/SCHMIDT			
					01-55-3-601	OFFICE SUPPLIES	$180.00
						VENDOR TOTAL:	$180.00
HOMEWOOD DISPOSAL SERVICE INC							
9854521	07/01/26	$629.80		YARD WASTE STICKERS CUST #10-13341			
					01-00-2-424	YARD WASTE STICKERS	$629.80
						VENDOR TOTAL:	$629.80
HOMEWOOD DISPOSAL SERVICE INC							
9973706	07/01/26	$422.28		VH REFUSE REMOVAL CUST #10-13317			

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Vendor Name / Invoice #	Invoice Date	Invoice Amount	PO #	Invoice Description	GL Number	GL Description	Line Amount
					01-67-4-654	SCAVENGER AND DISPOSAL SER	$422.28
						VENDOR TOTAL:	$422.28
HOMEWOOD DISPOSALSERVICE INC							
9960147	06/18/26	$1,559.20		DPW REFUSE REMOVAL ACCT #10-13143			
					01-67-4-654	SCAVENGER AND DISPOSAL SER	$1,559.20
9958226	06/16/26	$598.40		DPW REFUSE REMOVAL ACCT #10-13143			
					01-67-4-654	SCAVENGER AND DISPOSAL SER	$598.40
9957446	06/15/26	$479.20		DPW REFUSE REMOVAL ACCT #10-13143			
					01-67-4-654	SCAVENGER AND DISPOSAL SER	$479.20
9973703	07/01/26	$487.31		DPW REFUSE REMOVAL ACCT #10-13143			
					01-67-4-654	SCAVENGER AND DISPOSAL SER	$487.31
						VENDOR TOTAL:	$3,124.11
ILEAS							
DUES15060	07/01/26	$120.00		ILEAS 2026 ANNUAL MEMBERSHIP DUES			
					01-48-5-660	DUES AND SUBSCRIPTIONS	$120.00
						VENDOR TOTAL:	$120.00
KONICA MINOLTA							
9010942388	07/08/26	$565.67		VH COPIER MAINTENANCE 7/8/26-8/7/26			
					01-43-6-670	OFFICE EQUIPMENT MAINTENA	$565.67
509192528	07/03/26	$112.28		PD COPIER MAINTENANCE USAGE 6/4/26-7/3/26			
					01-48-6-674	COPIER MAINTENANCE	$112.28
509196259	07/04/26	$50.00		PD COPIER MAINTENANCE BASE 7/4/26-8/3/26			
					01-48-6-674	COPIER MAINTENANCE	$50.00
						VENDOR TOTAL:	$727.95
M & J UNDERGROUND							
816	06/16/26	$10,789.50		2043 HUTCHINSON SANITARY SEWER			
					09-01-6-677	SAN SEWER REHAB MAINTENAN	$10,789.50
						VENDOR TOTAL:	$10,789.50
MATTHEW O'SHEA CONSULTING INC.							
86	07/01/26	$3,000.00		LOBBYING SERVICES JUNE 2026			
					01-41-4-632	LOBBYING SERVICES	$3,000.00
						VENDOR TOTAL:	$3,000.00
MCCANN INDUSTRIES, INC.							
P26862	07/14/26	$182.69		T24 FAN & AC BELTS			

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Vendor Name / Invoice #	Invoice Date	Invoice Amount	PO #	Invoice Description	GL Number	GL Description	Line Amount
					01-60-6-671	MAINTENANCE AND SUPPLIES	$45.67
					08-11-6-671	MAINTENANCE AND SUPPLIES	$45.67
					08-21-6-671	MAINTENANCE AND SUPPLIES	$45.67
					07-01-6-671	MAINTENANCE AND SUPPLIES	$45.68
						VENDOR TOTAL:	$182.69
MENARDS							
55650	07/07/26	$405.72		FORESTRY TOLLS/SUPPLIES			
					01-63-3-615	SMALL TOOLS & EQUIPMENT	$405.72
						VENDOR TOTAL:	$405.72
METIRI GROUP - GENEVA							
GA6003034	06/30/26	$377.55		WATER SAMPLE TESTING			
					08-11-6-677	WATER FACILITY MAINTENANCE	$377.55
						VENDOR TOTAL:	$377.55
MIDWEST GROUNDCOVERS LLC							
PSI030587	06/08/26	$753.88		PLANTS FOR VILLAGE HALL			
					01-62-3-619	PROGRAM COMMODITIES	$753.88
						VENDOR TOTAL:	$753.88
MONARCH AUTO SUPPLY INC							
6981688345	07/13/26	$11.78		TRAILER REPAIR			
					01-60-6-671	MAINTENANCE AND SUPPLIES	$11.78
6981688311	07/13/26	$34.16		A17 FILTERS			
					01-55-6-671	VEHICLE MAINTENANCE & SUPP	$34.16
6981688224	07/10/26	$75.85		TRAILER REPAIR			
					01-60-6-671	MAINTENANCE AND SUPPLIES	$75.85
6981688402	07/14/26	$112.65		OIL FILTER & SUPPLIES			
					01-60-6-671	MAINTENANCE AND SUPPLIES	$28.16
					07-01-6-671	MAINTENANCE AND SUPPLIES	$28.16
					08-11-6-671	MAINTENANCE AND SUPPLIES	$28.16
					08-21-6-671	MAINTENANCE AND SUPPLIES	$28.17
6981688025	07/08/26	$171.10		P23 STARTER			
					08-11-6-671	MAINTENANCE AND SUPPLIES	$171.10
6981688174	07/10/26	$28.32		LED LIGHT BAR			
					01-60-6-671	MAINTENANCE AND SUPPLIES	$28.32
6981688233	07/10/26	$26.88		E-19 STRUTS FOR STEPS			
					01-49-6-671	VEHICLE MAINTENANCE	$26.88

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Vendor Name Invoice #	Invoice Date	Invoice Amount	PO #	Invoice Description	GL Number	GL Description	Line Amount
						VENDOR TOTAL:	$460.74
MOTOROLA SOLUTIONS							
8282351318	07/15/26	$151.86		VH/PW RADIO HOLSTER CLIPS			
					01-55-3-605	OPERATING SUPPLIES	$151.86
						VENDOR TOTAL:	$151.86
MUNICIPAL COLLECTION SERVICES							
033149	06/30/26	$4.28		PD COLLECTIONS JUNE 2026			
					01-48-4-656	TICKET COLLECTION SERVICES	$4.28
						VENDOR TOTAL:	$4.28
NEXT DAY PLUS							
5389354	07/02/26	$91.53		DPW COPIER MAINT 6/1/26-6/30/26			
					01-55-6-670	OFFICE EQUIPMENT MAINTENA	$91.53
5384872	05/14/26	$72.37		DPW COPIER MAINT			
					01-55-6-670	OFFICE EQUIPMENT MAINTENA	$72.37
						VENDOR TOTAL:	$163.90
NORM SCHILLING ENTERPRISES INC							
394	06/20/26	$2,800.00		MULCH DISPOSAL			
					07-01-4-633	SPOIL DISPOSAL	$2,800.00
						VENDOR TOTAL:	$2,800.00
ORKIN EXTERMINATING COMPANY							
299305113	07/22/26	$167.53		VH PEST CONTROL			
					01-67-4-634	MISCELLANEOUS SERVICES	$167.53
296339421	05/12/26	$159.77		DPWSC PEST CONTROL			
					01-67-4-634	MISCELLANEOUS SERVICES	$159.77
297813440	06/10/26	$159.77		DPWSC PEST CONTROL			
					01-67-4-634	MISCELLANEOUS SERVICES	$159.77
297813835	06/11/26	$167.53		VH PEST CONTROL			
					01-67-4-634	MISCELLANEOUS SERVICES	$167.53
						VENDOR TOTAL:	$654.60
OTTOSEN, DINOLFO, HASENBALG							
AUGUST 2026	08/01/26	$12,783.33		RETAINER FOR LEGAL SERVICES AUG 2026			
					01-44-4-630	VILLAGE ATTORNEY RETAINER	$12,783.33
						VENDOR TOTAL:	$12,783.33

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PITNEY BOWES							
3107976415	07/04/26	$1,115.31		FOLDING MACHINE LEASE 5/23/26-8/22/26			
					01-43-6-670	OFFICE EQUIPMENT MAINTENA	$1,115.31
						VENDOR TOTAL:	$1,115.31
POSSIBILITY PLACE NURSERY							
16387	06/16/26	$420.00		PLANTS			
					01-62-3-619	PROGRAM COMMODITIES	$420.00
						VENDOR TOTAL:	$420.00
PREMISTAR-SOUTH							
INV00013768	07/10/26	$512.92		HVAC SERVICE CALL OUT			
					01-67-4-634	MISCELLANEOUS SERVICES	$512.92
						VENDOR TOTAL:	$512.92
PRESCIENT SOLUTIONS							
0726117	07/10/26	$2,134.00		MICROSOFT OFFICE 365			
					01-42-6-673	VILLAGE SHARED IT MAINTENA	$192.06
					01-43-6-673	VILLAGE SHARED IT MAINTENA	$85.36
					01-45-6-673	VILLAGE SHARED IT MAINTENA	$64.02
					01-48-6-673	VILLAGE SHARED IT MAINTENA	$512.16
					01-49-6-673	VILLAGE SHARED IT MAINTENA	$704.22
					01-50-6-673	VILLAGE SHARED IT MAINTENA	$64.02
					01-53-6-673	VILLAGE SHARED IT MAINTENA	$64.02
					01-55-6-673	VILLAGE SHARED IT MAINTENA	$234.74
					08-10-6-684	W&S IT SHARED SERVICE	$213.40
0726116	07/10/26	$5,125.57		MANAGED SERVICES 7/1/26-7/31/26			
					01-42-6-673	VILLAGE SHARED IT MAINTENA	$461.30
					01-43-6-673	VILLAGE SHARED IT MAINTENA	$205.02
					01-45-6-673	VILLAGE SHARED IT MAINTENA	$153.77
					01-48-6-673	VILLAGE SHARED IT MAINTENA	$1,230.14
					01-49-6-673	VILLAGE SHARED IT MAINTENA	$1,691.44
					01-50-6-673	VILLAGE SHARED IT MAINTENA	$153.77
					01-53-6-673	VILLAGE SHARED IT MAINTENA	$153.77
					01-55-6-673	VILLAGE SHARED IT MAINTENA	$563.81
					08-10-6-684	W&S IT SHARED SERVICE	$512.55
0726115	07/10/26	$7,210.00		ONGOING SERVICES 7/1/26-7/31/26			
					01-42-6-673	VILLAGE SHARED IT MAINTENA	$648.90
					01-43-6-673	VILLAGE SHARED IT MAINTENA	$288.40

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Vendor Name / Invoice #	Invoice Date	Invoice Amount	PO #	Invoice Description	GL Number	GL Description	Line Amount
					01-45-6-673	VILLAGE SHARED IT MAINTENA	$216.30
					01-48-6-673	VILLAGE SHARED IT MAINTENA	$1,730.40
					01-49-6-673	VILLAGE SHARED IT MAINTENA	$2,379.30
					01-50-6-673	VILLAGE SHARED IT MAINTENA	$216.30
					01-53-6-673	VILLAGE SHARED IT MAINTENA	$216.30
					01-55-6-673	VILLAGE SHARED IT MAINTENA	$793.10
					08-10-6-684	W&S IT SHARED SERVICE	$721.00
0726114	07/10/26	$907.20		ENTRA ID 7/1/26-7/31/26			
					01-42-6-673	VILLAGE SHARED IT MAINTENA	$81.65
					01-43-6-673	VILLAGE SHARED IT MAINTENA	$36.29
					01-45-6-673	VILLAGE SHARED IT MAINTENA	$27.22
					01-48-6-673	VILLAGE SHARED IT MAINTENA	$217.73
					01-49-6-673	VILLAGE SHARED IT MAINTENA	$299.38
					01-50-6-673	VILLAGE SHARED IT MAINTENA	$27.22
					01-53-6-673	VILLAGE SHARED IT MAINTENA	$27.22
					01-55-6-673	VILLAGE SHARED IT MAINTENA	$99.79
					08-10-6-684	W&S IT SHARED SERVICE	$90.70
0726113	07/10/26	$372.00		CISCO DUO 6/1/26-6/30/26			
					01-42-6-673	VILLAGE SHARED IT MAINTENA	$33.48
					01-43-6-673	VILLAGE SHARED IT MAINTENA	$14.88
					01-45-6-673	VILLAGE SHARED IT MAINTENA	$11.16
					01-48-6-673	VILLAGE SHARED IT MAINTENA	$89.28
					01-49-6-673	VILLAGE SHARED IT MAINTENA	$122.76
					01-50-6-673	VILLAGE SHARED IT MAINTENA	$11.16
					01-53-6-673	VILLAGE SHARED IT MAINTENA	$11.16
					01-55-6-673	VILLAGE SHARED IT MAINTENA	$40.92
					08-10-6-684	W&S IT SHARED SERVICE	$37.20
						VENDOR TOTAL:	$15,748.77
ROXITEK LLC							
4219	07/01/26	$381.25		800 RADIO GATEWAY			
					01-49-3-621	COMMUNICATIONS EQUIPMENT	$381.25
						VENDOR TOTAL:	$381.25
RUBYGLO LLC							
2620	07/01/26	$5,414.80		SENIOR LEADERSHIP TRAINING/FIN TEAM TRAINING/ONGOING PD COACHING			
					01-42-4-630	PROFESSIONAL SERVICES	$4,238.65
					01-43-4-630	PROFESSIONAL SERVICES	$1,001.15
					01-48-4-630	PROFESSIONAL SERVICES	$175.00

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						VENDOR TOTAL:	$5,414.80
RUSSO POWER EQUIPMENT							
SPI21681241	07/02/26	$23.98		HARD HAT ADAPTER			
					01-60-3-618	SAFETY EQUIPMENT & SUPPLIES	$7.99
					08-11-3-618	SAFETY EQUIPMENT & SUPPLIES	$7.99
					08-21-3-618	SAFETY EQUIPMENT & SUPPLIES	$8.00
SPI21681240	07/02/26	$9.99		SPRAY NOZZLE FOR WATER TANK			
					01-63-3-615	SMALL TOOLS & EQUIPMENT	$9.99
						VENDOR TOTAL:	$33.97
SHARK SHREDDING INC.							
80825	07/09/26	$132.25		VH/PD SHREDDING SERVICES CERT #099787			
					01-42-4-634	OTHER MISCELLANEOUS SERVIC	$38.63
					01-48-3-611	SPECIAL POLICE COMMODITIES	$93.62
						VENDOR TOTAL:	$132.25
SHOREWOOD HOME & AUTO, INC.							
02525600	07/09/26	$16.73		WALK BEHIND VACUUM			
					01-60-6-671	MAINTENANCE AND SUPPLIES	$16.73
02524453	07/02/26	$589.00		WATER PUMP			
					01-60-6-671	MAINTENANCE AND SUPPLIES	$589.00
						VENDOR TOTAL:	$605.73
SMITH GARSON, INC.							
1012566	06/30/26	$5,000.00		LOBBYING SERVICES JUNE 2026			
					01-41-4-632	LOBBYING SERVICES	$5,000.00
						VENDOR TOTAL:	$5,000.00
SMITTY'S TREE SERVICE INC.							
273403	05/12/26	$1,635.00		TREE REMOVALS			
					01-63-4-653	PARKWAY TREE SERVICES	$1,635.00
						VENDOR TOTAL:	$1,635.00
STATE TREASURER							
68156	05/22/26	$1,387.05		TRAFFIC SIGNALS MAINT JAN-MAR 2026			
					02-01-4-630	ELECTRIC, POWER, AND LIGHT	$1,387.05
						VENDOR TOTAL:	$1,387.05
SUTTON FORD							

