VILLAGE OF LINDENHURST
Regular Village Board Meeting Agenda
Monday, October 13, 2025
7:00 p.m.

I. Call to Order

II. Pledge of Allegiance

III. Approval of the Minutes from the Regular Village Board Meeting of September 22, 2025

IV. Treasurer's Report for September 2025

V. Bills Presented for Payment

VI. Board and Staff Reports

a. Oath of Office – James Siefken, Jr. Police Commander

VII. Public Comment on Agenda Items

VIII. New Business

A. Ordinance 25-10-2328: Approving a Rezoning, Special Use Permit, Preliminary Plat of Subdivision, Site Plan Review, and Variations for a Townhome Development at 50 N. US Hwy 45
B. Approval: Police Pension Municipal Compliance Report
C. Approval: 2025 Village of Lindenhurst Communications Plan Update

VIII. Public Comment

IX. Executive Session

X. Adjournment

Rules for Public Comment: The Village of Lindenhurst welcomes comments from the public during the designated sections of the Village Board meeting. We ask that you keep your comments respectful, civil, and constructive to matters of public policy. Those wishing to comment will be limited to three (3) minutes per person and the total time allotted for public comment will be thirty (30) minutes. The Chair will recognize speakers and may deny someone who has previously addressed the Board an additional opportunity to speak. (VOL Village Code §30.22)

VILLAGE OF LINDENHURST
2301 E Sand Lake Road

Regular Village Board Meeting Minutes
September 22, 2025
7:00pm

I. **Call to Order**

A. Mayor Marturano called the Regular Village Board Meeting to order at 7:00pm.

II. **Roll Call**

A. Present were Mayor Dominic Marturano, Trustees Pat Dickson, Pat Dunham, Patty Chybowski, Dawn Suchy, Heath Rosten, and Ron Grace.

B. Also in attendance were Village Administrator Clay Johnson, Police Chief Melinda Linas, Operations Director Kevin Klahs, Superintendent of Public Works Charles Hernandez, Assistant to the Village Administrator Karleen Long, and Village Clerk Melissa Forsberg.

III. **Pledge of Allegiance**

IV. **Approval of Minutes**

A. Minutes from the Regular Village Board Meeting of September 8, 2025 were presented for approval.

B. Trustee Suchy made a motion, seconded by Trustee Chybowski, to approve the minutes from the Regular Village Board Meeting of September 8, 2025 as presented.
1. Voice Vote
Aye - 6
Nay - 0
Motion carried.

V. **Bills Presented for Payment**

A. Trustee Dunham made a motion, seconded by Trustee Dickson, to approve the second set of bills for the month of September presented for payment in the amount of $295,807.89 for invoices due on or before September 22, 2025.
1. Roll Call
Aye – 6 Trustees Dickson, Dunham, Chybowski, Suchy, Rosten, Grace
Nay – 0
Motion carried.

VI. **Board & Staff Reports**

A. Trustee Dickson reported on the following:
1. The next Adopt-A-Highway clean-up will be October 11, 2025. Meeting location is the Lindenhurst Dunkin Donuts at 10:00am. Lunch to follow at Sammies.
2. Carlos Menor Salazar recently stepped down from the Lakes Commission. Thank you to him for his many years of service.

B. Mayor Marturano announced:
   1. Thank you to those who attended the Lakes High School Homecoming parade.
   2. Much appreciation to all those involved in the 11th Annual Golf Outing on September 11, 2025.
   3. Attended a walk-through with Kevin Klahs to observe the progress of Phase II, the Great Lawn, of the LVDL Outdoor Space Plan project.
   4. Public Service Announcement - The PTO of District 41 Hooper School is having a fundraiser at the Lindenhurst McDonalds on September 25, 2025 from 4:30-7:30pm.
   5. On September 25, 2025, WGN will be showcasing interviews conducted with the Mayor and Village Hall staff, the Lake Villa District Library, and the Lindenhurst Park District.

C. Village Administrator Clay Johnson discussed:
   1. Contractual pavement patching and concrete work taking place this week.
   2. Money raised at McDonalds on September 25 all goes back to the District 41 PTO for students.
   3. There is a scheduled Public Hearing at the Plan Commission meeting on October 1, 2025 regarding outdoor dining at the Lindenhurst Center.

D. Police Chief Melinda Linas thanked everyone for their participation at this years Golf Outing. A check presentation will be conducted with the 100 Club of Illinois as soon as all the proceeds are tabulated.

E. Operations Director Kevin Klahs is happy to announce there is a fully executed contract in place with Lima Excavating Contractors for the Lake Shore Drive/Sprucewood/Hawthorne Drive Road Construction Project. He attended a meeting today to discuss some of the details, and is hopeful about providing more detailed information, including a schedule, in the near future.

F. Superintendent of Public Works Charles Hernandez spoke about attending the St Mark's Church touch-a-truck event held this past weekend. Public Works provided a couple vehicles. He also spoke about providing snow fencing to the middle school for their annual "24 Hour Challenge" fundraiser.

VII. Public Comment on Agenda Items

A. None.

VIII. New Business

A. Approval: Mayoral Appointments to the Plan Commission/Zoning Board of Appeals, Veterans Memorial Commission, and Lakes Commission
   1. The Mayor has submitted the following candidates for review and approval to fill current vacancies:
      a. Lakes Commission
         (1) The Mayor recommends Mark Harpke to fill the recent vacancy left by Carlos Menor Salazar. Mr. Salazar was the representative of Lake Linden. Because Mr. Harpke does not live on Lake Linden, he would serve as an at-large member. Current Commissioner, John Filippo, would now serve as the Lake Linden representative. Mr. Harpke's term would expire April 30, 2026.
      b. Plan Commission and Zoning Board of Appeals
         (1) Craig Linke has been recommended to fill the vacancy for the late Phil Rovang. This term would expire April 30, 2028.

c. Veterans Memorial
(1) The Mayor is recommending Danial Garrett, a Navy veteran with 24 years of service, to fill the vacancy with a term expiring April 30, 2027.