Village of Flossmoor
Detail Board Report
Invoices Due On/Before: 08/04/26

Vendor Name Invoice #	Invoice Date	Invoice Amount	PO #	Invoice Description	GL Number	GL Description	Line Amount
746138	03/02/26	$299.99		METER VAN MAINTENANCE			
					08-11-6-671	MAINTENANCE AND SUPPLIES	$299.99
						VENDOR TOTAL:	$299.99
TIFCO INDUSTRIES INC.							
72211825	06/26/26	$620.70		SHOP FITTINGS RESTOCK			
					01-60-6-671	MAINTENANCE AND SUPPLIES	$155.17
					07-01-6-671	MAINTENANCE AND SUPPLIES	$155.17
					08-11-6-671	MAINTENANCE AND SUPPLIES	$155.18
					08-21-6-671	MAINTENANCE AND SUPPLIES	$155.18
						VENDOR TOTAL:	$620.70
UNDERGROUND PIPE & VALVE CO							
081295	07/02/26	$1,630.00		WATER MAIN SLEEVE			
					08-11-6-675	WATER SYSTEM MAINT & REPAI	$1,630.00
						VENDOR TOTAL:	$1,630.00
UNIFORMS DIRECT							
O1010751	07/10/26	$52.75		KLINGER DUTY SHIRT			
					01-49-3-612	UNIFORMS & RELATED SUPPLIE	$52.75
O1010749	07/10/26	$180.00		K THACKER DUTY PANTS			
					01-49-3-612	UNIFORMS & RELATED SUPPLIE	$180.00
O1009631	07/10/26	$584.00		UNIFORM EMBROIDERED POLOS			
					01-48-3-612	UNIFORMS & RELATED SUPPLIE	$110.00
					01-50-3-612	UNIFORMS	$474.00
O1010445	07/16/26	$74.00		BENDINELLI UNIFORM POLO			
					01-49-3-612	UNIFORMS & RELATED SUPPLIE	$74.00
O1010732	07/16/26	$265.00		BRACKEN UNIFORM PANT/POLOS			
					01-49-3-612	UNIFORMS & RELATED SUPPLIE	$265.00
O1010752	07/16/26	$117.00		ALBANO UNIFORM PANT/CAP			
					01-49-3-612	UNIFORMS & RELATED SUPPLIE	$117.00
O1010733	07/16/26	$140.00		HUDSON UNIFORM SHORT/POLO			
					01-49-3-612	UNIFORMS & RELATED SUPPLIE	$140.00
						VENDOR TOTAL:	$1,412.75
UTERMARK & SONS							
72050	07/07/26	$124.00		LAWN CUTTING 19016 HARDING AVE			
					01-53-4-653	CODE ENFORCEMENT MOWING	$124.00
72051	07/10/26	$80.00		LAWN CUTTING 3013 MACHEATH			

Village of Flossmoor
Detail Board Report
Invoices Due On/Before: 08/04/26

Vendor Name / Invoice #	Invoice Date	Invoice Amount	PO #	Invoice Description	GL Number	GL Description	Line Amount
					01-53-4-653	CODE ENFORCEMENT MOWING	$80.00
						VENDOR TOTAL:	$204.00
VERDANT COMMERCIAL CAPITAL							
906296397	07/14/26	$1,874.00		TELEPHONE LEASE AGRMT #717-8249892-001			
					01-42-4-637	TELEPHONE	$211.76
					01-43-4-637	TELEPHONE	$140.55
					01-48-4-637	TELEPHONE	$648.40
					01-50-4-637	TELEPHONE	$140.55
					01-49-4-637	TELEPHONE	$352.31
					01-53-4-637	TELEPHONE	$112.44
					01-55-4-637	TELEPHONE	$267.99
						VENDOR TOTAL:	$1,874.00
VILLAGE OF FLOSSMOOR							
032001630701 0625	06/25/26	$454.19		DPWSC WATER BILL 3/31/26-5/31/26			
					01-67-4-649	WATER AND SEWER SERVICES	$454.19
						VENDOR TOTAL:	$454.19
VILLAGE OF HOMEWOOD							
12510	07/07/26	$137,257.80		HOMEWOOD WATER BILL 5/31/26-6/30/26			
					08-11-4-635	HOMEWOOD-LAKE MICHIGAN W	$137,257.80
12508	07/02/26	$3,192.00		NETWORK 3-VIGILANT SOLUTIONS			
					01-48-4-630	PROFESSIONAL SERVICES	$3,192.00
						VENDOR TOTAL:	$140,449.80

Village of Flossmoor
Detail Board Report
Invoices Due On/Before: 08/04/26

Vendor Name Invoice #	Invoice Date	Invoice Amount	PO #	Invoice Description	GL Number	GL Description	Line Amount

Total Amount Being Paid: $376,874.12
Total Number of Invoices: 159

Activity From 08/03/2026 To 08/04/2026

Vendor Code	Vendor Name	1099	Invoice Total	Check Total	Difference
ADVANCES	ADVANCE SWEEPING SERVICES IN	N	10,982.00	0.00	10,982.00
ALWARREN	AL WARREN OIL COMPANY INC	N	24,303.27	0.00	24,303.27
AMAZON	AMAZON CAPITAL SERVICES	N	4,247.38	0.00	4,247.38
ARTISTIC	ARTISTIC ENGRAVING	N	646.25	0.00	646.25
AXON	AXON ENTERPRISE INC	N	68,904.70	0.00	68,904.70
BACKFLOW	BACKFLOW SOLUTIONS, INC.	N	495.00	0.00	495.00
BAXTER&W	BAXTER & WOODMAN, INC.	N	16,752.77	0.00	16,752.77
BEARY	BEARY HOLDCO LLC	Y	6,385.16	0.00	6,385.16
BERKOTS	BERKOTS SUPER FOODS	N	32.45	0.00	32.45
BULTEMAS	BULTEMA'S FARMSTAND & GREENH	N	70.00	0.00	70.00
CANONSOL	CANON SOLUTIONS AMERICA , IN	N	339.63	0.00	339.63
CASELOTS	CASE LOTS INC.	N	231.60	0.00	231.60
CHICAGOTRI	CHICAGO TRIBUNE	N	302.50	0.00	302.50
CLARKS	CLARKES GARDEN CENTER & STON	N	79.96	0.00	79.96
CLEANING	CLEANING SPECIALIST, INC.	N	950.00	0.00	950.00
COM0994	COMED	N	1,335.80	0.00	1,335.80
COM2611	COMED	N	44.68	0.00	44.68
COM9484	COMED	N	43.36	0.00	43.36
CORE	CORE INTEGRATED MARKETING	N	135.00	0.00	135.00
CRUSOR	RICHARD G. CRUSOR, JR.	Y	180.00	0.00	180.00
DAILYST	DAILY SOUTHTOWN	N	198.99	0.00	198.99
DYNEGY	DYNEGY ENERGY SERVICES	N	6,438.54	0.00	6,438.54
EAGLEUNI	EAGLE UNIFORM CO INC	N	1,167.00	0.00	1,167.00
EBELSACE	EBEL'S ACE HARDWARE	N	28.56	0.00	28.56
ELEVATOR	ELEVATOR INSPECTION SVC CO I	N	128.00	0.00	128.00
EMSMANAGE	EMS MANAGEMENT & CONSULTANTS	N	1,586.27	0.00	1,586.27
EVTECH	EVT TECHNOLOGIES	N	226.90	0.00	226.90
FPRGROUP	FPR GROUP LLC	Y	275.00	0.00	275.00
GALLAMAT	GALLAGHER MATERIALS CORP.	N	1,092.02	0.00	1,092.02
GASVODA	GASVODA & ASSOCIATES INC	N	5,328.50	0.00	5,328.50
GOODSPEE	GOODSPEED CYCLES	N	568.96	0.00	568.96
GREENGLE	GREEN GLEN NURSERY, INC.	N	552.00	0.00	552.00
HARDYE	EMILIO HARDY	Y	350.00	0.00	350.00
HISKES	HISKES, DILLNER, O'DONNELL,	Y	5,407.20	0.00	5,407.20
HOLLANDP	HOLLAND PRINTING INC	N	180.00	0.00	180.00
HOMEWOODPW	HOMEWOOD DISPOSALSERVICE INC	N	3,124.11	0.00	3,124.11
HOMEWOODVH	HOMEWOOD DISPOSAL SERVICE IN	N	422.28	0.00	422.28
HOMEWOODYW	HOMEWOOD DISPOSAL SERVICE IN	N	629.80	0.00	629.80
ILEAS-2	ILEAS	N	120.00	0.00	120.00
KONICAPD	KONICA MINOLTA BUSINESS SOLU	N	162.28	0.00	162.28
KONICAVH	KONICA MINOLTA	N	565.67	0.00	565.67
M&JUNDER	M & J UNDERGROUND	N	10,789.50	0.00	10,789.50
MATTHEWO	MATTHEW O'SHEA CONSULTING IN	N	3,000.00	0.00	3,000.00
MCCANN	MCCANN INDUSTRIES, INC.	N	182.69	0.00	182.69
MENARDS	MENARDS	N	405.72	0.00	405.72
METIRI	METIRI GROUP - GENEVA	N	377.55	0.00	377.55
MIDWESTG	MIDWEST GROUNDCOVERS LLC	N	753.88	0.00	753.88
MONARCH	MONARCH AUTO SUPPLY INC	N	460.74	0.00	460.74
MOTOROLA	MOTOROLA SOLUTIONS	N	151.86	0.00	151.86
MUNICCOL	MUNICIPAL COLLECTION SERVICE	N	4.28	0.00	4.28
NEXTDAY	NEXT DAY PLUS	N	163.90	0.00	163.90
ORKIN	ORKIN EXTERMINATING COMPANY	N	654.60	0.00	654.60
OTTOSENORR	OTTOSEN, DINOLFO, HASENBALG	P	12,783.33	0.00	12,783.33
PITNEY	PITNEY BOWES	N	1,115.31	0.00	1,115.31
POSSIBIL	POSSIBILITY PLACE NURSERY	N	420.00	0.00	420.00
PREMISTAR	PREMISTAR-SOUTH	Y	512.92	0.00	512.92
PRESCIEN	PRESCIENT SOLUTIONS	N	15,748.77	0.00	15,748.77
ROXI	ROXITEK LLC	N	381.25	0.00	381.25
RUBYGLO	RUBYGLO LLC	N	5,414.80	0.00	5,414.80
RUSSOPOW	RUSSO POWER EQUIPMENT	N	33.97	0.00	33.97
SCHILLING	NORM SCHILLING ENTERPRISES I	N	2,800.00	0.00	2,800.00
SHARK	SHARK SHREDDING INC.	N	132.25	0.00	132.25
SHOREWOO	SHOREWOOD HOME & AUTO, INC.	N	605.73	0.00	605.73
SMITHGAR	SMITH GARSON, INC.	N	5,000.00	0.00	5,000.00
SMITTYS	SMITTY'S TREE SERVICE INC.	N	1,635.00	0.00	1,635.00
STATETRE	STATE TREASURER	N	1,387.05	0.00	1,387.05
SUTTONFO	SUTTON FORD	N	299.99	0.00	299.99
TIFCO	TIFCO INDUSTRIES INC.	N	620.70	0.00	620.70
UNDERGRO	UNDERGROUND PIPE & VALVE CO	N	1,630.00	0.00	1,630.00
UNIFORMSD	UNIFORMS DIRECT	Y	1,412.75	0.00	1,412.75
UTERMARK	UTERMARK & SONS	N	204.00	0.00	204.00
VERDANT	VERDANT COMMERCIAL CAPITAL	N	1,874.00	0.00	1,874.00
VILHMD	VILLAGE OF HOMEWOOD	N	140,449.80	0.00	140,449.80
VOF	VILLAGE OF FLOSSMOOR	N	454.19	0.00	454.19
Report Total:			Total: 376,874.12	Total: 0.00	

Village of Flossmoor
Detail Board Report

Manual Checks Issued: 07/17/26 thru 07/17/26

Vendor Name / Invoice #	Invoice Date	Amount	Check #	Check Date	PO #	Invoice Description	GL Number	GL Description	Line Amount
BENISTAR									
08012026	08/01/26	$1,109.20	86687	07/17/26		AUGUST 2026 PREMIUM			
							01-00-0-219	HEALTH INSURANCE PAYABLE	$1,109.20
								VENDOR TOTAL:	$1,109.20
PURCHASE POWER									
070526	07/05/26	$1,939.87	86688	07/17/26		SUMMER NEWSLETTER/CONSUMER CONFIDENCE REPORT			
							01-41-3-603	POSTAGE	$964.44
							01-41-3-603	POSTAGE	$14.47
							01-41-3-603	POSTAGE	$2.50
							01-55-3-603	POSTAGE	$941.83
							01-55-3-603	POSTAGE	$14.13
							01-55-3-603	POSTAGE	$2.50
								VENDOR TOTAL:	$1,939.87
SOUTH SUBURBAN MAYORS & MGRS									
2026167	05/04/26	$915.60	86689	07/17/26		EAP QTRS 1 & 2 BILLING 5/1/26-10/31/26			
							01-42-2-592	EAP & WELLNESS PROGRAMS	$76.30
							01-43-2-592	EAP & WELLNESS PROGRAMS	$91.56
							01-45-2-592	EAP & WELLNESS PROGRAMS	$15.26
							01-48-2-592	EAP & WELLNESS PROGRAMS	$320.46
							01-49-2-592	EAP & WELLNESS PROGRAMS	$106.82
							01-50-2-592	EAP & WELLNESS PROGRAMS	$61.04
							01-53-2-592	EAP & WELLNESS PROGRAMS	$30.52
							01-55-2-592	EAP & WELLNESS PROGRAMS	$30.52
							01-60-2-592	EAP & WELLNESS PROGRAMS	$183.12
								VENDOR TOTAL:	$915.60
VERIZON WIRELESS									
6146271396	06/16/26	$1,944.79	86690	07/17/26		MOBILE TELEPHONES 5/17/26-6/16/26			
							01-42-4-637	TELEPHONE	$174.17
							01-43-4-637	TELEPHONE	$78.76
							01-45-4-637	TELEPHONE	$39.38
							01-53-4-637	TELEPHONE	$39.38
							01-50-4-637	TELEPHONE	$692.74
							01-55-4-637	TELEPHONE	$920.36
								VENDOR TOTAL:	$1,944.79

Village of Flossmoor
Detail Board Report

Manual Checks Issued: 07/17/26 thru 07/17/26

Vendor Name Invoice #	Invoice Date	Amount	Check #	Check Date	PO #	Invoice Description	GL Number	GL Description	Line Amount

Total Amount Being Paid: $5,909.46

Total Number of Invoices: 4

AP VENDOR ACTIVITY REPORT FOR VILLAGE OF FLOSSMOOR

Activity From 07/17/2026 To 07/17/2026

Vendor Code	Vendor Name	1099	Invoice Total	Check Total	Difference
BENISTAR	BENISTAR	N	1,109.20	1,109.20	0.00
PURCHASE	PURCHASE POWER	N	1,939.87	1,939.87	0.00
SSMMA	SOUTH SUBURBAN MAYORS & MGRS	N	915.60	915.60	0.00
VERIZON452	VERIZON WIRELESS	N	1,944.79	1,944.79	0.00
Report Total:			Total: 5,909.46	Total: 5,909.46	

Village of Flossmoor
Detail Board Report
Manual Checks Issued: 07/24/26 thru 07/24/26

Vendor Name / Invoice #	Invoice Date	Amount	Check #	Check Date	PO #	Invoice Description	GL Number	GL Description	Line Amount
AT&T									
3449037113	06/11/26	$897.49	86766	07/24/26		VILLAGE INTERNET ACCT #831-001-1181-835			
							01-42-4-639	WEBSITE & INTERNET SERVICES	$897.49
9468097112	07/11/26	$897.49	86766	07/24/26		VILLAGE INTERNET ACCT #831-001-1181-835			
							01-42-4-639	WEBSITE & INTERNET SERVICES	$897.49
								VENDOR TOTAL:	$1,794.98
COMCAST									
0001666 070626	07/06/26	$274.90	86768	07/24/26		VH ETHERNET 7/10/26-8/9/26			
							01-42-4-639	WEBSITE & INTERNET SERVICES	$274.90
276988802	07/01/26	$1,077.43	86767	07/24/26		VH ETHERNET 7/1/26-7/31/26			
							01-42-4-639	WEBSITE & INTERNET SERVICES	$1,077.43
								VENDOR TOTAL:	$1,352.33
DEARBORN LIFE INSURANCE COMPANY									
AUGUST 2026	07/09/26	$3,707.47	86769	07/24/26		AUGUST 2026 PREMIUMS			
							01-42-2-591	LIFE INSURANCE PREMIUM	$54.65
							01-43-2-591	LIFE INSURANCE PREMIUM	$55.38
							01-45-2-591	LIFE INSURANCE PREMIUM	$22.15
							01-48-2-591	LIFE INSURANCE PREMIUM	$160.60
							01-49-2-591	LIFE INSURANCE PREMIUM	$66.45
							01-50-2-591	LIFE INSURANCE PREMIUM	$44.30
							01-53-2-591	LIFE INSURANCE PREMIUM	$5.54
							01-55-2-591	LIFE INSURANCE PREMIUM	$22.15
							01-60-2-591	LIFE INSURANCE PREMIUM	$132.91
							01-00-0-219	HEALTH INSURANCE PAYABLE	$368.69
							01-42-2-590	HEALTH INSURANCE PREMIUM	$41.57
							01-43-2-590	HEALTH INSURANCE PREMIUM	$41.05
							01-48-2-590	HEALTH INSURANCE PREMIUM	$174.81
							01-49-2-590	HEALTH INSURANCE PREMIUM	$56.72
							01-50-2-590	HEALTH INSURANCE PREMIUM	$21.81
							01-53-2-590	HEALTH INSURANCE PREMIUM	$4.36
							01-55-2-590	HEALTH INSURANCE PREMIUM	$15.40
							01-60-2-590	HEALTH INSURANCE PREMIUM	$87.26
							01-00-0-235	ACCIDENT VOL COVERAGE PAYAB	$627.74
							01-00-0-236	CRITICAL ILLNESS VOL COVERAGE	$1,703.93
								VENDOR TOTAL:	$3,707.47

Village of Flossmoor
Detail Board Report
Manual Checks Issued: 07/24/26 thru 07/24/26

Vendor Name Invoice #	Invoice Date	Amount	Check #	Check Date	PO #	Invoice Description	GL Number	GL Description	Line Amount

Total Amount Being Paid: $6,854.78
Total Number of Invoices: 5

AP VENDOR ACTIVITY REPORT FOR VILLAGE OF FLOSSMOOR

Activity From 07/24/2026 To 07/24/2026 Vendor Code: AT&T3, FDLIFE, COMCAST VH Vendor Codes: AT&T3, FDLIFE, COMCAST VH

Vendor Code	Vendor Name	1099	Invoice Total	Check Total	Difference
AT&T3	AT&T	N	1,794.98	1,794.98	0.00
COMCAST VH	COMCAST	N	1,352.33	1,352.33	0.00
FDLIFE	DEARBORN LIFE INSURANCE COMP	N	3,707.47	3,707.47	0.00
Report Total:			Total: 6,854.78	Total: 6,854.78	

MEMORANDUM

TO: Bridget A. Wachtel, Village Manager
CC:
FROM: John S. Brunke, Public Works Director
DATE: August 3, 2026
RE: **Consideration of a Contract Award to Metropolitan Industries, Inc. for the Water Supervisory Control and Data Acquisition System (SCADA) Replacement Project**

FLOSSMOOR
Welcoming. Beautiful. Connected.