2. Trustee Chybowski made a motion, seconded by Trustee Grace to approve the Mayor's recommended appointments to the Plan Commission/Zoning Board of Appeals, Veterans' Memorial Commission, and Lakes Commission.
a. Roll Call
Aye - 6 Trustees Dickson, Dunham, Chybowski, Suchy, Rosten, Grace
Nay - 0
Motion carried.

IX. **Public Comment**

A. A member of the community asked for more information as the why the road construction project was put on hold.

X. **Executive Session**

A. None.

XI. **Adjournment**

A. Trustee Chybowski made a motion, seconded by Trustee Suchy to adjourn the meeting.
1. Voice Vote
Aye - 6
Nay - 0
Motion carried.
2. The meeting was adjourned at 7:14pm.

Date approved _____

_____ _____
Dominic Marturano, Mayor Melissa Forsberg, Village Clerk

CASH SUMMARY REPORT FOR VILLAGE OF LINDENHURST

From 09/01/2025 to 09/30/2025
FUNDS: 60, 01, 30, 22, 24 (15 more)

Fund	Description	Beginning Balance 09/01/2025	Total Debits	Total Credits	Ending Balance 09/30/2025
01	GENERAL FUND	4,216,927.89	773,640.62	648,033.13	4,342,535.38
06	I.M.R.F./F.I.C.A. 06	248,363.50	132,572.06	101,841.78	279,093.78
11	IT FUND	59,856.52	48,059.52	4,016.82	103,899.22
14	LIABILITY INSURANCE 14	60,585.75	147,361.83	100,679.67	107,267.91
15	MOTOR FUEL TAX 15	2,013,792.67	70,319.80	0.00	2,084,112.47
19	CONTROLLED SUBSTANCE ACT 19	4,547.51	0.00	0.00	4,547.51
21	COMMUNITY CAPITAL	6,564,012.98	42,279.56	45,656.02	6,560,636.52
22	DUI SB 740 FUND 22	5,274.59	190.56	0.00	5,465.15
23	PRISON REVIEW AGENCY FUND 23	9,443.29	0.00	0.00	9,443.29
24	MISCELLANEOUS ESCROW 24	430,463.74	15,318.00	10,577.50	435,204.24
25	SHOP WITH A COP FUND 25	5,762.81	0.00	0.00	5,762.81
27	CURRENCY SEIZURE 27	5,399.56	0.00	0.00	5,399.56
30	REFUSE & RECYCLING 30	213,912.51	102,217.07	12,222.57	303,907.01
40	ECONOMIC DEVELOPMENT FUND	248,574.68	0.00	33,450.92	215,123.76
41	GRAND AVENUE TIF FUND	253,427.63	156,573.82	115,395.43	294,606.02
50	VEHICLE REPLACEMENT FUND 50	382,358.22	0.00	0.00	382,358.22
60	UTILITY FUND 60	853,761.14	455,881.59	263,442.89	1,046,199.84
61	WATER/SEWER CAPITAL FUND 61	1,732,569.11	36,346.87	3,187.34	1,765,728.64
89	SANITARY DISTRICT	2,036.53	7,288.91	2,036.53	7,288.91
	REPORT TOTALS:	17,311,070.63	1,988,050.21	1,340,540.60	17,958,580.24