Background

Included in the FY27 Water Fund Budget is $671,030 for the Water Supervisory Control and Data Acquisition System (SCADA) Replacement Project implementation. The current water SCADA system was installed in 2009 and has served the Village well by allowing Public Works to control the water system automatically through the SCADA computer and integrated logic. Now that the system is 17 years old, the computer, SCADA controllers, and radio equipment are outdated and have experienced some major issues that need to be addressed by replacement and upgrade. These improvements were outlined in the Preliminary Design Report – Water System Pumping, Storage, and SCADA Improvements issued in January 2023 by Strand Associates to the Village. This report outlined recommended improvements to our water distribution system.

Request for Proposals Process

In March of 2024, the Village awarded a contract to Strand Associates for the design engineering services for this project in the not-to-exceed amount of $57,900. This contract included the development of a request for proposals (RFP) document to be sent out to selected firms for the project implementation. Prior to developing the RFP, Public Works staff and Strand Associates visited several other water agencies to investigate the different SCADA software products that are available and locally supported for service and repairs. This process led the project team to invite Concentric Integration, Wunderlich-Malec, Gasvoda and Associates, Inc., and Metropolitan Industries to submit proposals for the project using a standalone system for the SCADA implementation. There are two different types of SCADA projects that include a standalone system where the computer and server are housed at the facility, and cloud-based systems that house the system database remotely using a secure internet connection. At that time, staff and Strand Associates both thought that a standalone system would suit our needs best, since our current SCADA system is a standalone system. On July 29, 2025, we received three lump sum proposals that are summarized below.

- Metropolitan Industries, Inc. - $529,331 (base bid alternate), $429,445 (cloud-based alternate)*
- Gasvoda and Associates, Inc. - $875,294
- Concentric Integration - $890,000

**No base bid received; bids received were both alternates*

The lowest proposal from Metropolitan Industries did not meet the base bid requirements since it proposed a different architecture scheme and system design layout. The other two proposals met the base bid requirements, but came in much higher than the anticipated budget for the project. The review of the three proposals led Public Works Staff to further evaluate the cloud-based option and whether it would better serve our operational needs and also fit within the available budget.

After discussing the options with Strand Associates, Staff decided to reject the submitted proposals and asked Strand to revise the RFP document to allow for cloud-based systems versus standalone systems. The RFP was reissued to the initial four firms that received the original RFP document for consideration. On April 9, 2026, we received two lump sum proposals for the cloud-based system that are summarized below.

- Metropolitan Industries, Inc. - $634,421
- Gasvoda and Associates, Inc. - $667,863

Both received proposals were found to be compliant with the revised RFP document, and both would provide a cloud-based system. The lowest proposal was received from Metropolitan Industries in the amount of $634,421 and includes the implementation of their MetroCloud SCADA system. . After review of the various SCADA systems in the area, Staff feels that the MetroCloud system is the best option for the Village due to its simplicity and strong local support through Metropolitan Industries in Romeoville, Illinois. The reason for the price increase since the first bid in 2024 was that pricing went up, and there was work that was included in their initial alternate bid that needed to be included for the project. This includes cleaning up old control equipment and other needed control work that was not included in their original alternate bid. Attached for reference is the recommendation of award letter from Strand Associates. If approved, the project could take up to 51 weeks for final completion. This timeline is standard on projects of this type due to the expected lead time for the production of the SCADA equipment.

Recommendation

Based on the information above, Public Works Staff recommends that the Mayor and Board of Trustees approve the attached Water SCADA System Replacement project proposal from Metropolitan Industries, Inc. for a not-to-exceed amount of $634,421. A representative from Strand Associates will be in attendance this evening to answer any questions you may have on the project.

Strategic Initiative (s) Addressed

2.2 Identify and implement water and sanitary sewer system improvements as funding becomes available.

Strand Associates, Inc.®
1170 South Houbolt Road
Joliet, IL 60431
(P) 815.744.4200
www.strand.com

July 14, 2026

Mr. John Brunke, Public Works Director
Village of Flossmoor
3310 Vollmer Road
Flossmoor, IL 60461

Re: Water SCADA System Upgrades
Contract 1-2026
Village of Flossmoor, Illinois

Dear Mr. Brunke:

Proposals for the above-referenced Project were opened on April 9, 2026. Two Proposals were received with the resulting tabulation enclosed.

Metropolitan Industries, Inc. of Romeoville, Illinois, was the apparent Proposer at $634,421. Addendum No. 1 was acknowledged in the Proposal. The scope and schedule information provided with the Proposal is deemed to be responsive.

Strand Associates, Inc.® has previously worked with Metropolitan Industries, Inc. on numerous projects.

If you determine that Metropolitan Industries, Inc. is a responsible Proposer after your evaluation of their qualifications, we recommend proceeding with award of the Contract in accordance with Article 18 of the Instructions to Bidders.

Sincerely,

STRAND ASSOCIATES, INC.®

Brent M Studnicka

Brent M. Studnicka, P.E.

Enclosure

4919.013\BMS:ler\\\strand.com\allcorpdata\JOL\Documents\Specifications\Archive\2026\Flossmoor, IL\4919.013.1-2026.REBID.bms\(16) Specification Letters\(a) Resulting Bid Tabulation\071426.docx

Proposals Received: 3 P.M.
April 9, 2026

STRAND ASSOCIATES, INC.®
IDFPR No. 184-001273
1170 Houbolt Road
Joliet, IL 60431

VILLAGE OF FLOSSMOOR
FLOSSMOOR, ILLINOIS
WATER SYSTEM SCADA UPGRADES–REBID
CONTRACT 1-2026

PROPOSAL TABULATION SUMMARY

Bidder and Address	**Bid Bond or Guarantee**	**Addenda Acknowledged**	**Lump Sum Bid**
Metropolitan Industries, Inc. 37 Forestwood Drive Romeoville, IL 60446	10%	Yes	$634,421.00
Gasvoda and Associates, Inc. 1530 Huntington Drive Calumet City, IL 60409	10%	Yes	$667,863.00

Reviewed by: Brent M Studnicka

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CASH ALLOWANCES

				Metropolitan Industries, Inc. 37 Forestwood Drive Romeoville, IL 60446		Gasvoda and Associates, inc. 1530 Huntington Drive Calumet City, IL 60409	
No.	Description	Quantity	Unit	Unit Price	Total Price	Unit Price	Total Price
1.	SCADA Hardware (Section 26 09 00–Controls and Instrumentation)	1	LS	$ 15,000.00	$ 15,000.00	$ 15,000.00	$ 15,000.00

Reviewed by Brent M Studnicka

Ottosen DiNolfo Hasenbalg & Castaldo, Ltd.

2441 Warrenville Road, Suite 310, Lisle, IL 60532
Phone 630.682.0085 ◆ Fax 630.682.0788 ◆ www.ottosenlaw.com

Memorandum

To: Mayor and Board of Trustees, Village of Flossmoor

From: Kathleen Field Orr, Village Attorney

Date: July 30, 2026

Re: Southwest Flossmoor Redevelopment Project Area #2

On the agenda this evening for your approval is an Ordinance to set the date for and approve a public notice for a public hearing on the proposed Southwest Flossmoor Redevelopment Plan. The passage of this Ordinance is the first step required by the Tax Increment Allocation Redevelopment Act (the "*TIF Act*"), 65 ILCS 5/11-4.1-1 et. seq., to establish a "redevelopment project area". Attached is the schedule for all notices, meetings, and the public hearing mandated by the TIF Act.

You have also received a copy of the Redevelopment Plan and Eligibility Report for the proposed Southwest Flossmoor Redevelopment Project Area #2 for your review.

I shall be in attendance at the meeting on Monday to answer any questions.

Action Items	Responsible Party	Date
Direction authorizing TIF study; preparation of an eligibility study and redevelopment for proposed redevelopment project area.	Village Board	DONE
Send notice to all taxing districts that would be affected by the designation of the proposed area as a redevelopment project area (regular mail)	Village	DONE
Public Notice of Interested Parties Registry for the proposed redevelopment project area. Notice informs entities and individuals that they may register to receive information on the proposed redevelopment plan.	Village	DONE
Assembly of the following address lists shall begin ASAP: All taxpayers and residential addresses within proposed project area and 750 feet thereof. All taxing districts serving the proposed project area.	Staff	By July 15, 2026
Draft flooding certification.	Engineer	July 22, 2026
Final draft report completed and submitted to Village. Must be on file at Village Clerk's office at least 10 days prior to Village Board approval of ordinance setting date for Public Hearing.	Attorney	July 22, 2026
Adopt ordinance setting date and time for Public Hearing and Joint Review Board meeting.	Attorney	August 3, 2026
Notice of availability of eligibility report and redevelopment plan to: (a) All residential addresses within 750 feet of proposed project area (regular mail); and, (b) All registrants on interested parties (regular mail).	Attorney	August 4, 2026
Taxing districts and the Department of Commerce and Economic Opportunity (DCEO). A copy of the eligibility report and plan shall be included with the mailing. Notice to include invitation to DCEO and taxing districts to submit comments prior to the date of the public hearing (certified mail).	Staff	August 4, 2026
Joint Review Board shall take place at least 14 days but not more than 28 days from the mailing	Staff	August 31, 2026

of notice		
Notice of Public Hearing (certified mail) to all taxpayers in proposed project area and to all registrants on interested parties registry (at least 10 days prior to public hearing). If taxes for preceding year were not paid, must also be sent to all persons listed on tax roll within preceding 3 years.	Staff	September 1, 2026
1st newspaper publication of Notice of Public Hearing (10 to 30 days prior to public hearing, generally one week after 1st publication)	Village	September 1, 2026
2nd newspaper publication of Notice of Public Hearing (10 to 30 days prior to public hearing).	Village	September 9, 2026 to September 10, 2026
Public Hearing	Staff	September 21, 2026
Adopt ordinances approving plan, designating redevelopment project area and adopting tax increment financing (14 to 90 days after public hearing).	Attorneys, Village Board	October 5, 2026

Village of Flossmoor

Southwest Flossmoor Redevelopment Project Area #2 Redevelopment Plan

FLOSSMOOR, ILLINOIS

Prepared by:

Kathleen Field Orr
Ottosen DiNolfo Hasenbalg & Castaldo, Ltd.
2441 Warrenville Road, Suite 310
Lisle, Illinois 60532
kfo@ottosenlaw.com

Table of Contents

I. *Tax Increment Financing.*

In February 1977, the Illinois General Assembly passed the Tax Increment Allocation Redevelopment Act ("Act"), which was the initial authorization of tax increment financing ("*TIF*") in Illinois. Since 1977, the Act has been amended many times to require additional notices; an annual report to the office of the Illinois Comptroller; an "interested parties registry"; a meeting of residents within a proposed TIF if the implementation of a redevelopment plan would displace ten or more residents; and, an annual meeting of the taxing districts which are members of the Joint Review Board, as defined by the Act. The Act provides the means for municipalities, after the approval of a Redevelopment Plan, designation of a redevelopment project area and adoption of tax increment allocation financing, to redevelop blighted, conservation, or industrial park conservation areas and to finance "redevelopment project costs", as defined by the Act ("*Redevelopment Project Costs*"). Such costs are paid with "incremental property tax revenues" ("*Incremental Property Taxes*") which are derived from the increase in the equalized assessed valuation ("*EAV*") of taxable real property within the redevelopment project area (the "*Redevelopment Project Area*") over and above the equalized assessed value of such property from the EAV as certified as of the time tax increment allocation financing is adopted ("*Initial EAV*"`). Any year-to-year increase in EAV over the Initial EAV of such property is then multiplied by the current tax rate, resulting in Incremental Property Taxes.

The Act defines a number of costs that qualify as Redevelopment Project Costs. Incremental Property Taxes may be used to reimburse eligible Redevelopment Project Costs or may be pledged to pay notes or other obligations issued for that purpose. In addition, a municipality may pledge, as payment, additional revenues including revenues generated directly from a redevelopment project, municipal property taxes or other revenue sources, and may issue bonds backed by the general obligation of the municipality or payable solely from Incremental Property Taxes and other sources.

As stated above, as a result of the adoption of the Act, Incremental Property Taxes are captured as new tax revenues generated by the increase in the EAV over the Initial EAV. This increase in the EAV of properties within the Redevelopment Project Area can result from the municipality's redevelopment program, public improvements, and various developments and redevelopment activities, thereby providing the basis for the reassessment of properties in the Redevelopment Project Area. Under the Act, all taxing districts continue to receive property taxes levied by application of their tax rates to the Initial EAV of properties within the redevelopment project area. Taxing districts benefit from the increased property tax base after Redevelopment Project Costs and obligations have been paid and the designation of the Redevelopment Project Area is terminated. If the taxing districts have buildings and structures in the Redevelopment Project Area, those facilities are eligible for repair, remodeling and rehabilitation to the extent funds are available.

Unless otherwise extended by the Illinois General Assembly, the estimated dates of completion of a redevelopment project and retirement of all obligations issued to finance Redevelopment Project Costs may not be later than December 31 of the year in which incremental taxes are distributed to the municipality with respect to ad valorem taxes levied on the 23rd calendar year after the year in which the ordinance approving the redevelopment project was adopted.

The anticipated benefits of the use of TIF to the Village and its residents as proposed in this Redevelopment Plan for the Southwest Flossmoor Redevelopment Project Area #2 include:

- Strengthening the non-residential property tax base of the Village.
- Strengthening the sales tax base of the Village through increased business activity.
- Achieving a better balance between the property tax burden borne by homeowners and non-residential properties.
- Elimination of conditions in the redevelopment project area that serve as an impediment to private investment.
- Increasing the employment base of the Village.
- Making available a wider range of goods and services for the residents of the Village.

Any capitalized term not otherwise defined herein shall have the same meaning ascribed to such term by the Act.

II. *Village of Flossmoor.*

The history of the Village of Flossmoor begins with the extension of the Illinois Central Railroad's passenger service to Homewood in 1890, which extension occurred forty-nine (49) years after the Illinois Central (the "*IC*") was chartered by the State of Illinois. Shortly after completing the extension to Homewood, the railroad purchased one hundred and sixty acres located west and south of the extended rail line for the sole purpose of using the topsoil from this area as fill dirt to shore-up and raise the embankments for its rails. When the railroad realized the soil was unsuitable for its intended purpose, the railroad sold the acreage to a developer. Not many years thereafter, a group of investors viewed the area and determined that it was a perfect site for a golf course. With the development of the golf course, the IC extended its passenger service one more stop and built the train station, which is still standing to this day.

The name of the Village was the result of a contest which has been credited to the United States Postal Service, while others credit the IC for sponsoring. The name Flossmoor is Scottish in origin, meaning "dew on the flowers" and "greatly rolling hills," and was chosen despite the fact that the owners of the land were primarily persons of German descent. The area soon became the place to build a summer home for IC executives and the University of Chicago faculty. In 1924, the Village of Flossmoor was incorporated, having a population of 270 people. The easy access to Chicago via the railway made Flossmoor an attractive suburban community. The building of Dixie Highway provided an additional north-south artery and added to its growing popularity as a recreational destination of elite country clubs and well-designed golf courses. The electrification of the trains between 1919 and 1926 cemented the Village's future as a viable location readily reached from downtown Chicago. Flossmoor became recognized in its early years as the status suburb of far south suburban Chicago.

While the train station was one of the first major buildings in the Village, a block-long Tudor-style structure known as the Civic Center was built in 1929 directly across the street from the train station to house the Village Hall, the fire and police departments, the public library, several large stores and modern apartments. One of its initial commercial tenants was the Flossmoor State Bank, which closed its doors in 1934 as the result of the Great Depression. The development of the Village's downtown district centered around the Civic Center and the train station has continued to be the center of Village activity. Downtown Flossmoor has recently undergone a streetscape and pedestrian project to create a more cohesive business district and improve pedestrian safety. The cost of this project was approximately two million dollars and was funded by Cook County and State grants.