TREASURER'S BUDGET COMPARISON REPORT FOR VILLAGE OF LINDENHURST

EXP CHECK RUN DATES 09/23/2025 - 10/13/2025
POSTED AND UNPOSTED
OPEN AND PAID

Fund Description		Department Description	Invoice Line Description	Invoice Description	Amount	
Vendor Name: ACE HARDWARE						
GENERAL FUND		BUILDING & GROUNDS	OPS BLD ENTRYWAY REPAIR	OPS BLD ENTRYWAY REPAIR	24.55	D M
GENERAL FUND		POLICE	FASTENERS	FASTENERS	1.99	D M
GENERAL FUND		PUBLIC WORKS	MORTAR MIX STOCK	MORTAR MIX STOCK	19.98	D M
GENERAL FUND		PUBLIC WORKS	HOSE REPLACEMENT & PROPANE	HOSE REPLACEMENT & PROPANE	62.38	D M
UTILITY FUND	60	SEWER & WATER ADMINISTRATION	HOSE REPLACEMENT & PROPANE	HOSE REPLACEMENT & PROPANE	93.56	D M
UTILITY FUND	60	SEWER	BUSHING WWTF	BUSHING WWTF	21.54	D M
UTILITY FUND	60	SEWER	REPAIR PARTS WWTP AND GREASE GUN	REPAIR PARTS WWTP AND GREASE GUN	46.57	D M
				Vendor Total:	270.57	
Vendor Name: ADVOCATE OCCUPATIONAL HEALTH						
GENERAL FUND		POLICE	PRE-EMPLOYMENT - NADLER	PRE-EMPLOYMENT - NADLER	451.00	M
				Vendor Total:	451.00	
Vendor Name: AQUA POOL & SPA PROS						
GENERAL FUND		BUILDING & GROUNDS	VETERAN'S MEMORIAL MAINTENANCE	VETERAN'S MEMORIAL MAINTENANCE	525.00	M
				Vendor Total:	525.00	
Vendor Name: ARCHITECTURAL BRONZE & ALUMINUM COR						
GENERAL FUND		BUILDING & GROUNDS	VETERANS MEMORIAL PLAQUE - FASSBIN	VETERANS MEMORIAL PLAQUE - FASSBIN	740.00	M
				Vendor Total:	740.00	
Vendor Name: Aztec Fence Company, Inc.						
LIABILITY INSURANCE	14	ADMINISTRATION	FENCE REPLACEMENT GRAND AVE.	FENCE REPLACEMENT GRAND AVE.	925.00	M
LIABILITY INSURANCE	14	ADMINISTRATION	FENCE REPLACEMENT GRAND AVE.	FENCE REPLACEMENT GRAND AVE.	925.00	M
				Vendor Total:	1,850.00	
Vendor Name: BRAVO SERVICES, INC						
GENERAL FUND		BUILDING & GROUNDS	OCTOBER 2025 CUSTODIAL SERVICES	OCTOBER 2025 CUSTODIAL SERVICES	987.30	D M
GENERAL FUND		POLICE	OCTOBER 2025 CUSTODIAL SERVICES	OCTOBER 2025 CUSTODIAL SERVICES	987.30	D M
GENERAL FUND		PUBLIC WORKS	OCTOBER 2025 CUSTODIAL SERVICES	OCTOBER 2025 CUSTODIAL SERVICES	197.46	D M
UTILITY FUND	60	SEWER & WATER ADMINISTRATION	OCTOBER 2025 CUSTODIAL SERVICES	OCTOBER 2025 CUSTODIAL SERVICES	296.19	D M
				Vendor Total:	2,468.25	
Vendor Name: BS&A SOFTWARE						
IT FUND			BS&A ONLINE SERVICES ANNUAL SERVIC	BS&A ONLINE SERVICES ANNUAL SERVIC	1,981.00	M
				Vendor Total:	1,981.00	
Vendor Name: CENTRAL LAKE COUNTY J.A.W.A						
UTILITY FUND	60	WATER	CLCJAWA WATER - USAGE FOR SEPTEMB	CLCJAWA WATER - USAGE FOR SEPTEMB	85,408.51	M
				Vendor Total:	85,408.51	
Vendor Name: CHICAGO COMMUNICATIONS SERVICE						
GENERAL FUND		POLICE	STAR COM 21	STAR COM 21	1,785.00	M
				Vendor Total:	1,785.00	
Vendor Name: CHRISTOPHER B. BURKE ENGINEERING						
COMMUNITY CAPITAL		ADMINISTRATION	PHASE III - HAWTHORN/SPRUCEWOOD/LA	PHASE III - HAWTHORN/SPRUCEWOOD/LA	2,419.99	D M
				Vendor Total:	2,419.99	
Vendor Name: CINTAS						
GENERAL FUND		PUBLIC WORKS	UNIFORMS	UNIFORMS	29.88	M
GENERAL FUND		PUBLIC WORKS	UNIFORMS	UNIFORMS	29.88	M
GENERAL FUND		PUBLIC WORKS	FLOOR MATS PW/UNIFORMS	FLOOR MATS PW/UNIFORMS	29.88	M
GENERAL FUND		PUBLIC WORKS	MATS FOR VH	MATS FOR VH	27.97	M

Fund Description		Department Description	Invoice Line Description	Invoice Description	Amount	
Vendor Name: CINTAS						
GENERAL FUND		PUBLIC WORKS	FIRST AID REFILL - PW	FIRST AID REFILL - PW	23.24	M
UTILITY FUND	60	SEWER & WATER ADMINISTRATION	UNIFORMS	UNIFORMS	44.81	M
UTILITY FUND	60	SEWER & WATER ADMINISTRATION	UNIFORMS	UNIFORMS	44.81	M
UTILITY FUND	60	SEWER & WATER ADMINISTRATION	FLOOR MATS PW/UNIFORMS	FLOOR MATS PW/UNIFORMS	121.76	M
UTILITY FUND	60	SEWER & WATER ADMINISTRATION	FLOOR MATS PW/UNIFORMS	FLOOR MATS PW/UNIFORMS	44.81	M
UTILITY FUND	60	SEWER & WATER ADMINISTRATION	MATS FOR VH	MATS FOR VH	41.95	M
UTILITY FUND	60	SEWER & WATER ADMINISTRATION	FIRST AID REFILL - PW	FIRST AID REFILL - PW	34.87	M
				Vendor Total:	473.86	
Vendor Name: COMCAST CABLE						
IT FUND			VH, PD & PW TELEPHONE - AUG/SEPT	VH, PD & PW TELEPHONE - AUG/SEPT	2,002.50	M
IT FUND			PW INTERNET- SEPTEMBER 2025	PW INTERNET- SEPTEMBER 2025	174.90	M
IT FUND			INTERNET VH/PD	INTERNET VH/PD	179.90	M
				Vendor Total:	2,357.30	
Vendor Name: COMPLETE OFFICE OF WISCONSIN						
GENERAL FUND		ADMINISTRATION	OPERATING SUPPLIES	OPERATING SUPPLIES	8.50	D M
GENERAL FUND		ADMINISTRATION	OPERATING SUPPLIES	OPERATING SUPPLIES	4.20	D M
GENERAL FUND		ADMINISTRATION	OPERATING SUPPLIES	OPERATING SUPPLIES	7.00	D M
GENERAL FUND		ADMINISTRATION	OPERATING SUPPLIES	OPERATING SUPPLIES	9.24	D M
GENERAL FUND		ADMINISTRATION	OPERATING SUPPLIES	OPERATING SUPPLIES	1.16	D M
GENERAL FUND		ADMINISTRATION	OPERATING SUPPLIES	OPERATING SUPPLIES	2.70	D M
GENERAL FUND		POLICE	OPERATING SUPPLIES	OPERATING SUPPLIES	34.00	D M
GENERAL FUND		POLICE	OPERATING SUPPLIES	OPERATING SUPPLIES	16.79	D M
GENERAL FUND		POLICE	OPERATING SUPPLIES	OPERATING SUPPLIES	27.98	D M
GENERAL FUND		POLICE	OPERATING SUPPLIES	OPERATING SUPPLIES	36.97	D M
GENERAL FUND		POLICE	OPERATING SUPPLIES	OPERATING SUPPLIES	4.65	D M
GENERAL FUND		POLICE	OPERATING SUPPLIES	OPERATING SUPPLIES	10.82	D M
REFUSE & RECYCLING	30		OPERATING SUPPLIES	OPERATING SUPPLIES	8.50	D M
REFUSE & RECYCLING	30		OPERATING SUPPLIES	OPERATING SUPPLIES	4.20	D M
REFUSE & RECYCLING	30		OPERATING SUPPLIES	OPERATING SUPPLIES	7.00	D M
REFUSE & RECYCLING	30		OPERATING SUPPLIES	OPERATING SUPPLIES	9.24	D M
REFUSE & RECYCLING	30		OPERATING SUPPLIES	OPERATING SUPPLIES	1.16	D M
REFUSE & RECYCLING	30		OPERATING SUPPLIES	OPERATING SUPPLIES	2.70	D M
UTILITY FUND	60	SEWER & WATER ADMINISTRATION	OPERATING SUPPLIES	OPERATING SUPPLIES	34.00	D M
UTILITY FUND	60	SEWER & WATER ADMINISTRATION	OPERATING SUPPLIES	OPERATING SUPPLIES	16.80	D M
UTILITY FUND	60	SEWER & WATER ADMINISTRATION	OPERATING SUPPLIES	OPERATING SUPPLIES	27.99	D M
UTILITY FUND	60	SEWER & WATER ADMINISTRATION	OPERATING SUPPLIES	OPERATING SUPPLIES	36.97	D M
UTILITY FUND	60	SEWER & WATER ADMINISTRATION	OPERATING SUPPLIES	OPERATING SUPPLIES	4.64	D M
UTILITY FUND	60	SEWER & WATER ADMINISTRATION	OPERATING SUPPLIES	OPERATING SUPPLIES	10.82	D M
				Vendor Total:	328.03	
Vendor Name: CREATIVE BRICK & CONCRETE						
GENERAL FUND		BUILDING & GROUNDS	VETERANS MEMORIAL BRICK	VETERANS MEMORIAL BRICK	99.02	M
				Vendor Total:	99.02	
Vendor Name: Daniel Jazo						
GENERAL FUND		PUBLIC WORKS	TREE 50/50 - 787 MONROE DR.	TREE 50/50 - 787 MONROE DR.	200.00	M
				Vendor Total:	200.00	
Vendor Name: DAVE'S TRANSMISSION, INC.						
GENERAL FUND		POLICE	VEHICLE SERVICE	#22-17 - OIL & FILTER CHANGE	0.00	M