The Village is approximately 28 miles from downtown Chicago and covers 3.66 square miles. As of the 2020 census, the Village has a population of 9,704. While it experienced major growth from 1940 through 1970, increasing its population from 1,270 to 7,846, the Village has continued to grow slowly and retain its tree-lined residential streets with unique architectural styles. The Flossmoor Library provides tech centers and meeting rooms in addition to movies and print and digital collections. The Village is served by Homewood Flossmoor School District 161, which operates Parker Junior High School and four elementary schools for K through 8 instruction and Homewood Flossmoor Community High School District 233. The Homewood Flossmoor Park District provides numerous recreational facilities including a golf course, ice arena, fitness center and racquetball courts, a splash pool, park shelters and several playgrounds.

III. *Redevelopment Project Area.*

The proposed Southwest Flossmoor Redevelopment Project Area #2, legally described on *Exhibit A* and depicted on the map attached hereto as *Exhibit B,* includes vacant parcels fronting Vollmer Road from Central Park Avenue to the Meijer's gas station and the parcels fronting 198th Street from the Flossmoor Public Works facility on the west and then east to Crawford Avenue north of the Meijer Store. The area includes a total of twenty-four (23) plated parcels and includes a gross area of approximately 55.1 acres, including public rights of way. Of the plated parcels, 3 are improved with structures, and 20 are vacant. A zoning map of the Redevelopment Project Area is attached hereto as Exhibit C.

The importance of the Southwest Flossmoor Redevelopment Project Area has long been recognized by the Village as essential to its economic well-being. In 1991, the Village approved a redevelopment plan and a redevelopment project encompassing a gross area of 96.6 acres (the "*1991 TIF"*) which area included the Redevelopment Project Area which is the subject of this Redevelopment Plan. Limited commercial development occurred in the 1991 TIF; however, the Village focused on site assembly and the construction of public infrastructure to serve future development. In 2014, the Village approved a redevelopment agreement with Meijer for the construction of the store in 2015 and commencement of operation in 2016. Since that time, the parcels adjacent to the Meijer store, which are owned by Meijer, have developed, but this activity has not generated any interest in the parcels included in the proposed Redevelopment Project Area since the establishment of the 1991 TIF.

It is apparent that there remain numerous hurdles to be remedied in order to attract private investment in the proposed Redevelopment Project Area. Despite the catalyst provided by the Meijer project, no development has occurred on approximately one-third of the area included in the 1991 TIF despite substantial marketing efforts on the part of the Village. The purpose of this Southwest Flossmoor Redevelopment Project Area #2 is to examine the conditions that have stymied development and to develop a coordinated Redevelopment Plan to address such conditions, as hereinafter provided.

IV. *Redevelopment Plan to Address Existing Conditions.*

A. Upon the designation of the Redevelopment Project Area as a "redevelopment project area" under the Act, the Village intends to use tax increment financing to pay Redevelopment Project Costs to stimulate private investment for development and redevelopment by eliminating those conditions, the existence of which qualified the improved area of the proposed redevelopment project area as "conservation area", and the vacant area as a "blighted area". Under the Act, the purpose for the preparation of this Redevelopment Plan is to set forth a guide to be used for activities with a goal toward stimulating comprehensive and coordinated redevelopment in order to induce private investment.

As required by the Act, each Redevelopment Plan must include the program to be undertaken by the municipality in order to complete its objectives and must set forth the following:

1. an itemized list of estimated Redevelopment Project Costs;

2. evidence indicating that the Southwest Flossmoor Redevelopment Project Area #2 on the whole has not been subject to growth and development through investment by private enterprise;

3. an assessment of any financial impact of the Redevelopment Project Area on or any increased demand for services from any taxing district affected by the plan and a program to address such financial impact or increased demand;

4. the sources of funds to pay Redevelopment Costs;

5. the nature and term of the obligations to be issued, if any;

6. the most recent equalized assessed valuation of the proposed Redevelopment Project Area;

7. an estimate as to the equalized assessed valuation after redevelopment and the general land uses to apply in the proposed Redevelopment Project Area; and,

8. a commitment to fair employment practices and an affirmative action plan."

B. The Act prohibits the adoption of a Redevelopment Plan unless the municipality complies with the following:

1. The municipality finds that the proposed Redevelopment Project Area on the whole has not been subject to growth and development through investment by private enterprise and would not reasonably be anticipated to be developed without the adoption of a Redevelopment Plan.

2. The municipality finds that the Redevelopment Plan conforms to the comprehensive plan for the development of the municipality as a whole.

3. The Redevelopment Plan establishes the estimated dates of completion of the redevelopment project and retirement of obligations issued which may be issued to finance Redevelopment Project Costs. Those dates may not be later than the dates set forth under Section 11-74.4-3(n)(j)(3); *i.e.*, not later than December 31 of the year in which the payment to the municipal treasurer of Incremental Property Taxes is to be made with respect to real estate taxes levied in the twenty-third year after the year in which the ordinance approving the Redevelopment Project Area (as hereinafter defined) is adopted December 31, 2046.

C. The purpose of this Redevelopment Plan is to promote the health, safety, morals and welfare of the members of the community and the general region by:

1. Eradicating blighting conditions;

2. Encouraging private investment in the construction of structures thereby strengthening the local economy, the tax base and the business environment;

3. Developing vacant properties for uses which add to the vitality of the southwest area of Flossmoor; and,

4. Improving existing public utilities and infrastructure which has hampered private investment for decades.

V. *Redevelopment Project Area Goals and Objectives.*

A. *Redevelopment Project Area Goals*.

In order to benefit from the Act and achieve new private investment within the Redevelopment Project Area, the Village must establish a framework for guiding decisions to be made as a part of the implementation of this Redevelopment Plan. These include:

1. Improvement of the quality of life in the Redevelopment Project Area and the Village.

2. Creation of an environment within the Redevelopment Project Area that will contribute more positively to the health, safety and general welfare of the Village and preserve or enhance the value of properties in and adjacent to the Redevelopment Project Area.

3. An increase in the sales tax base of the Village and the property tax base of the Village and overlapping taxing districts.

4. Addition of new uses, new amenities, businesses and services to the Village thereby creating new jobs and retaining existing jobs for Village and area residents.

5. Strengthening the economy and future economic viability of the Village and the larger community.

6. Increasing commercial development in the Village.

7. Renovation of structures within the Redevelopment Project Area.

8. Sound economic development within the Redevelopment Project Area that is consistent with its Comprehensive Plan for Southwest Flossmoor.

B. *Redevelopment Objectives*.

The designation of the Redevelopment Project Area as a “redevelopment project area” under the Act shall grant the Village the power to:

1. Reduce or eliminate those conditions that qualified the redevelopment project area as a “conservation area” and a vacant “blighted area”. Reduce or eliminate those blighting conditions in the improved “conservation area” which qualified said area as a Redevelopment Project Area. Such conditions include deterioration, obsolescence, inadequate utilities, presence of structures below minimum code standards, and chronic flooding, as more fully described in the Eligibility Study in order to encourage the development and redevelopment of the Redevelopment Project Area.

2. Strengthen the economic vitality of the Redevelopment Project Area by increasing business activity, improving the tax base, and providing job opportunities.

3. Stimulate, through incentives, if necessary, new private investment in improvements and redevelopment within the Redevelopment Project Area.

4. Provide needed public improvements to the infrastructure or facilities to address the problems cited in the Eligibility Study in order to encourage development and redevelopment of the Redevelopment Project Area and private investment.

5. Provide needed financial assistance, if necessary, to induce a broad range of improvements.

6. Provide the renovation and rehabilitation of structures where economic obsolescence is a material impediment to the redevelopment of the Redevelopment Project Area.

7. Improve the visual attractiveness of the Village through landscaping and coordination of design in the Redevelopment Project Area.

8. Improve opportunities for new commercial and office development and redevelopment in the vacant area.

C. *Redevelopment Implementation Strategy*.

The implementation and conclusion of a well-devised redevelopment strategy is a key element in the success of this Redevelopment Plan. In order to maximize program efficiency and to take advantage of redevelopment interest in the Redevelopment Project Area, and with full consideration of available funds, the Village intends to proceed in an expeditious manner.

A combination of public and private investments is an essential element of this Redevelopment Plan. In order to achieve the foregoing investments and improvements, the Village may enter into agreements, including agreements with private developers, proposing that assistance may be provided, pursuant to the Act, where deemed appropriate, to facilitate private projects and development.

VI. *Lack of Development, Growth and Fiscal Impact on Taxing Districts.*

A. *Evidence of the lack of development and growth within the redevelopment project area.*

As documented in the Eligibility Study, attached hereto and incorporated herein as *Exhibit D*, the redevelopment project area has suffered from a lack of growth and development through investment by private enterprise and qualifies the improved parcels as a "conservation area". The issue of flooding has prevented growth and development of the vacant area. Absent financial assistance from the Village, development or redevelopment in the Redevelopment Project Area is not reasonably anticipated to occur.

The Redevelopment Project Area's blighting conditions, as documented in the Eligibility Study, are reasonably present to a meaningful extent, and are reasonably distributed throughout the Redevelopment Project Area. In addition, these conditions discourage private sector investment in development of commercial enterprises. Accordingly, the Village finds that actions taken, at least in part, through the implementation of this Redevelopment Plan will significantly address such problems.

B. *Assessment of Fiscal Impact on Affected Taxing Districts.*

It is not anticipated that redevelopment projects implemented as part of this Redevelopment Plan will have a negative financial impact on or cause increased demand for services or capital improvements from any taxing district affected by the Redevelopment Plan. No current property taxes will be diverted from any taxing district; instead, taxing districts could benefit from distributions of any surplus tax increment. Capital funds will also be available to assist in the development of public improvements. The estimated Redevelopment Project Costs set forth in Section IX of this Redevelopment Plan provide for significant amounts to pay taxing district capital costs in accordance with the Act should impacts be greater than expected.

The following is an assessment of the impact on each individual taxing district:

Cook County

There is expected to be no impact and no expected increase in demand for services or negative financial impact.

Prairie State Community College District #515

There is expected to be no impact and no expected increase in demand for services. Funds are also available for job training.

Village of Flossmoor

There is expected to be minimal impact and minimal expected increase in demand for services. Funds are available for capital projects undertaken by the Village within the redevelopment project area.

Homewood Flossmoor High School District 233

Residential development is not a component of the implementation of the Redevelopment Plan for the Redevelopment Project Area. Therefore, there is no impact and no expected increase in demand for services or negative financial impact.

Flossmoor School District 161

Residential development is not a component of the implementation of the Redevelopment Plan for the Redevelopment Project Area. Therefore, there is no impact and no expected increase in demand for services or negative financial impact.

Rich Township

There is expected to be no impact and no expected increase in demand for services or negative financial impact.

Homewood Flossmoor Park District

There is expected to be no impact and no expected increase in demand for services or negative financial impact.

VII. *Redevelopment Activities.*

Pursuant to the goals and objectives as stated in Article V, the Village will implement a coordinated program of action. The Village may use any program element authorized by the Act, including, but not limited to, those listed below. The Village proposes to achieve the redevelopment goals and objectives of this Redevelopment Plan for the Redevelopment Project Area through the use of "incremental property taxes" available to it pursuant to the Act and through public financing techniques including, but not limited to, tax increment financing and by utilizing such other financing techniques deemed necessary to undertake some or all of the following activities and improvements:

1. *Analysis, Administration, Studies, Surveys, Legal, etc*.

   The Village may undertake or engage professional consultants, engineers, architects, attorneys, etc. to conduct various analyses, study alternative potential uses, survey current needs for the Village, and provide legal services to establish, implement, and administer the Redevelopment Plan.

2. *Property Assembly*

   Underutilized or misused property may be acquired by purchase, exchange, or long-term lease by private developers or the Village for the purpose of new development or redevelopment.

3. *Land Preparation*

   The Village may assist in the preparation of land for development and must undertake flood mitigation.

4. *Land Acquisition*

   The Village may purchase land within the proposed redevelopment project area.

5. *Development or Redevelopment Agreements*

   The Village may enter into development and redevelopment agreements with private or public entities in the furtherance of this Redevelopment Plan. Such agreements may be for the construction of improvements or facilities, improvement of access, the provision of services, reimbursement of eligible Redevelopment Project Costs under the Act or any other lawful purpose. Agreements may contain terms and provisions that are more specific than the controls that are summarized in this Redevelopment Plan.

   In the case where a private individual or entity received benefits under the Act for the purpose of originating, locating, maintaining, rehabbing, or expanding a business facility and abandons or relocates its facility in violation of a redevelopment agreement, the Village of Flossmoor reserves the right to collect reimbursement for funds extended in accordance with the Act.

6. *Provision of Public Works or Improvements*

The Village may provide public works and improvements that are necessary to service the redevelopment project area in accordance with the Redevelopment Plan. Public works and improvements may include, but are not limited to, the following:

- *Storm water Management*

  Analysis of the existing storm water management structure and improvements as necessary to eliminate or substantially reduce significant flooding which often occurs in the viaduct area and the need to create adequate drainage for the run-off of storm water in the Redevelopment Project Area. The need for additional storage and a release storm sewer may be required.

- *Streets, Sidewalks, Lighting, Utilities, and Parking*

  Public infrastructure improvements may be necessary to adequately serve the Redevelopment Project Area and potential new development. Certain infrastructure improvements, in connection with and adjacent to the Redevelopment Project Area, may be necessary to advance the goals and objectives of this Redevelopment Plan. It is expected that stormwater drainage, streets, sidewalks, utilities (including any electrical or data upgrades needed to accommodate current technology), and parking improvements will be part of any redevelopment activity.

- *Landscaping*

  Landscape/buffer improvements, street lighting and general beautification improvements may be provided.

- *Sanitary Sewer System*

  Improvements and rehabilitation of sanitary sewer mains to eliminate sewer backup, including the relining of existing sewer mains and replacement of manholes.

- *Coordinate Design for Improvement within the redevelopment project area*

  Where possible, design elements should be planned in such a way as to make the Redevelopment Project Area aesthetically pleasing. Consistent and coordinated design patterns should be promoted.

- *Job Training*

The Village may assist facilities and enterprises located within the Redevelopment Project Area in obtaining job training assistance. Job training and retraining programs currently available from or through other governments include, but are not limited to:

- Federal programs;
- State of Illinois programs;
- Applicable local vocational educational programs, including community college sponsored programs; and,
- Other federal, state, county, or non-profit programs that are currently available or will be developed and initiated over time.

- *Interest Subsidy*

  Funds may be provided to reimburse redevelopers for a portion of interest costs related to the construction of qualifying redevelopment facilities and improvements.

VIII. *Eligible Redevelopment Costs.*

To achieve the goals outlined above, the Village proposes to assist with the redevelopment of designated parcels located in the Redevelopment Project Area through the use of tax increment financing. Redevelopment Project Costs include the sum total of all reasonable or necessary costs incurred, estimated to be incurred, or incidental to this Redevelopment Plan pursuant to the Act (including any costs incurred as necessary or desirable in formulating or that are incidental to this Plan, such as, but not limited to, costs for architects, engineers, planners, lawyers and other consultants related to such planning work). Such costs may include, without limitation, the following:

A. Costs of studies, surveys, development of plans and specifications, implementation and administration of the Plan including, but not limited to, staff and professional service costs for architectural, engineering, legal, financial, planning or other services (excluding lobbying expenses), provided that no charges for professional services are based on a percentage of the tax increment collected;

B. The costs of marketing sites within the Redevelopment Project Area to prospective businesses, developers and investors;

C. Property assembly costs, including, but not limited to, acquisition of land and other property, real or personal, or rights or interests therein, demolition of buildings, site preparation, environmental remediation, site improvements that serve as an engineered barrier addressing ground level or below ground environmental contamination, including, but not limited to, parking lots and other concrete or asphalt barriers, engineering and compacting the steel slag and related foundations, and the clearing and grading of land;

D. Costs of rehabilitation, reconstruction or repair or remodeling of existing public or private buildings, fixtures, and leasehold improvements;

E. Costs of the construction of public works or improvements subject to the limitations in Section 11-74.4-3(q)(4) of the Act;

F. Costs of job training and restraining projects including the cost of "welfare to work" programs implemented by businesses located within the Project Area and such proposals feature a community-based training program which ensures maximum reasonable opportunities for residents of the City with particular attention to the needs of those residents who have previously experienced inadequate employment opportunities and development of job-related skills including residents of public and other subsidized housing and people with disabilities;

G. Financing costs including, but not limited to, all necessary and incidental expenses related to the issuance of obligations and which may include payment of interest of any obligations issued thereunder including interest accruing during the estimated period of construction of any redevelopment project for which such obligations are issued and including reasonable reserves related thereto;

H. To the extent the Village by written agreement accepts and approves the same, all or a portion of a taxing district's capital costs resulting from the redevelopment project necessarily incurred or to be incurred within a taxing district in furtherance of the objectives of the Plan.