Fund Description		Department Description	Invoice Line Description	Invoice Description	Amount	
Vendor Name: DAVE'S TRANSMISSION, INC.						
GENERAL FUND		PUBLIC WORKS	#23-21 - OIL & FILTER CHANGE	#22-17 - OIL & FILTER CHANGE	24.00	M
UTILITY FUND	60	SEWER & WATER ADMINISTRATION	#23-21 - OIL & FILTER CHANGE	#22-17 - OIL & FILTER CHANGE	16.00	M
				Vendor Total:	40.00	
Vendor Name: DE LAGE LANDEN FIN SERVICES, INC.						
IT FUND			MONTHLY SERVICE AGREEMENT - SHARP	MONTHLY SERVICE AGREEMENT - SHARP	108.98	D M
IT FUND			MONTHLY SERVICE AGREEMENT - SHARP	MONTHLY SERVICE AGREEMENT - SHARP	388.02	D M
				Vendor Total:	497.00	
Vendor Name: DEKIND COMPUTER CONSULTANTS						
GENERAL FUND		POLICE	NOVEMBER 2025 MONTHLY IT SUPPORT S	NOVEMBER 2025 MONTHLY IT SUPPORT S	7,227.54	D M
IT FUND			CYBER SECURITY TRAINING - SEPTEMB	CYBER SECURITY TRAINING - SEPTEMB	884.50	D M
				Vendor Total:	8,112.04	
Vendor Name: DORNER PRODUCTS, LLC						
UTILITY FUND	60	WATER	CLA VALVE RESERVOIR REPAIR	CLA VALVE RESERVOIR REPAIR	10,600.00	M
				Vendor Total:	10,600.00	
Vendor Name: DYNEGY ENERGY SERVICES						
UTILITY FUND	60	SEWER	ELEC SERV LIFT 11 - 6006041028	ELECTRICAL SERVICE AT LIFT STATION	83.43	D M
UTILITY FUND	60	SEWER	ELEC SERV LIFT 7 - 5424462083	ELECTRICAL SERVICE AT LIFT STATION	85.53	D M
UTILITY FUND	60	SEWER	ELEC SERV LIFT 5 - 2792695412	ELECTRICAL SERVICE AT LIFT STATION	815.55	D M
UTILITY FUND	60	SEWER	ELEC SERV LIFT 2 - 2335217062	ELECTRICAL SERVICE AT LIFT STATION	147.05	D M
UTILITY FUND	60	SEWER	ELEC SERV LIFT 9/10 - 8685211976	ELECTRICAL SERVICE AT LIFT STATION	129.83	D M
UTILITY FUND	60	SEWER	ELEC SERV LIFT 8 - 1823939243	ELECTRICAL SERVICE AT LIFT STATION	42.86	D M
UTILITY FUND	60	SEWER	ELEC SERV WWTF HEAT - 8743687588	ELECTRICAL SERVICE AT LIFT STATION	6,732.60	D M
UTILITY FUND	60	SEWER	ELEC SERV WWTF - 8743687588	ELECTRICAL SERVICE AT LIFT STATION	5,362.69	D M
UTILITY FUND	60	SEWER	ELEC SERV LIFT 1 - 1692275570	ELECTRICAL SERVICE AT LIFT STATION	141.70	D M
UTILITY FUND	60	SEWER	ELECTRIC SERVICE - 6372300400	ELECTRICAL SERVICE AT LIFT STATION	77.18	D M
UTILITY FUND	60	SEWER	ELECTRIC SERVICE - 1950936162	ELECTRICAL SERVICE AT LIFT STATION	63.69	D M
UTILITY FUND	60	SEWER	ELEC SERV LIFT 6 -6040121512	ELECTRICAL SERVICE AT LIFT STATION	365.13	D M
UTILITY FUND	60	WATER	ELEC SERV WH5 -6247442105	ELECTRICAL SERVICE AT LIFT STATION	205.66	D M
UTILITY FUND	60	WATER	ELEC SERV WH 1 - 4372068898	ELECTRICAL SERVICE AT LIFT STATION	121.84	D M
UTILITY FUND	60	WATER	PUMP STATION - 1832930131	ELECTRICAL SERVICE AT LIFT STATION	2,356.84	D M
UTILITY FUND	60	WATER	ELEC SERV WH 6 - 7337986924	ELECTRICAL SERVICE AT LIFT STATION	118.02	D M
UTILITY FUND	60	WATER	ELECTRIC SERVICE WH3 - 8743687588	ELECTRICAL SERVICE AT LIFT STATION	320.91	D M
UTILITY FUND	60	WATER	ELEC SERV WH2 - 9893106653	ELECTRICAL SERVICE AT LIFT STATION	102.08	D M
UTILITY FUND	60	WATER	ELEC SERV WH4 - 2747824206	ELECTRICAL SERVICE AT LIFT STATION	35.14	D M
				Vendor Total:	17,307.73	
Vendor Name: FIRST AMERICAN BANK						
REFUSE & RECYCLING	30		LOCK BOX FEES - SEPTEMBER 2025	LOCK BOX FEES - SEPTEMBER 2025	95.73	M
REFUSE & RECYCLING	30		CREDIT CARD FEES - SEPTEMBER 2025	CREDIT CARD FEES - SEPTEMBER 2025	833.35	M
UTILITY FUND	60	SEWER & WATER ADMINISTRATION	LOCK BOX FEES - SEPTEMBER 2025	LOCK BOX FEES - SEPTEMBER 2025	382.91	M
UTILITY FUND	60	SEWER & WATER ADMINISTRATION	CREDIT CARD FEES - SEPTEMBER 2025	CREDIT CARD FEES - SEPTEMBER 2025	3,333.38	M
				Vendor Total:	4,645.37	
Vendor Name: FIRST AMERICAN BANK						
GENERAL FUND		ADMINISTRATION	NEWS LETTER	CONSTANT CONTACT	98.00	M
GENERAL FUND		ADMINISTRATION	UNITED AIRLINES - JOHNSON ICMA CON	UNITED AIRLINES - JOHNSON ICMA CON	325.62	M
GENERAL FUND		ADMINISTRATION	UNITED AIRLINES - LONG ICMA CONFER	UNITED AIRLINES - LONG ICMA CONFER	325.62	M
GENERAL FUND		ADMINISTRATION	WITH A CHERRY ON TOP - EEC STAFF E	WITH A CHERRY ON TOP - EEC STAFF E	56.80	M