I. Relocation costs to the extent that the Village determines that relocation costs shall be paid or is required to make payment of relocation costs by federal or state law or by Section 74.4-3(n)(7) of the Act;

J. Payment in lieu of taxes, as defined in the Act;

K. Costs of job training, retraining, advanced vocational education or career education, including, but not limited to, courses in occupational, semi-technical or technical fields leading directly to employment, incurred by one or more taxing districts, provided that such costs; (i) are related to the establishment and maintenance of additional job training, advanced vocational education or career education programs for persons employed or to be employed by employers located in the Project Area; and (ii) when incurred by a taxing district or taxing districts other than the Village, are set forth in a written agreement by or among the Village and the taxing district or taxing districts, which agreement escribes the program to be undertaken including, but not limited to, the number of employees to be trained, a description of the training and services to be provided, the number and type of positions available or to be available, itemized costs of the program and sources of funds to pay for the same, and the term of the agreement. Such costs include, specifically, the payment by community college districts of costs pursuant to Section 3-37, 3-38, 3-40 and 3-40.1 of the Public Community College Act, 110 ILCS 805/3-37, 805/3-38, 805/3-40 and 805/3-40.1 and by school districts costs pursuant to Sections 10-22.20(a) and 10-23.3(a) of the School Code, 105 ILCS 5/10-22.20(a) and 5/10-23.3(a);

L. Interest costs incurred by a redeveloper related to the construction, renovation or rehabilitation of a redevelopment project provided that;

1. Such costs are to be paid directly from the special tax allocation fund established pursuant to the Act;

2. Such payments in any one year may not exceed thirty percent (30%) of the annual interest costs incurred by the redeveloper with regard to the redevelopment project during that year;

3. If there are not sufficient funds available in the special tax allocation fund to make the payment pursuant to this provision, then the amounts so due shall accrue and be payable when sufficient funds are available in the special tax allocation fund;

4. The total of such interest payments paid pursuant to the Act may not exceed thirty percent (30%) of the total: (i) cost paid or incurred by the redeveloper for such redevelopment project; or, (ii) redevelopment project costs excluding any property assembly costs and any relocation costs incurred by the Village pursuant to the Act;

5. For the financing of rehabilitated or new housing for low-income households and very low-income households, as defined in Section 3 of the Illinois Affordable Housing Act, the percentage of seventy-five percent (75%) shall be substituted for thirty percent (30%) in subparagraphs 2 and 4 above.

M. Unless explicitly provided in the Act, the cost of construction of new privately owned buildings shall not be an eligible redevelopment project cost;

N. Instead of the eligible costs provided for in 1, 2, 4 and 5 above, the Village may pay up to fifty percent (50%) of the cost of construction, renovation and/or rehabilitation of all low and very low-income housing units (for ownership or rental) as defined in Section 3 of the Illinois Affordable Housing Act. If the units are part of a residential redevelopment project that includes units not affordable to low and very low-income households, only the low and very low-income units shall be eligible for benefits under the Act; and,

O. The costs of daycare services for children of employees from low income families working for businesses located within the Area and all or a portion of the cost of operation of day care centers established by Area businesses to serve employees from low income families working in businesses located in the Area, For the purpose of this paragraph, “low-income families” means families whose annual income does not exceed eighty percent (80%) if the Village, county or regional median income as determined from time to time by the United States Department of Housing and Urban Development.

IX. *Estimated Redevelopment Project Costs.*

The Act defines Redevelopment Project Costs as the sum total of all reasonable or necessary costs incurred or estimated to be incurred, and any such costs incidental to the Redevelopment Plan and its implementation through development and redevelopment projects. All costs to be paid or reimbursed in the redevelopment project area will conform to this definition.

A wide range of redevelopment activities and improvements will be required to implement the Redevelopment Plan. The activities and improvements and their estimated costs (2026 dollars) are summarized below. To the extent that obligations are issued to pay for such Redevelopment Project Costs prior to, and in anticipation of, the adoption of TIF and the designation of the Redevelopment Project Area, the Village may directly pay or be reimbursed from Incremental Property Taxes for such Redevelopment Project Costs to their fullest extent.

The total Redevelopment Project Costs set forth below are an upper estimate of expenditures and do not commit the Village to undertake or any particular Redevelopment Project Cost.

While all of the costs in the budget below are eligible Redevelopment Project Costs under the Act and this Redevelopment Plan, inclusion herein does not commit the Village to finance any of these costs with TIF funds.

A. <u>Total Redevelopment Project Budget</u>

1. Costs of studies, surveys, development of plans and specifications, implementation and administration (annual administrative costs shall not include general overhead or administrative costs of the municipality that would still have been incurred by the municipality if the municipality had not designated a redevelopment project area or approved a Redevelopment Plan) of the Redevelopment Plan including, but not limited to, staff and professional service costs for architectural, engineering, legal, financial, planning or other services, as provided for by 65 ILCS 5/11-74.4-3(q)(1-1.5).

$200,000.00

2. Costs of marketing sites within the redevelopment project area to prospective businesses, developers, and investors, as provided for by 65 ILCS 5/11-74.4-3(q)(1.6).

$50,000.00

3. Property assembly costs, including, but not limited to, acquisition of land and other property, real or personal, or rights or interests herein, demolition of buildings, site preparation, site improvements that serve as an engineered barrier addressing ground level or below ground environmental contamination, including, but not limited to, parking lots and other concrete or asphalt barriers, and the clearing and grading of land, as provided for by 65 ILCS 5/11-74.4-3(q)(2).

$1,000,000.00

4. Costs of rehabilitation, reconstruction or repair or remodeling of existing public or private buildings, fixtures, and leasehold improvements; and the cost of replacing an existing

public building if pursuant to the implementation of a redevelopment project, the existing public building is to be demolished to use the site for private investment or devoted to a different use requiring private investment; including any direct or indirect costs relating to Green Globes or LEED certified construction elements or construction elements with an equivalent certification, as provided for by 65 ILCS 5/11-74.4-3(q)(3).

$500,000.00

5. Costs of the construction of infrastructure public works or improvements, including any direct or indirect costs relating to Green Globes or LEED certified construction elements or construction elements with an equivalent certification, as provided for by 65 ILCS 5/11-74.4-3(q)(4).

$3,500,000.00

6. Costs of job training and retraining projects, including the cost of "welfare to work" programs implemented by businesses located within the redevelopment project area, as provided for by 65 ILCS 5/11-74.4-3(q)(5).

$100,000.00

7. Financing costs, including, but not limited to, all necessary and incidental expenses related to the issuance of obligations and which may include payment of interest on any obligations including interest accruing during the estimated period of construction of the redevelopment project for which such obligations are issued and for not exceeding 36 months thereafter and including reasonable reserves related thereto, as provided for by 65 ILCS 5/11-74.4-3(q)(6).

$2,000,000.00

8. To the extent the Village, by written agreement, accepts and approves the same, all or a portion of a taxing district's capital costs resulting from the redevelopment project necessarily incurred or to be incurred within a taxing district in furtherance of the objectives of the Redevelopment Plan (impacts such as those on the Village may be addressed through these funds), as provided for by 65 ILCS 5/11-74.4-3(q)(7).

$200,000.00

9. Relocation costs to the extent that a municipality determines that relocation costs shall be paid or the municipality is required to make payment of relocation costs by federal or State law or in order to satisfy subparagraph (7) of subsection (n) of Section 11-74.4-3 of the Act, as provided for by 65 ILCS 5/11-74.4-3(q)(8).

$50,000.00

10. Payment in lieu of taxes, as provided by 65 ILCS 5/11-74.4-3(q)(9).

$100,000.00

11. Cost of job training, retraining, advanced vocational education or career education, including but not limited to courses in occupational, semi-technical or technical fields leading directly to employment, incurred by one or more taxing districts, provided that such costs (i) are related to the establishment and maintenance of additional job training, advanced vocational education or career education programs for persons employed or to be employed by employers located in a redevelopment project area; and (ii) when incurred by a taxing district or taxing districts other than the municipality, are set forth in a written agreement by or among the municipality and the taxing district or taxing districts, which agreement describes the program to be undertaken, including, but not limited to, the number of employees to be trained, a description of the training and services to be provided, the number and type of positions available or to be available, itemized costs of the program and sources of funds to pay for the same, and the term of the agreement. Such costs include, specifically, the payment by community college districts of costs pursuant to Sections 3-37, 3-38, 3-40 and 3-40.1 of the Public Community College Act and by school districts of costs pursuant to Sections 10-22.20a and 10-23.3a of the School Code, as provided for by 65 ILCS 5/11-74.4-3(q)(10).

$100,000.00

12. Interest cost incurred by a redeveloper related to the construction, renovation or rehabilitation of a redevelopment project, as provided for by 65 ILCS 5/11-74.4-3(q)(11).

$500,000.00

Total Estimated Costs $**8,300,000.00**

Notes regarding Redevelopment Project Costs:

a. All costs are in 2026 dollars and may be increased annually after adjusting for annual inflation reflected in the Consumer Price Index (CPI) for all Urban Consumers in U.S. Cities, published by the U.S. Department of Labor, as allowed by the Act.

b. To the extent permitted by law, the Village reserves the right to adjust and transfer budgeted amounts within the Total Estimated Costs within the Total Redevelopment Project Budget among the categories of eligible Redevelopment Project Costs set forth therein, provided any such adjustment or transfer shall not increase the Total Redevelopment Project Budget, other than as otherwise provided in *a.* above.

c. Certain infrastructure work in connection with and appurtenant to the redevelopment project area can be undertaken under the Act.

X. *Nature and Term of Obligations to be Issued.*

The Village may issue obligations secured by Incremental Property Taxes generated by the Project Area pursuant to the Act or such other funds as are available to the Village. Any and/or all obligations issued by the Village pursuant to this Redevelopment Plan and Project and the Act shall be retired not more than twenty-three (23) years after the year of adoption of the ordinance designating the Redevelopment Project Area. However, the final maturity date of any obligations issued pursuant to the Act may not be later than twenty (20) years from their respective date of issuance. One or more series of obligations may be issued from time to time in order to implement this Redevelopment Plan. The total principal and interest payable in any year on all obligations shall not exceed the amount available in that year or projected to be available in that year, may be payable from tax increment revenues and from bond sinking funds, capitalized interest, debt service reserve funds, and all other sources of funds as may be provided by ordinance.

Those revenues not required for principal and interest payments, for required reserves, for bond sinking funds, for Redevelopment Project Costs, for early retirement of outstanding securities, and to facilitate the economical issuance of additional bonds necessary to accomplish the Redevelopment Plan, may be declared surplus and shall then become available for distribution to taxing districts overlapping the RPA in the manner provided by the Act.

Such securities may be issued on either a taxable or tax-exempt basis as general obligation or revenue bonds, with either fixed rate or floating interest rates; with or without capitalized interest; with or without deferred principal retirement; with or without interest rate limits except as limited by law; and with or without redemption provision, and on such other terms, all as the Village may determine.

Funds necessary to pay Redevelopment Project Costs eligible are to be derived principally from Incremental Property Taxes. Proceeds from municipal obligations are to be retired primarily with Incremental Property Taxes. Among the other sources of funds which may be used to pay for Redevelopment Project Costs and debt service on municipal obligations issued to finance Redevelopment Project Costs include certain local sales, special service area taxes, the proceeds of property sales, certain state and federal grants or loans, certain investment income, and such other sources of funds and revenues as the Village may from time to time deem appropriate.

The Redevelopment Project Area would not reasonably be expected to be developed in a coordinated manner without the use of the incremental revenues provided by the Act.

The Village may also direct incremental revenues from the Redevelopment Project Area to any existing or future contiguous redevelopment project areas for redevelopment activities in conformance with the provisions of the Act and it may also receive Incremental Property Taxes from any existing or future contiguous redevelopment project areas in order to further the redevelopment activities described in this Plan.

XI. *Most Recent Equalized Assessed Valuation for the Redevelopment Project Area.*

The most recent equalized assessed valuation for the redevelopment project area is based on 2025 and is $150,068.

XII. Anticipated Equalized Assessed Valuation for the Redevelopment Project Area.

Upon completion of the redevelopment of the Redevelopment Project Area over a twenty-three (23) year period, it is estimated that the EAV of the property within the Redevelopment Project Area would increase to between approximately $12,000,000 to $15,000,000 depending upon market conditions and the scope of the Redevelopment Projects.

XIII. Commitment to Fair Employment Practices.

The Village is committed to and will affirmatively implement the assurance of equal opportunity in all personnel and employment actions with respect to this Redevelopment Plan. This includes, but is not limited to: hiring, training, transfer, promotion, discipline, fringe benefits, salary, employment working conditions, termination, etc. without regard to any non-merit factor, including race, national origin, color, religion, sex, sexual orientation, gender identity, disability (physical or mental), age, marital status, status as a parent, or genetic information.

In order to implement this principle for this Redevelopment Plan, the Village shall require and promote equal employment practices and affirmative action on the part of itself and its contractors and vendors. In particular, parties engaged by the Village shall be required to agree to the principles set forth in this section.

XIV. *Completion of Redevelopment Project and Retirement of Obligations Issued to Finance Redevelopment Project Costs.*

The Redevelopment Project is to be completed and all obligations issued to finance Redevelopment Project Costs are to be retired upon receipt of the incremental property taxes generated from the twenty-third (23^{rd}) year after the adoption of an ordinance designating the redevelopment project area. The actual date for such completion and retirement of obligations shall not be later than December 31 of the year in which the payment to the Village Treasurer pursuant to the Act is to be made with respect to ad valorem taxes levied in the twenty-third calendar year after the year in which the ordinance approving the redevelopment project area was adopted.

XV. *Provisions for Amending the Redevelopment Plan*

This Redevelopment Plan may be amended pursuant to the provisions of the Act.

Exhibits

Exhibit A is the legal description of the redevelopment project area

Exhibit B is a map of the boundaries of the redevelopment project area.

Exhibit C is a zoning map of the redevelopment project area.