Fund Description	Department Description	Invoice Line Description	Invoice Description	Amount	
Vendor Name: FIRST AMERICAN BANK					
GENERAL FUND	ADMINISTRATION	AMAZON - EEC CAKE KIT DONATIONS	AMAZON - EEC CAKE KIT DONATIONS	30.72	M
GENERAL FUND	ADMINISTRATION	WALMART - EEC CAKE KIT DONATIONS	WALMART - EEC CAKE KIT DONATIONS	4.11	M
GENERAL FUND	ADMINISTRATION	WALMART - EEC CAKE KIT DONATIONS	WALMART - EEC CAKE KIT DONATIONS	14.60	M
GENERAL FUND	ADMINISTRATION	WALMART - EEC CAKE KIT DONATIONS	WALMART - EEC CAKE KIT DONATIONS	0.36	M
GENERAL FUND	ADMINISTRATION	WALMART - EEC CAKE KIT DONATIONS	WALMART - EEC CAKE KIT DONATIONS	52.43	M
GENERAL FUND	ADMINISTRATION	CALL FIRE	CALL FIRE	6.18	M
GENERAL FUND	ADMINISTRATION	CVS - BEUCHER SERVICE RECOGNITION	CVS - BEUCHER SERVICE RECOGNITION	106.95	M
GENERAL FUND	ADMINISTRATION	WALMART - ELF ON THE SHELF COSTUME	WALMART - ELF ON THE SHELF COSTUME	94.07	M
GENERAL FUND	ADMINISTRATION	WALMART - ELF ON THE SHELF COSTUME	WALMART - ELF ON THE SHELF COSTUME	(47.04)	M
GENERAL FUND	POLICE	LEXIS NEXIS	LEXIS NEXIS	200.00	M
GENERAL FUND	POLICE	MISC CONTRACTUAL SERVICES	LEXIS NEXIS	200.00	M
GENERAL FUND	POLICE	WITH A CHERRY ON TOP - EEC STAFF E	WITH A CHERRY ON TOP - EEC STAFF E	56.80	M
GENERAL FUND	POLICE	AMAZON - EEC CAKE KIT DONATIONS	AMAZON - EEC CAKE KIT DONATIONS	30.72	M
GENERAL FUND	POLICE	WALMART - EEC CAKE KIT DONATIONS	WALMART - EEC CAKE KIT DONATIONS	4.11	M
GENERAL FUND	POLICE	WALMART - EEC CAKE KIT DONATIONS	WALMART - EEC CAKE KIT DONATIONS	14.60	M
GENERAL FUND	POLICE	WALMART - EEC CAKE KIT DONATIONS	WALMART - EEC CAKE KIT DONATIONS	0.36	M
GENERAL FUND	POLICE	WALMART - EEC CAKE KIT DONATIONS	WALMART - EEC CAKE KIT DONATIONS	52.43	M
IT FUND		ZOOM VIDEO COMMUNICATIONS	ZOOM VIDEO COMMUNICATIONS	15.99	M
MISCELLANEOUS ESCROW 24		PGA TOUR SUPERSTORE - GOLF OUTING	PGA TOUR SUPERSTORE - GOLF OUTING	229.98	M
MISCELLANEOUS ESCROW 24		4 ALL PROMOS - GOLF OUTING	4 ALL PROMOS - GOLF OUTING	304.69	M
MISCELLANEOUS ESCROW 24		GOLFBALLS.COM - GOLF OUTING	GOLFBALLS.COM - GOLF OUTING	219.95	M
MISCELLANEOUS ESCROW 24		GOLF GALAXY - GOLF OUTING	GOLF GALAXY - GOLF OUTING	259.00	M
MISCELLANEOUS ESCROW 24		SURVEY MONKEY - GOLF OUTING SIGN U	SURVEY MONKEY - GOLF OUTING SIGN U	1,080.00	M
MISCELLANEOUS ESCROW 24		DICK'S SPORTING GOODS - GOLF OUTIN	DICK'S SPORTING GOODS - GOLF OUTIN	58.01	M
MISCELLANEOUS ESCROW 24		SAM'S CLUB - GOLF OUTING	SAM'S CLUB - GOLF OUTING	18.29	M
MISCELLANEOUS ESCROW 24		SAM'S CLUB - GOLF OUTING	SAM'S CLUB - GOLF OUTING	183.19	M
UTILITY FUND 60	SEWER & WATER ADMINISTRATION	EB - PW WINTER BEST PRACTICES FOR	EB - PW WINTER BEST PRACTICES FOR	100.00	M
UTILITY FUND 60	SEWER & WATER ADMINISTRATION	WITH A CHERRY ON TOP - EEC STAFF E	WITH A CHERRY ON TOP - EEC STAFF E	56.80	M
UTILITY FUND 60	SEWER & WATER ADMINISTRATION	AMAZON - EEC CAKE KIT DONATIONS	AMAZON - EEC CAKE KIT DONATIONS	30.73	M
UTILITY FUND 60	SEWER & WATER ADMINISTRATION	WALMART - EEC CAKE KIT DONATIONS	WALMART - EEC CAKE KIT DONATIONS	4.10	M
UTILITY FUND 60	SEWER & WATER ADMINISTRATION	WALMART - EEC CAKE KIT DONATIONS	WALMART - EEC CAKE KIT DONATIONS	14.60	M
UTILITY FUND 60	SEWER & WATER ADMINISTRATION	WALMART - EEC CAKE KIT DONATIONS	WALMART - EEC CAKE KIT DONATIONS	0.36	M
UTILITY FUND 60	SEWER & WATER ADMINISTRATION	WALMART - EEC CAKE KIT DONATIONS	WALMART - EEC CAKE KIT DONATIONS	52.42	M
			Vendor Total:	4,255.55	
Vendor Name: GARRY P DAYTON					
COMMUNITY CAPITAL	ADMINISTRATION	CULVERT 50/50 - 116 FAIRFIELD RD	CULVERT 50/50 - 116 FAIRFIELD RD	750.00	M
			Vendor Total:	750.00	
Vendor Name: GEARY ELECTRIC, INC					
GENERAL FUND	PUBLIC WORKS	MALLARD STREET LIGHT REPAIR	MALLARD STREET LIGHT REPAIR	4,867.24	M
GENERAL FUND	PUBLIC WORKS	FEDERAL & BECK STREET LIGHT REPAIR	FEDERAL & BECK STREET LIGHT REPAIR	3,899.32	M
			Vendor Total:	8,766.56	
Vendor Name: GRAINGER, INC.					
MISCELLANEOUS ESCROW 24		HIP WADERS REPL	HIP WADERS REPL	221.44	D M
UTILITY FUND 60	SEWER	BAR SCREEN RUBBER PAD REPLACEMENT	BAR SCREEN RUBBER PAD REPLACEMENT	566.54	D M
UTILITY FUND 60	SEWER	PHOSPHORUS ANALYZER	PHOSPHORUS ANALYZER	288.66	D M
WATER/SEWER CAPITAL FUND 61	WATER/SEWER CAPITAL	BNR POD RETRIEVAL SYSTEM	BNR POD RETRIEVAL SYSTEM	990.20	D M
			Vendor Total:	2,066.84	
Vendor Name: GRANITE TELECOMMUNICATIONS					

Fund Description		Department Description	Invoice Line Description	Invoice Description	Amount	
Vendor Name: GRANITE TELECOMMUNICATIONS						
GENERAL FUND		POLICE	TELEPHONE - PD	TELEPHONE - PD	267.08	D M
UTILITY FUND	60	SEWER & WATER ADMINISTRATION	TELEPHONE - PW	TELEPHONE - PW	595.83	D M
				Vendor Total:	862.91	
Vendor Name: GREAT AMERICAN TIRE & AUTO						
GENERAL FUND		POLICE	#86 OIL CHANGE & FILTER & TIRE ROT	#86 OIL CHANGE & FILTER & TIRE ROT	86.36	M
				Vendor Total:	86.36	
Vendor Name: GROOT INDUSTRIES, INC						
REFUSE & RECYCLING	30		GROOT BILLING CONTRACT	GROOT BILLING CONTRACT	109,509.70	D M
				Vendor Total:	109,509.70	
Vendor Name: HINCKLEY SPRINGS						
GENERAL FUND		ADMINISTRATION	WATER FOR VH/PD	WATER FOR VH/PD	9.99	M
GENERAL FUND		POLICE	WATER FOR VH/PD	WATER FOR VH/PD	119.11	M
				Vendor Total:	129.10	
Vendor Name: IL ASSOC OF CHIEFS OF POLICE						
GENERAL FUND		POLICE	ANNUAL MEMBERSHIP DUES	ANNUAL MEMBERSHIP DUES	265.00	M
				Vendor Total:	265.00	
Vendor Name: ILLINOIS SECTION AWWA						
UTILITY FUND	60	SEWER & WATER ADMINISTRATION	PW TRAINING - 2025 FALL REGULATORY	PW TRAINING - 2025 FALL REGULATORY	670.00	M
				Vendor Total:	670.00	
Vendor Name: ILLINOIS TOLLWAY						
GENERAL FUND		PUBLIC WORKS	IL TOLLWAY - TOLL CHARGES	IL TOLLWAY - TOLL CHARGES	102.25	M
				Vendor Total:	102.25	
Vendor Name: IPBC						
GENERAL FUND		ADMINISTRATION	EMPLOYER CONTRIBUTION - OCTOBER 20	EMPLOYER CONTRIBUTION - OCTOBER 20	4,051.13	M
GENERAL FUND		ENGINEERING & BUILDING	EMPLOYER CONTRIBUTION - OCTOBER 20	EMPLOYER CONTRIBUTION - OCTOBER 20	1,381.41	M
GENERAL FUND		POLICE	EMPLOYER CONTRIBUTION - OCTOBER 20	EMPLOYER CONTRIBUTION - OCTOBER 20	34,610.82	M
GENERAL FUND		PUBLIC WORKS	EMPLOYER CONTRIBUTION - OCTOBER 20	EMPLOYER CONTRIBUTION - OCTOBER 20	8,087.79	M
REFUSE & RECYCLING	30		EMPLOYER CONTRIBUTION - OCTOBER 20	EMPLOYER CONTRIBUTION - OCTOBER 20	2,655.46	M
UTILITY FUND	60	SEWER & WATER ADMINISTRATION	EMPLOYER CONTRIBUTION - OCTOBER 20	EMPLOYER CONTRIBUTION - OCTOBER 20	16,901.60	M
				Vendor Total:	67,688.21	
Vendor Name: J.G. UNIFORMS, INC						
GENERAL FUND		POLICE	SHOULDER PATCHES - SIEFKEN	SHOULDER PATCHES - SIEFKEN	92.00	M
				Vendor Total:	92.00	
Vendor Name: JOHN HAWLEY - SC						
GENERAL FUND		PUBLIC WORKS	TREE 50/50 - 1915 SPRUCEWOOD LANE	TREE 50/50 - 1915 SPRUCEWOOD LANE	102.50	M
				Vendor Total:	102.50	
Vendor Name: JOHN KING - R						
COMMUNITY CAPITAL			TRANS FACILITIES FEE	UB refund for account: 0211112740-	5.38	M
REFUSE & RECYCLING	30		REFUSE & RECYCLING	UB refund for account: 0211112740-	28.81	M
UTILITY FUND	60	SEWER & WATER ADMINISTRATION	CAPITAL FEE	UB refund for account: 0211112740-	4.85	M
UTILITY FUND	60	SEWER	SEWER SERVICE	UB refund for account: 0211112740-	37.32	M
UTILITY FUND	60	WATER	WATER SERVICE	UB refund for account: 0211112740-	39.62	M
				Vendor Total:	115.98	