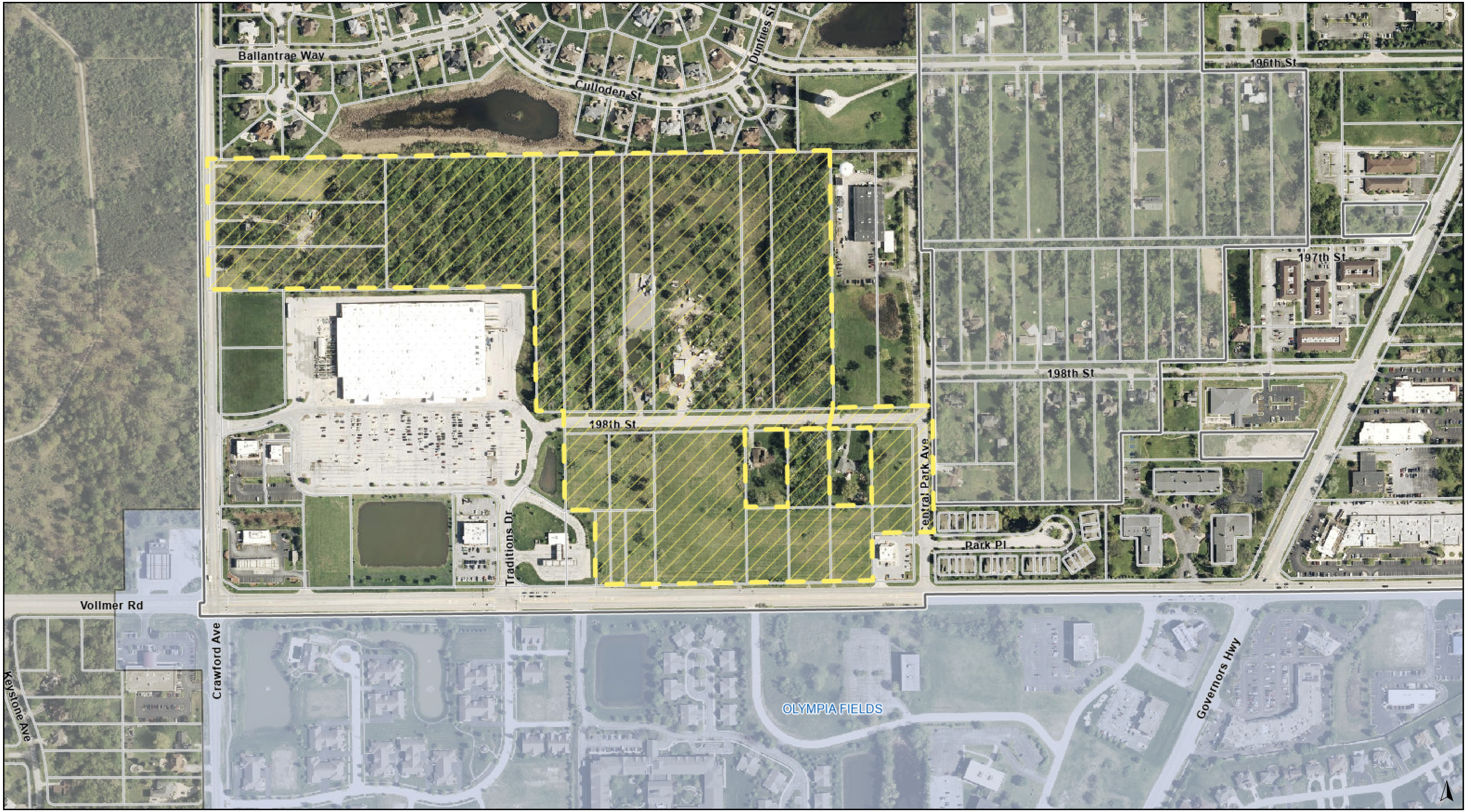
Exhibit D Eligibility Report

Exhibit A

THAT PART OF THE SOUTHWEST QUARTER OF SECTION 11, TOWNSHIP 35 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, COOK COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF A PARCEL DESCRIBED IN DOCUMENT NUMBER 96688616 WITH A PIN OF 31-11-303-007-0000; THENCE WESTERLY, ALONG THE NORTH LINE OF SAID PARCEL, TO THE SOUTHEAST CORNER OF BALLANTRAE OF FLOSSMOOR UNIT 1, ACCORDING TO THE PLAT THEREOF, RECORDED DECEMBER 14TH, 1995 AS DOCUMENT NUMBER 95870633; THENCE WESTERLY, ALONG THE SOUTH LINE OF SAID SUBDIVISION TO THE EAST LINE OF CRAWFORD AVE; THENCE SOUTHERLY, ALONG SAID EAST LINE, TO THE NORTH LINE OF OUTLOT E IN MEIJER SUBDIVISION, ACCORDING TO THE PLAT THEREOF, RECORDED MARCH 4TH, 2015, AS DOCUMENT NUMBER 1506339039; THENCE EASTERLY, ALONG SAID NORTH LINE AND THE NORTH LINE OF LOT 1 IN SAID SUBDIVISION TO THE WEST LINE OF OUTLOT G IN SAID SUBDIVISION; THENCE SOUTHERLY, ALONG SAID WEST LINE, TO THE SOUTH LINE THEREOF; THENCE EASTERLY, ALONG SAID SOUTH LINE TO THE EAST LINE OF SAID SUBDIVISION; THENCE SOUTHERLY, ALONG SAID EAST LINE TO THE NORTH LINE OF OUTLOT H IN SAID SUBDIVISION; THENCE EASTERLY, ALONG SAID NORTH LINE, TO THE EAST LINE THEREOF; THENCE SOUTHERLY, ALONG SAID EAST LINE, TO THE NORTH LINE OF VOLLMER ROAD; THENCE EASTERLY, ALONG SAID NORTH LINE, TO THE WEST LINE OF LOT 1 IN LAMBERT'S SUBDIVISION, ACCORDING TO THE PLAT THEREOF, RECORDED DECEMBER 20TH, 1993 AS DOCUMENT NUMBER 3040848; THENCE NORTHERLY, ALONG SAID WEST LINE, TO THE NORTH LINE THEREOF; THENCE EASTERLY, ALONG THE NORTH LINE OF SAID LOT 1, TO THE EAST LINE OF CENTRAL PARK AVENUE; THENCE NORTHERLY, ALONG SAID EAST LINE, TO THE NORTH LINE OF 198TH STREET; THENCE WESTERLY, ALONG SAID NORTH LINE, TO THE SOUTHEAST CORNER OF AFORESAID PARCEL DESCRIBED IN DOCUMENT NUMBER 96688616; THENCE NORTHERLY, ALONG THE EAST LINE OF SAID PARCEL, TO THE POINT OF BEGINNING, EXCEPTING THEREFROM, SAID PARCEL DESCRIBED IN DOCUMENT 00504572 WITH A PIN OF 31-11-303-020-0000 AND EXCEPTING SAID PARCEL WITH A PIN OF 31-11-303-018-0000.

GISConsortium **Southwest TIF District #2 (55.1 acres)** **Exhibit B**



0 1000 2000
ft

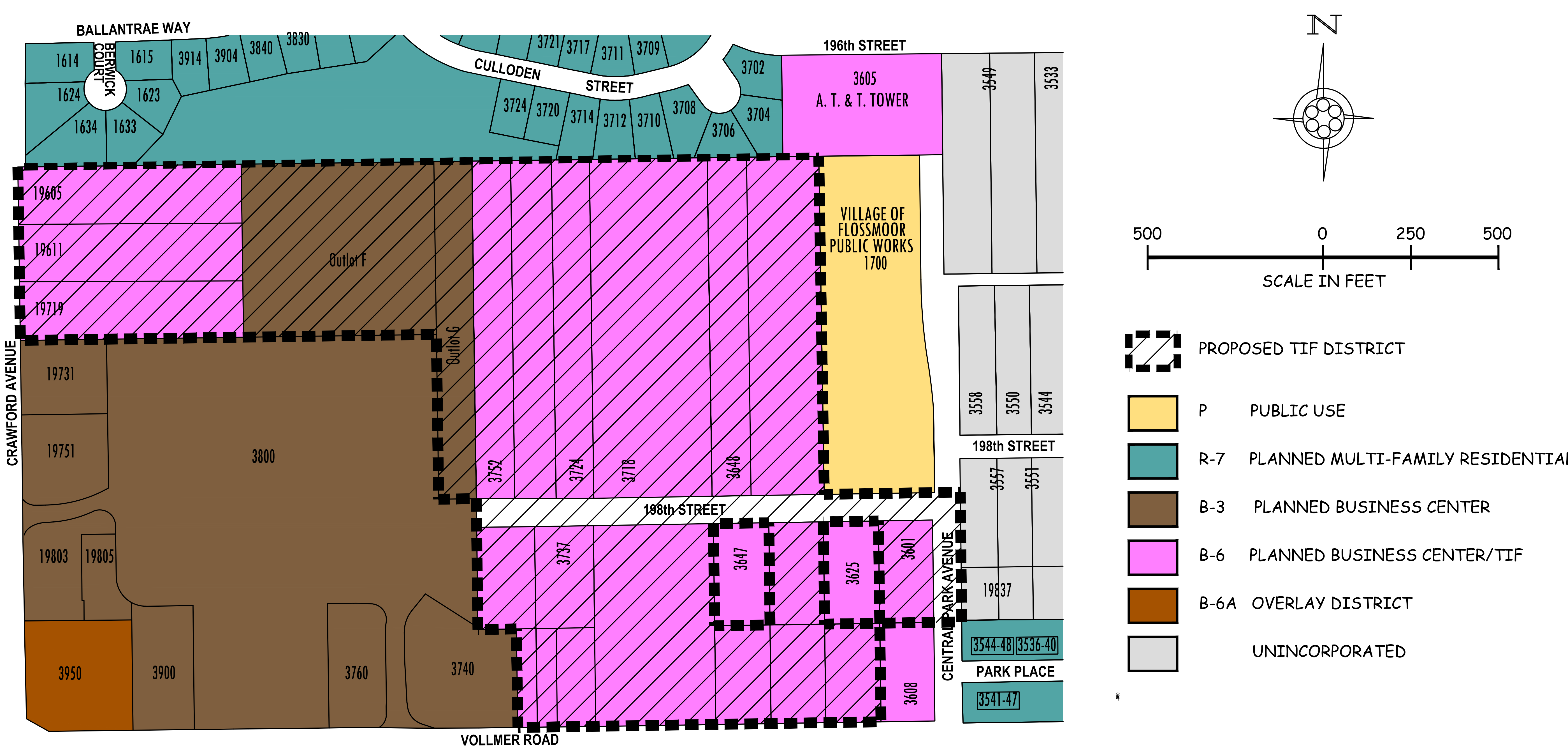
Print Date: 7/20/2026

Notes

Disclaimer: The GIS Consortium and MGP Inc. are not liable for any use, misuse, modification or disclosure of any map provided under applicable law. This map is for general information purposes only. Although the information is believed to be generally accurate, errors may exist and the user should independently confirm for accuracy. The map does not constitute a regulatory determination and is not a base for engineering design. A Registered Land Surveyor should be consulted to determine precise location boundaries on the ground.

PROPOSED SOUTHWEST TIF DISTRICT #2
ZONING MAP

Exhibit C



JULY 21, 2026

Exhibit D

Village of Flossmoor

Eligibility Report

Southwest Flossmoor Redevelopment Project Area #2

Flossmoor, Illinois

Prepared by:

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I. VILLAGE OF FLOSSMOOR SOUTHWEST FLOSSMOOR REDEVELOPMENT PROJECT AREA #2.

The Village of Flossmoor is seeking to designate an area commonly known as "Southwest Flossmoor" as the Southwest Flossmoor Redevelopment Project Area #2 (the "*Project Area*") pursuant to the Tax Increment Allocation Redevelopment Act, 65 ILCS 11-74.4-1 *et seq*., as from time to time amended, (the "*TIF Act*") in order to use tax increment financing to undertake public and private improvements needed to incentivize new private investment. Unfortunately, the proposed Project Area has experienced little growth over the years despite development in immediately adjacent property, which development had been incentivized in 1991 by the designation of the first Southwest Flossmoor Redevelopment Project Area, which terminated in 2021. The purpose of implementing the tools provided by the TIF Act, as was done in 1991, is to eliminate those conditions which have inhibited and continue to prohibit private investment and which have hindered the cohesive redevelopment of the proposed Project Area. The Village's goal is to increase the Village's tax base, improve physical conditions and incentivize economic development through cohesive development of compatible commercial uses in Southwest Flossmoor.

The purpose of this Eligibility Report is to document the presence of certain factors within the Project Area which meet the criteria for designation as a "redevelopment project area" under the TIF Act.

The proposed Project Area includes the parcels of property located adjacent to Vollmer Road from Central Park west of Crawford Avenue and those parcels of property adjacent to 198th Street from the Village Public Works facility to Crawford Avenue. The proposed Project Area covers 55.1 acres including roadways. The proposed Project Area includes 3 improved parcels and 20 vacant parcels.

The boundaries of the proposed Project Area (the "*Project Area*") include only those parcels of property which would be benefitted by the designation as a "redevelopment project area" under the TIF Act.

II. CRITERIA FOR DESIGNATION AS A REDEVELOPMENT PROJECT AREA.

A. The Act stipulates specific criteria which must be met in order to qualify the proposed Southwest Flossmoor Redevelopment Project Area #2 as a "redevelopment project area" which the Act defines as:

> "…an area designated by the municipality, which is not less in the aggregate than 1 ½ acres and in respect to which the municipality has made a finding that there exist conditions which cause the area to be classified as an industrial park conservation area, or a blighted area or a conservation area, or a combination of both blighted areas and conservation area" (65 ILCS 5/11-74.4-3(p))."

B. A "blighted area" means any improved or vacant area within the boundaries of a redevelopment project area. If improved, a combination of five (5) or more of the following factors must be present, documented and reasonably distributed throughout the redevelopment project area:

1. An advanced state of disrepair or neglect of necessary repairs to the primary structural components of buildings or improvements in such a combination that a documented building condition analysis determines that major repair is required or the defects are so serious and so extensive that the buildings must be removed.

2. Obsolescence. The condition or process of falling into disuse. Structures have become ill-suited for the original use.

3. Deterioration. With respect to buildings, defects including, but not limited to, major defects in the secondary building components such as doors, windows, porches, gutters and downspouts, and fascia. With respect to surface improvements, that the condition of roadways, alleys, curbs, gutters, sidewalks, off-street parking, and surface storage areas evidence deterioration, including, but not limited to, surface cracking, crumbling, potholes, depressions, loose paving material, and weeds protruding through paved surfaces.

4. Presence of structures below minimum code standards. All structures that do not meet the standards of zoning, subdivision, building, fire, and standards of zoning, subdivision, building, fire, and other governmental codes applicable to property, but not including housing and property maintenance codes.

5. Illegal use of individual structures. The use of structures in violation of applicable federal, State or local laws, exclusive of those applicable to the presence of structures below minimum code standards.

6. Excessive vacancies. The presence of buildings that are unoccupied or under-utilized and that represent an adverse influence on the area because of the frequency, extent, or duration of the vacancies.

7. Lack of ventilation, light or sanitary facilities. The absence of adequate ventilation for light or air circulation in spaces or rooms without windows, or that require the removal of dust, odor, gas, smoke, or other noxious airborne materials. Inadequate natural light and ventilation means the absence of skylights or windows for interior

spaces or rooms and improper window sizes and amounts by room area to window area ratios. Inadequate sanitary facilities refers to the absence or inadequacy of garbage storage and enclosure, bathroom facilities, hot water and kitchens, and structural inadequacies preventing ingress and egress to and from all rooms and units within a building.

8. Inadequate utilities. Underground and overhead utilities such as storm sewers and storm drainage, sanitary sewers, water lines, and gas, telephone, and electrical services that are shown to be inadequate. Inadequate utilities are those that are: (i) of insufficient capacity to serve the uses in the redevelopment project area, (ii) deteriorated, antiquated, obsolete, or in disrepair, or (iii) lacking within the redevelopment project area.

9. Excessive land coverage and overcrowding of structures and community facilities. The over-intensive use of property and the crowding of buildings and accessory facilities onto a site. Examples of problem conditions warranting the designation of an area as one exhibiting excessive land coverage are: (i) the presence of buildings either improperly situated on parcels or located on parcels of inadequate size and shape in relation to present-day standards of development for health and safety and (ii) the presence of multiple buildings on a single parcel. For there to be a finding of excessive land coverage, these parcels must exhibit one or more of the following conditions: insufficient provision for light and air within or around buildings, increased threat of spread of fire due to the close proximity of buildings, lack of adequate or proper access to a public right-of-way, lack of reasonably required off-street parking, or inadequate provision for loading and service.

10. Deleterious land use or layout. The existence of incompatible land-use relationships, buildings occupied by inappropriate mixed-uses, or uses considered to be noxious, offensive, or unsuitable for the surrounding area.

11. Environmental clean-up. The proposed redevelopment project area has incurred Illinois Environmental Protection Agency or United States Environmental Protection Agency remediation costs for, or a study conducted by an independent consultant recognized as having expertise in environmental remediation has determined a need for, the clean-up of hazardous waste, hazardous substances, or underground storage tanks required by State or federal law, provided that the remediation costs constitute a material impediment to the development or redevelopment of the redevelopment project area.

12. Lack of community planning. The proposed redevelopment project area was developed prior to or without the benefit or guidance of a community plan. This means that the development occurred prior to the adoption by the municipality of a comprehensive or other community plan or that the plan was not followed at the time of the area's development. This factor must be documented by evidence of adverse or incompatible land-use relationships, inadequate street layout, improper subdivision, parcels of inadequate shape and size to meet contemporary development standards, or other evidence demonstrating an absence of effective community planning.

13. The total equalized assessed value of the proposed redevelopment project area has declined for 3 of the last 5 calendar years prior to the year in which the redevelopment

project area is designated or is increasing at an annual rate that is less than the balance of the municipality for 3 of the last 5 calendar years for which information is available or is increasing at an annual rate that is less than the Consumer Price Index for All Urban Consumers published by the United States Department of Labor or successor agency for 3 of the last 5 calendar years prior to the year in which the redevelopment project area is designated.

C. If a vacant blighted area, two (2) or more of the following factors which must be present, documented and reasonably distributed throughout the vacant part of the redevelopment project area:

1. Obsolete platting of vacant land that results in parcels of limited or narrow size or configurations of parcels of irregular size or shape that would be difficult to develop on a planned basis and in a manner compatible with contemporary standards and requirements, or platting that failed to create rights-of-ways for streets or alleys or that created inadequate right-of-way widths for streets, alleys, or other public rights-of-way or that omitted easements for public utilities.

2. Diversity of ownership of parcels of vacant land sufficient in number to retard or impede the ability to assemble the land for development.

3. Tax and special assessment delinquencies exist or the property has been the subject of tax sales under the Property Tax Code within the last five (5) years.

4. Deterioration of structures or site improvements in neighboring areas adjacent to the vacant land.

5. The area has incurred Illinois Environmental Protection Agency or United States Environmental Protection Agency remediation costs for, or a study conducted by an independent consultant recognized as having expertise in environmental remediation has determined a need for, the clean-up of hazardous waste, hazardous substances, or underground storage tanks required by State or federal law, provided that the remediation costs constitute a material impediment to the development or redevelopment of the redevelopment project area.

6. The total equalized assessed value of the proposed redevelopment project area has declined for 3 of the last 5 calendar years prior the year in which the redevelopment project area is designated or is increasing at an annual rate that is less than the balance of the municipality for 3 of the last 5 calendar years for which information is available or is increasing at an annual rate that is less than the Consumer Price Index for All Urban Consumers published by the United States Department of Labor or successor agency for 3 of the last 5 calendar years prior to the year in which the redevelopment project area is designated.

D. If a vacant blighted area, the redevelopment project area is impaired by the presence of one of the following factors, documented and reasonably distributed throughout the redevelopment project area:

1. The area consists of one or more unused quarries, mines or strip mine ponds.

2. The area consists of unused rail yards, rail tracks, or railroad rights-of-way.

3. The area, prior to its designation, is subject to (i) chronic flooding that adversely impacts on real property in the area as certified by a registered professional engineer or appropriate regulatory agency or (ii) surface water that discharges from all or a part of the area and contributes to flooding within the same watershed, but only if the redevelopment project provides for facilities or improvements to contribute to the alleviation of all or part of the flooding.