Fund Description		Department Description	Invoice Line Description	Invoice Description	Amount	
Vendor Name: JOHNNY D TEES, LLC						
GENERAL FUND		ADMINISTRATION	CITIZENS ACADEMY TSHIRTS	CITIZENS ACADEMY TSHIRTS	126.00	M
				Vendor Total:	126.00	
Vendor Name: JS COMMUNICATIONS TECHNOLOGIES						
GENERAL FUND		BUILDING & GROUNDS	SIREN REPAIR	SIREN REPAIR	1,567.44	M
				Vendor Total:	1,567.44	
Vendor Name: KATHY BONEA						
GENERAL FUND		PUBLIC WORKS	50/50 TREE - 2017 WOODLANE DR.	50/50 TREE - 2017 WOODLANE DR.	50.93	M
				Vendor Total:	50.93	
Vendor Name: KOSCO FLAGS & FLAGPOLES L.L.C.						
GENERAL FUND		BUILDING & GROUNDS	FLAG STOCK	FLAG STOCK - 5X8	206.60	M
				Vendor Total:	206.60	
Vendor Name: LAKE COUNTY HEALTH DEPARTMENT						
GENERAL FUND		ADMINISTRATION	LAKE WATER TESTING - AUGUST ADDIT	LAKE WATER TESTING - AUGUST ADDIT	25.00	M
GENERAL FUND		ADMINISTRATION	ANIMAL CONTROL SERVICES	ANIMAL CONTROL SERVICES	75.00	M
				Vendor Total:	100.00	
Vendor Name: LARKSPUR & LEO ARTISAN FLORAL DESIGN						
GENERAL FUND		ADMINISTRATION	FEDERAL & BECK STREET LIGHT REPAIR	VETERANS DAY FLOWERS	275.00	M
				Vendor Total:	275.00	
Vendor Name: LESTER'S MATERIAL SERVICE,INC.						
COMMUNITY CAPITAL		ADMINISTRATION	FAIRFIELD STORM PROJECT	FAIRFIELD STORM PROJECT	385.00	M
				Vendor Total:	385.00	
Vendor Name: LINDENHURST SANITARY DISTRICT						
SANITARY DISTRICT			SEPTEMBER 2025 - IN LIEU OF TAXES	SEPTEMBER 2025 - IN LIEU OF TAXES	7,288.91	M
				Vendor Total:	7,288.91	
Vendor Name: MANHARD CONSULTING LTD						
GENERAL FUND		ENGINEERING & BUILDING	MISC ENGINEERING ASSISTANCE	MISC ENGINEERING ASSISTANCE	300.00	D M
GENERAL FUND		ENGINEERING & BUILDING	MISC ENGINEERING ASSISTANCE	MISC ENGINEERING ASSISTANCE	7,274.00	D M
				Vendor Total:	7,574.00	
Vendor Name: MID AMERICAN WATER OF WAUCONDA						
UTILITY FUND	60	WATER	B-BOX STOCK	B-BOX STOCK	660.00	M
				Vendor Total:	660.00	
Vendor Name: MID-WEST TRUCKERS ASSOCIATION						
GENERAL FUND		PUBLIC WORKS	SUBSTANCE COMPLIANCE TESTING	SUBSTANCE COMPLIANCE TESTING	324.00	M
UTILITY FUND	60	SEWER & WATER ADMINISTRATION	SUBSTANCE COMPLIANCE TESTING	SUBSTANCE COMPLIANCE TESTING	486.00	M
				Vendor Total:	810.00	
Vendor Name: NICOR						
UTILITY FUND	60	SEWER	1480 YMCA RD GENERATOR	1480 YMCA RD GENERATOR	54.62	M
UTILITY FUND	60	SEWER	405 WOODLAND TRAIL LIFT STATION	405 WOODLAND TRAIL LIFT STATION	54.62	M
				Vendor Total:	109.24	
Vendor Name: NORTH SHORE GAS						
UTILITY FUND	60	SEWER	GAS LIFT 1 - 0608497314-00001	GAS AT LIFT STATIONS & WELL HOUSE	0.00	M
UTILITY FUND	60	SEWER	GAS LIFT 2 - 0612073780-00001	GAS AT LIFT STATIONS & WELL HOUSE	0.00	M