4. The area consists of an unused or illegal disposal site containing earth, stone, building debris, or similar materials that were removed from construction, demolition, excavation, or dredge sites.

5. Prior to November 1, 1999, the area is not less than 50 nor more than 100 acres and 75% of which is vacant (notwithstanding that the area has been used for commercial agricultural purposes within 5 years prior to the designation of the redevelopment project area), and the area meets at least one of the factors itemized in paragraph (1) of this subsection, the area has been designated as a town or village center by ordinance or comprehensive plan adopted prior to January 1, 1982, and the area has not been developed for that designated purpose.

6. The area qualified as a blighted improved area immediately prior to becoming vacant, unless there has been substantial private investment in the immediately surrounding area.

E. A "conservation area" means:

> "…an improved area within the boundaries of a redevelopment project area located within the territorial limits of the municipality in which 50% or more of the structures in the area have an age of 35 years or more. Such an area is not yet a blighted area, but because of combination of 3 or more of the following factors: dilapidation; obsolescence; deterioration; presence of structures below minimum code standards; illegal use of individual structures; excessive vacancies; lack of ventilation, light or sanitary facilities; inadequate utilities; excessive land coverage and overcrowding of structures and community facilities; deleterious land use or layout; lack of community planning; environmental remediation costs which impede development; or the decline or minimal marginal increase in equalized assessed valuation.

(Such factors have been defined in B above.)

F. "Industrial park conservation area" is an industrial zoned area which includes both vacant land suitable for use as an industrial park and a blighted area or conservation area contiguous to such vacant land.

This Eligibility Report summarizes the findings of the Village that after analysis of the existing conditions based upon data, filed surveys, building and zoning records, building permits applied for and issued over the prior ten (10) year period and code violations for each property located within the proposed Project Area.

III. **ELIGIBILITY FINDINGS**.

The Village of Flossmoor conducted a field survey of every property within the Project Area. Based on an inspection of the exteriors of buildings and grounds, field notes were taken to record the condition for each of the three improved parcels. This survey occurred during the month of June, 2026. Field observations were supplemented with additional documentation in the records of the Village.

A. *Improved Area*.

In order to be designated as a conservation area, at least fifty percent (50%) of the structures must be 35 years or more in age. Additionally, a combination of at least three (3) of the other qualifying factors outlined in the TIF Act and set forth in Section II B hereof must be present to a meaningful extent and reasonably distributed throughout the proposed Project Area. Based on the field analysis and data collected from the Village and Cook County, where necessary, the structures on three parcels within the proposed Project Area were built more than thirty-five (35) years ago. This exceeds the statutory requirement that at least fifty percent (50%) of the buildings in the conservation area be thirty-five (35) years of age or older.

A study of the improved portion or the proposed Project Area has found that it is eligible for designation as a "Conservation Area" due to the predominance and the extent of the existence of the following factors.

1. Deterioration
2. Inadequate utilities
3. Presence of structures below minimum code standards
4. Lack of community planning

(i) Deterioration

Various degrees of deterioration were identified in all of the improved parcels in the proposed Project Area ranging from minor to severe. Deterioration is evidenced by building defects as well as deterioration of surface improvements. Such building defects include, but are not limited to or cracked foundation walls, windows, soffits and facias, gutters and downspouts, doors and rotted wood surfaces.

Deterioration of site improvements includes, but is not limited to, deteriorating depressions in parking areas and driveways.

Deterioration of site improvements is widespread and evenly distributed throughout the proposed improved Project Area. In summary, the extensive deterioration of buildings and site improvements is a major contributing factor that qualifies the improved parcels as a "conservation area" under the TIF Act.

(ii) *Inadequate Utilities*

Lack of water and sewer service lines is found in two of the three improved parcels. The third improved parcel lacks storm sewer drainage.

(iii) Presence of structures below minimum code standards.

All three structures in the Project Area do not conform to code, as these structures are solely used for residential purposes contrary to the B-6 zoning.

(iv) The property has been zoned B-6 since 1991; however, the use of two of the three parcels remains residential. These uses are incompatible with commercial uses to the west and proposed uses for the proposed Project Area.

B. Vacant Area

The undeveloped land (vacant) within the proposed Project Area qualifies as blighted due to the chronic flooding in the adjacent improved areas, which results in the presence of surface water that discharges from that part of the proposed Project Area that consistently floods, thereby contributing to the flooding within the same watershed. Facilities or improvements are required to be constructed as provided in the Redevelopment Plan for the proposed Project Area to alleviate the discharge of surface water contributing to all or part of the chronic flooding.

See Memorandum from John Brunke, PE, CFM, Public Works Director dated July 24, 2026, regarding the proposed Southwest Flossmoor Redevelopment Project Area #2 attached to this Report.

IV. ELIGIBILITY CONCLUSIONS

The improved parcels in the Project Area meet the requirements of the TIF Act for designation as a “conservation area”. There is a meaningful presence and a reasonable distribution of three of the thirteen factors listed in the Act. These include:

1. Deterioration
2. Inadequate utilities
3. Structures below minimum code standards
4. Lack of community planning

The vacant parcels of the Project Area meet the requirements of the TIF Act as subject to flooding issues as reported by John Brunke, PE, CFM.

V. SUMMARY OF FINDINGS: GENERAL ASSESSMENT OF ELIGIBILITY.

The following is a summary of relevant qualification findings as it relates to the Village potentially designating the study area as a TIF District.

- The area is contiguous and is greater than 1 ½ acres in size and the improved area of the proposed Project Area one hundred percent (100%) includes structures which are thirty-five (35) years or older; therefore, qualifying as the "conservation area" further, which factors, as documented herein, are present to a meaningful extent and are distributed throughout the proposed Project Area. The vacant area qualifies as a blighted area under the TIF Act due to the discharge of surface water contributing to the flooding along Flossmoor Road and especially at the viaduct.

- All property in the area would substantially benefit from the proposed redevelopment project improvements;

- The sound growth of taxing districts applicable to the proposed Project Area, including the Village, has been impaired by the factors found present in the area; and,

- The proposed Project Area would not be subject to redevelopment without the investment of public funds, including incremental property taxes.

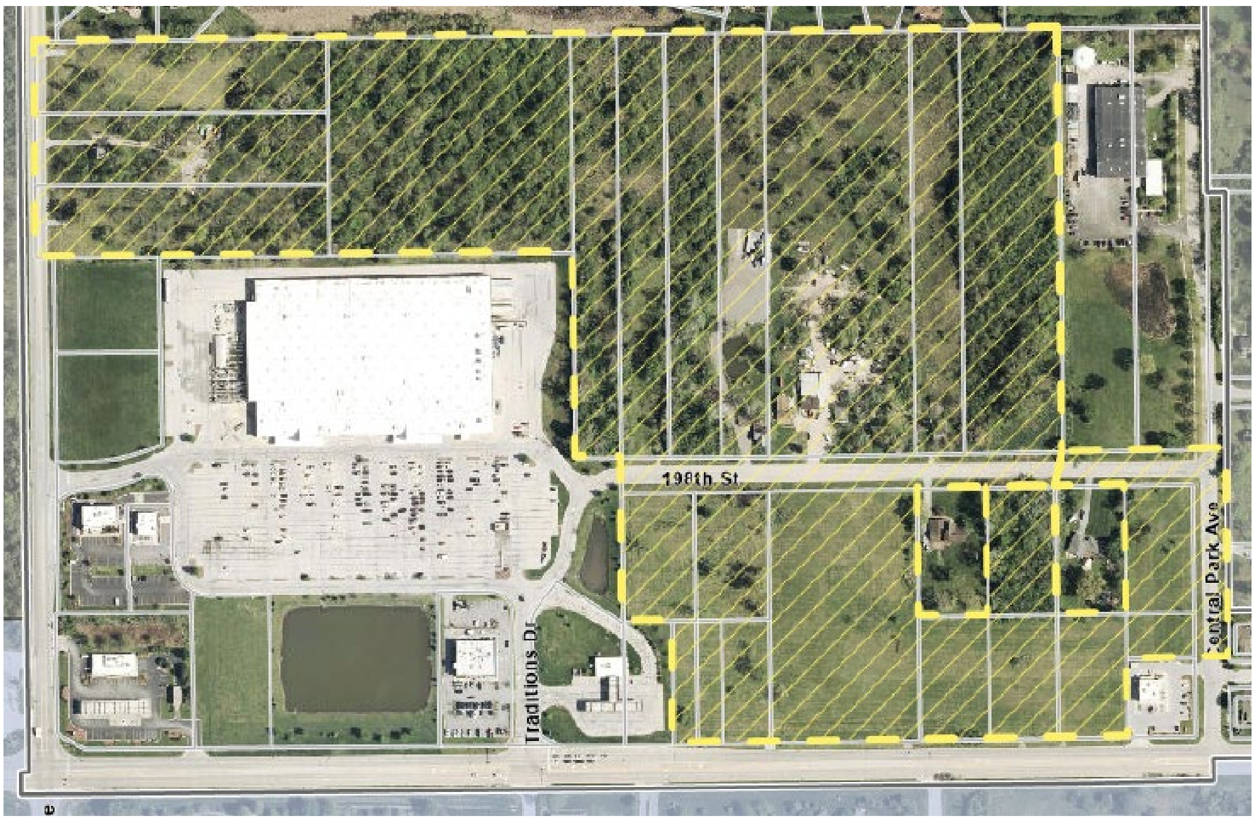
These preliminary findings support the case for the Village to initiate a formal process to consider the proposed Project Area as a redevelopment project area under the TIF Act.

MEMORANDUM

TO: Kathleen Field Orr, Village Attorney
C: Bridget A. Wachtel, Village Manager
Scott Bugner, Director of Building and Zoning
FROM: John S. Brunke, PE, CFM, Public Works Director
DATE: July 24, 2026
SUBJECT: Southwest TIF #2 – Flooding Certification

FLOSSMOOR

The Village of Flossmoor is considering designating a portion of southwest Flossmoor as a TIF District, in order to use the tax increment financing to fund public improvements that will help stimulate private developments and improvements in the area. The purpose of this memorandum is to certify that there is evidence of flooding in a portion of the proposed TIF District and downstream of the proposed TIF District, partially as a result of the undeveloped land in the proposed district. The proposed TIF District is approximately 55.1 acres in size and is generally bounded on the west by Crawford Avenue, on the east by Central Park Avenue, and on the south by Vollmer Road. Below is a map that depicts in yellow the proposed boundary of the TIF District.



Southwest Flossmoor has been subject to chronic flooding for years following heavy rainfall events. The Southwest Flossmoor area is in the Butterfield Creek watershed and the storm water runoff generally flows south/southwest approximately ½ mile to Butterfield Creek. Portions of the proposed TIF district have experienced this flooding, along with the downstream area at the intersection of Vollmer Road and Crawford Avenue. In fact, this flooding issue was included in the Metropolitan Water Reclamation District of Greater Chicago's 2022 Stormwater Master Planning report on the Butterfield Creek Subbasin as problem area "OLY4". Below is a figure from the Stormwater Master Plan showing the location of the flooding problem area.

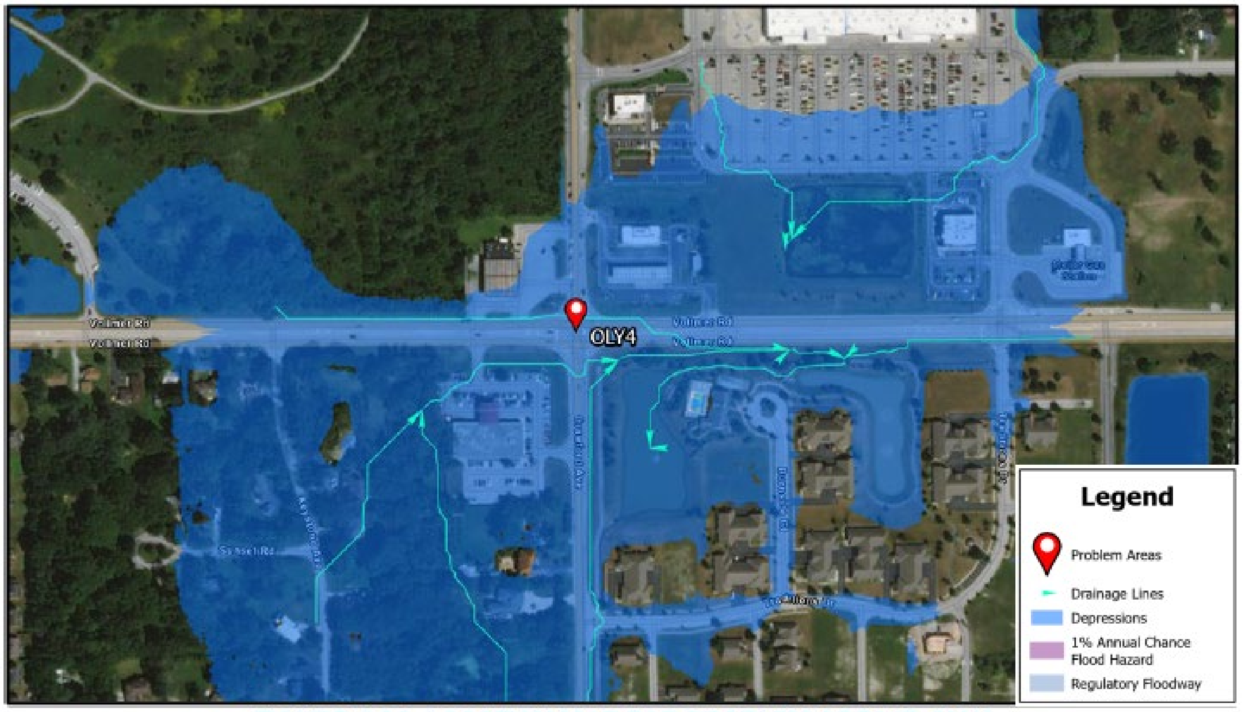


FIGURE 4-20: LOCATION MAP FOR PROBLEM AREA ID OLY4
(2022 MWRDGC Butterfield Creek Subbasin Stormwater Master Plan, page 57)

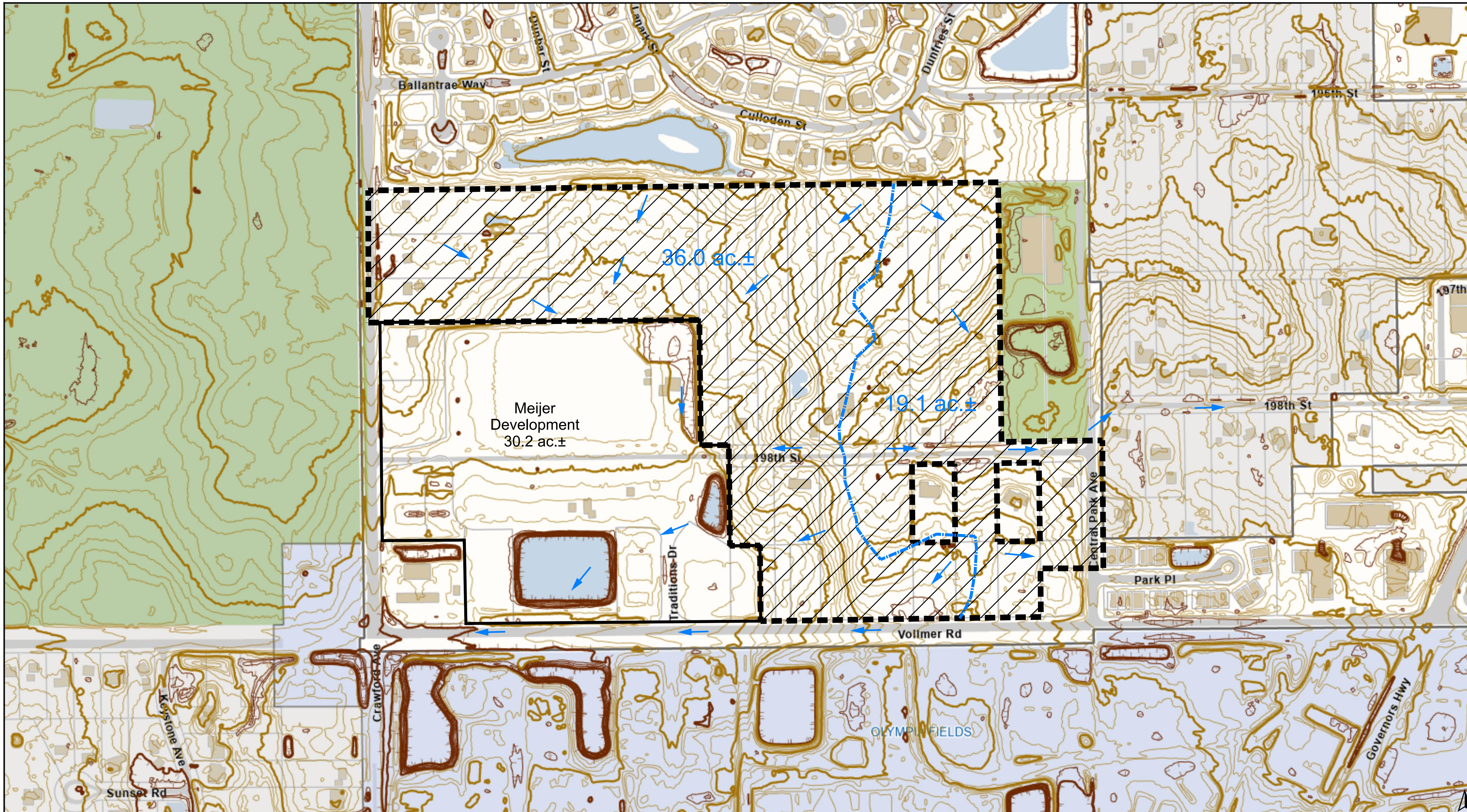
When the Meijer development at the northeast corner of Crawford Avenue and Vollmer Road was completed in 2015, the drainage issue improved some due to the stormwater detention system that was installed in the development. The Meijer detention system was sized for the 30.2 acre site, and the upstream tributary areas that includes a portion of the proposed TIF District #2 (36.0 acres), is bypassed through the detention system, which is standard practice in development design. Once the proposed TIF District #2 area is developed with a storm water detention system, the drainage issue at Crawford Avenue and Vollmer Road will be further mitigated due to the storm water storage upstream and controlled release rates.

The eastern portion of the proposed TIF District #2 (19.1 acres) is tributary to the east and contributes to flooding downstream in the roadway ditches near the intersection of 198th Street and Governors Highway. When this portion of the TIF District #2 is developed with storm water detention and controlled release rates, this will result in a direct benefit to the downstream flooding at 198th Street and Governors Highway.

The proposed TIF District #2 will help incentivize development that will make these stormwater improvements and flood mitigation possible. Attached is a drainage exhibit for reference.

GISConsortium **Southwest TIF #2 - Drainage Exhibit**

- Proposed TIF #2
- Drainage Ridgeline



0 1000 2000 ft

Print Date: 7/23/2026

Notes

Date: 7/23/26

Disclaimer: The GIS Consortium and MGP Inc. are not liable for any use, misuse, modification or disclosure of any map provided under applicable law. This map is for general information purposes only. Although the information is believed to be generally accurate, errors may exist and the user should independently confirm for accuracy. The map does not constitute a regulatory determination and is not a base for engineering design. A Registered Land Surveyor should be consulted to determine precise location boundaries on the ground.

AN ORDINANCE OF THE VILLAGE OF FLOSSMOOR, COOK COUNTY, ILLINOIS, TO SET A DATE FOR, AND TO APPROVE A PUBLIC NOTICE OF A PUBLIC HEARING ON THE PROPOSED SOUTHWEST FLOSSMOOR REDEVELOPMENT PLAN

WHEREAS, the Village of Flossmoor, Cook County, Illinois (the "*Village*") is a municipal corporation and political subdivision of the State of Illinois and as such is reviewing the Tax Increment Allocation Redevelopment Act, 65 ILCS 5/11-74.4-1, *et seq.* (the "*Act*") for purposes of designating the Southwest Flossmoor Redevelopment Project Area #2(the "*Southwest Flossmoor Redevelopment Project Area #2* "); and,

WHEREAS, pursuant to the Act, the Village is required to adopt an ordinance fixing the time and place for a public hearing on the proposed plan for the Southwest Flossmoor Redevelopment Project Area #2; and,

WHEREAS, the Village desires to adopt this Ordinance in order to comply with such requirements of the Act.

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

Section 1: The above recitals are incorporated herein and made a part hereof.

Section 2: It is necessary and in the best interests of the Village that a public hearing be held prior to the consideration of the adoption by the Mayor and Board of Trustees of the Village (the "*Corporate Authorities*") of an ordinance approving the Village of Southwest Flossmoor Redevelopment Plan (the "*Plan*"), designating the Southwest Flossmoor Redevelopment Project Area #2 as a "Redevelopment Project Area" under the Act (the "*Project Area*") and adopting tax increment allocation financing, and accordingly, it is necessary that a date for such public hearing be established and notice thereof be given, all in accordance with the provisions of the Act.

Section 3: It is hereby determined that a public hearing (the "*Hearing*") on the proposed Plan for the proposed Project Area, as legally described in *Exhibit A*, attached hereto and made a part hereof this Ordinance, shall be held on the 21st of September 2026 at 7:00 p.m., at the Village of Flossmoor Village Hall, 2800 Flossmoor Road, Flossmoor, Illinois.

Section 4: Notice of the Hearing is hereby authorized to be given by publication and mailing, said notice by publication to be given at least twice, the first publication to be not more than thirty (30) days nor less than ten (10) days prior to the Hearing in a newspaper of general circulation within the taxing districts having property in the Project Area, and notice by mailing to be given by depositing such notice in the United States mail by certified mail addressed to the person or persons in whose name the general taxes for the last preceding year were paid on each lot, block, tract, or parcel of land lying within the Project Area and to each address located within the Project Area, not less than ten (10) days nor more than thirty (30) days prior to the date set for the Hearing. In the event taxes for the last preceding year were not paid, notice shall also be sent to the persons last listed on the tax rolls within the preceding three (3) years as owner(s) of such property.

Section 5: Notice of the Hearing is hereby directed to be in substantially the form found in *Exhibit B,* which is attached hereto and made a part hereof.

Section 6: The notice provided for in Section 5 is hereby directed to be given by mail, not less than forty-five (45) days prior to the date set for the Hearing, to all taxing districts of which taxable property is included in the proposed Project Area and to the Illinois Department of Commerce and Economic Opportunity ("*DCEO*"). Notice shall include an invitation to each taxing district and DCEO to submit written comments to the Village, in care of the Village Clerk of the Village of Flossmoor, Village Hall, 2800 Flossmoor Road, Flossmoor, Illinois 60422, concerning the subject matter of the Hearing prior to the date of the Hearing.

Section 7: It is hereby ordered that a Joint Review Board (the "*Board*") shall be convened on the 31st day of August 2026 at 1:00 p.m., at Village Hall, 2800 Flossmoor Road, Flossmoor, Illinois 60422, which is not sooner than fourteen (14) days nor later than twenty-eight (28) days following the notice to be given to all taxing districts, as provided in Section 6 above, to review the public record, the proposed Plan and the proposed ordinances approving the proposed Plan. The Joint Review Board shall consist of a representative selected by the community college district, local grammar school district, local high school district, park district, township and the county that has authority to directly levy taxes on the property in the proposed Project Area, a representative selected by the Village, and a public member to be selected by a majority of other Board members, and shall act in accordance with the applicable provisions of the Act.

Section 8: The document entitled Southwest Flossmoor Redevelopment Plan and Southwest Redevelopment Project Area #2 has been available for inspection and review commencing the 22nd day of July 2026, which is more than 10 days prior to the adoption of this Ordinance at the office of the Village Clerk at Village Hall, 2800 Flossmoor Road, Flossmoor, Illinois, during regular office hours.

Section 9: Notice of the establishment of an interested parties' registry which entitles all registrants to receive information on activities related to the proposed designation of a redevelopment project area and the preparation of a redevelopment plan and project is hereby authorized.

Section 10: If any section, paragraph, clause, or provision of this Ordinance shall be held invalid, the invalidity of such section, paragraph, clause, or provision shall not affect any of the other provisions of this Ordinance.

Section 11: All ordinances, resolutions, motions or orders in conflict with this Ordinance are hereby repealed to the extent of such conflict.

Section 12: 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

Exhibit A

Legal Description

THAT PART OF THE SOUTHWEST QUARTER OF SECTION 11, TOWNSHIP 35 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, COOK COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF A PARCEL DESCRIBED IN DOCUMENT NUMBER 96688616 WITH A PIN OF 31-11-303-007-0000; THENCE WESTERLY, ALONG THE NORTH LINE OF SAID PARCEL, TO THE SOUTHEAST CORNER OF BALLANTRAE OF FLOSSMOOR UNIT 1, ACCORDING TO THE PLAT THEREOF, RECORDED DECEMBER 14TH, 1995 AS DOCUMENT NUMBER 95870633; THENCE WESTERLY, ALONG THE SOUTH LINE OF SAID SUBDIVISION TO THE EAST LINE OF CRAWFORD AVE; THENCE SOUTHERLY, ALONG SAID EAST LINE, TO THE NORTH LINE OF OUTLOT E IN MEIJER SUBDIVISION, ACCORDING TO THE PLAT THEREOF, RECORDED MARCH 4TH, 2015, AS DOCUMENT NUMBER 1506339039; THENCE EASTERLY, ALONG SAID NORTH LINE AND THE NORTH LINE OF LOT 1 IN SAID SUBDIVISION TO THE WEST LINE OF OUTLOT G IN SAID SUBDIVISION; THENCE SOUTHERLY, ALONG SAID WEST LINE, TO THE SOUTH LINE THEREOF; THENCE EASTERLY, ALONG SAID SOUTH LINE TO THE EAST LINE OF SAID SUBDIVISION; THENCE SOUTHERLY, ALONG SAID EAST LINE TO THE NORTH LINE OF OUTLOT H IN SAID SUBDIVISION; THENCE EASTERLY, ALONG SAID NORTH LINE, TO THE EAST LINE THEREOF; THENCE SOUTHERLY, ALONG SAID EAST LINE, TO THE NORTH LINE OF VOLLMER ROAD; THENCE EASTERLY, ALONG SAID NORTH LINE, TO THE WEST LINE OF LOT 1 IN LAMBERT'S SUBDIVISION, ACCORDING TO THE PLAT THEREOF, RECORDED DECEMBER 20TH, 1993 AS DOCUMENT NUMBER 3040848; THENCE NORTHERLY, ALONG SAID WEST LINE, TO THE NORTH LINE THEREOF; THENCE EASTERLY, ALONG THE NORTH LINE OF SAID LOT 1, TO THE EAST LINE OF CENTRAL PARK AVENUE; THENCE NORTHERLY, ALONG SAID EAST LINE, TO THE NORTH LINE OF 198TH STREET; THENCE WESTERLY, ALONG SAID NORTH LINE, TO THE SOUTHEAST CORNER OF AFORESAID PARCEL DESCRIBED IN DOCUMENT NUMBER 96688616; THENCE NORTHERLY, ALONG THE EAST LINE OF SAID PARCEL, TO THE POINT OF BEGINNING, EXCEPTING THEREFROM, SAID PARCEL DESCRIBED IN DOCUMENT 00504572 WITH A PIN OF 31-11-303-020-0000 AND EXCEPTING SAID PARCEL WITH A PIN OF 31-11-303-018-0000.

Exhibit B

Form of Notice of Public Hearing

NOTICE OF PUBLIC HEARING

VILLAGE OF FLOSSMOOR, COOK COUNTY, ILLINOIS, ON THE PROPOSED APPROVAL OF THE SOUTHWEST FLOSSMOOR REDEVELOPMENT PLAN

Notice is hereby given that on the 21st day of September, 2026 at 7:00 p.m., at the Village of Flossmoor Village Hall, 2800 Flossmoor Road, Flossmoor, Illinois, a public hearing (the *"Hearing")* will be held to consider the approval of the proposed Southwest Flossmoor Redevelopment Plan for the Southwest Flossmoor Redevelopment Project Area #2, the designation of the Southwest Flossmoor Redevelopment Project Area #2 (the *"Project Area")* and the adoption of tax increment financing therefore. The Project Area consists of the territory legally described on *Exhibit A* and generally described as the following area:

The Plan objectives are to reduce or eliminate blighting conditions, to enhance the tax base of the Village and other affected taxing districts by encouraging private investment in retail, commercial, residential and mixed-use development within the Project Area, and to preserve and enhance the value of properties therein, all in accordance with the provisions of the "Tax Increment Allocation Redevelopment Act," effective January 10, 1977, as from time to time amended (the *"Act").* The Village may issue obligations to finance project costs in accordance with the Plan, which obligations may also be secured by the special tax allocation fund and other available funds, if any, as now or hereafter permitted by law, and which also may be secured by the full faith and credit of the municipality.

At the Hearing, there will be a discussion of the Plan, designation of the Project Area, and the adoption of tax increment allocation financing for the Project Area. The Plan is on file and available for public inspection at the office of the Village Clerk at Village Hall, 2800 Flossmoor Road, Flossmoor, Illinois.

Pursuant to the proposed Plan, the Village proposes to facilitate redevelopment of the Project Area by incurring or reimbursing eligible redevelopment project costs, which may include, but shall not be limited to, studies, surveys, professional fees, property assembly costs, construction of public improvements and facilities, building rehabilitation, reconstruction, renovation and repair, financing costs, and interest costs, all as authorized under the Act. The Plan proposes to provide assistance by paying or reimbursing costs including, but not limited to, site assembly, analysis, professional services and administrative activities, public improvements and facilities, building rehabilitation, capital costs incurred by a taxing district as a direct result of a redevelopment project, the payment of financing and interest costs, and such other project costs as permitted by the Act pursuant to one or more redevelopment agreements.

Tax increment financing is a public financing tool that does not raise property taxes but is used to assist economic development projects by capturing the projected increase in the property tax revenue stream to be created by the increase of the assessed value of the development or development area and investing those funds in improvements associated with the project.

At the Hearing, all interested persons or affected taxing districts may file written objections with the Village Clerk and may be heard orally with respect to any issues regarding the approval of the proposed Plan, designation of the Project Area, and adoption of tax increment allocation financing therefor.

The Hearing may be adjourned by the Mayor and Board of Trustees of the Village without further notice other than a motion to be entered upon the minutes of the Hearing fixing the time and place of the subsequent hearing.

For additional information about the proposed Plan and Project and to file comments or suggestions prior to the hearing, contact Bridget Wachtel, Village Manager, Village of Flossmoor, 2800 Flossmoor Road, Flossmoor, Illinois 60422, 708.798.2300.

By Order of the Mayor and Board of Trustees of the Village of Flossmoor this 3rd day of August 2026.

____

Village Clerk

Exhibit A

Legal Description

THAT PART OF THE SOUTHWEST QUARTER OF SECTION 11, TOWNSHIP 35 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, COOK COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF A PARCEL DESCRIBED IN DOCUMENT NUMBER 96688616 WITH A PIN OF 31-11-303-007-0000; THENCE WESTERLY, ALONG THE NORTH LINE OF SAID PARCEL, TO THE SOUTHEAST CORNER OF BALLANTRAE OF FLOSSMOOR UNIT 1, ACCORDING TO THE PLAT THEREOF, RECORDED DECEMBER 14TH, 1995 AS DOCUMENT NUMBER 95870633; THENCE WESTERLY, ALONG THE SOUTH LINE OF SAID SUBDIVISION TO THE EAST LINE OF CRAWFORD AVE; THENCE SOUTHERLY, ALONG SAID EAST LINE, TO THE NORTH LINE OF OUTLOT E IN MEIJER SUBDIVISION, ACCORDING TO THE PLAT THEREOF, RECORDED MARCH 4TH, 2015, AS DOCUMENT NUMBER 1506339039; THENCE EASTERLY, ALONG SAID NORTH LINE AND THE NORTH LINE OF LOT 1 IN SAID SUBDIVISION TO THE WEST LINE OF OUTLOT G IN SAID SUBDIVISION; THENCE SOUTHERLY, ALONG SAID WEST LINE, TO THE SOUTH LINE THEREOF; THENCE EASTERLY, ALONG SAID SOUTH LINE TO THE EAST LINE OF SAID SUBDIVISION; THENCE SOUTHERLY, ALONG SAID EAST LINE TO THE NORTH LINE OF OUTLOT H IN SAID SUBDIVISION; THENCE EASTERLY, ALONG SAID NORTH LINE, TO THE EAST LINE THEREOF; THENCE SOUTHERLY, ALONG SAID EAST LINE, TO THE NORTH LINE OF VOLLMER ROAD; THENCE EASTERLY, ALONG SAID NORTH LINE, TO THE WEST LINE OF LOT 1 IN LAMBERT'S SUBDIVISION, ACCORDING TO THE PLAT THEREOF, RECORDED DECEMBER 20TH, 1993 AS DOCUMENT NUMBER 3040848; THENCE NORTHERLY, ALONG SAID WEST LINE, TO THE NORTH LINE THEREOF; THENCE EASTERLY, ALONG THE NORTH LINE OF SAID LOT 1, TO THE EAST LINE OF CENTRAL PARK AVENUE; THENCE NORTHERLY, ALONG SAID EAST LINE, TO THE NORTH LINE OF 198TH STREET; THENCE WESTERLY, ALONG SAID NORTH LINE, TO THE SOUTHEAST CORNER OF AFORESAID PARCEL DESCRIBED IN DOCUMENT NUMBER 96688616; THENCE NORTHERLY, ALONG THE EAST LINE OF SAID PARCEL, TO THE POINT OF BEGINNING, EXCEPTING THEREFROM, SAID PARCEL DESCRIBED IN DOCUMENT 00504572 WITH A PIN OF 31-11-303-020-0000 AND EXCEPTING SAID PARCEL WITH A PIN OF 31-11-303-018-0000.