Fund Description		Department Description	Invoice Line Description	Invoice Description	Amount	
Vendor Name: NORTH SHORE GAS						
UTILITY FUND	60	SEWER	GAS LIFT 3 - 0605241424-00001	GAS AT LIFT STATIONS & WELL HOUSE	0.00	M
UTILITY FUND	60	SEWER	GAS LIFT 4 - 0604620538-00001	GAS AT LIFT STATIONS & WELL HOUSE	2.64	M
UTILITY FUND	60	SEWER	GAS LIFT 10 - 0608845582-00001	GAS AT LIFT STATIONS & WELL HOUSE	0.00	M
UTILITY FUND	60	SEWER	GAS LIFT 9 - 0611592466-00001	GAS AT LIFT STATIONS & WELL HOUSE	0.00	M
UTILITY FUND	60	WATER	GAS WELL HOUSE 1 - 0604115867-0000	GAS AT LIFT STATIONS & WELL HOUSE	0.00	M
UTILITY FUND	60	WATER	GAS WELL HOUSE 2 - 0611622660-0000	GAS AT LIFT STATIONS & WELL HOUSE	0.00	M
UTILITY FUND	60	WATER	GAS WELL HOUSE 2 - 7500011178776	GAS AT LIFT STATIONS & WELL HOUSE	0.00	M
UTILITY FUND	60	WATER	GAS WELL HOUSE 2 - 0612121410-0000	GAS AT LIFT STATIONS & WELL HOUSE	0.00	M
UTILITY FUND	60	WATER	GAS WELL HOUSE 1 - 0611622660-0000	GAS AT LIFT STATIONS & WELL HOUSE	0.00	M
UTILITY FUND	60	WATER	PD GAS	PD GAS	49.27	M
				Vendor Total:	51.91	
Vendor Name: NORTH STAR JCB						
GENERAL FUND		PUBLIC WORKS	CASE LOADER SEIZED QUICK RELEASE R	CASE LOADER SEIZED QUICK RELEASE R	6,178.13	M
GENERAL FUND		PUBLIC WORKS	BACKHOE ALTERNATOR REPAIR	BACKHOE ALTERNATOR REPAIR	724.42	M
UTILITY FUND	60	SEWER & WATER ADMINISTRATION	CASE LOADER SEIZED QUICK RELEASE R	CASE LOADER SEIZED QUICK RELEASE R	4,118.75	M
UTILITY FUND	60	SEWER & WATER ADMINISTRATION	BACKHOE ALTERNATOR REPAIR	BACKHOE ALTERNATOR REPAIR	482.94	M
				Vendor Total:	11,504.24	
Vendor Name: NORTHWEST POLICE ACADEMY						
GENERAL FUND		POLICE	MEMBERSHIP DUES 2025-2026	MEMBERSHIP DUES 2025-2026	75.00	M
				Vendor Total:	75.00	
Vendor Name: PACE ANALYTICAL SERVICES, LLC						
UTILITY FUND	60	SEWER	AUGUST 2025 WWTF SAMPLING	AUGUST 2025 WWTF SAMPLING	1,680.00	D M
UTILITY FUND	60	SEWER	LAB SERVICES	LAB SERVICES	488.50	D M
UTILITY FUND	60	WATER	LAB SERVICE	LAB SERVICES	420.00	D M
				Vendor Total:	2,588.50	
Vendor Name: PADDOCK PUBLICATIONS, INC						
GENERAL FUND		ADMINISTRATION	PUBLIC NOTICES	PUBLIC NOTICES	64.40	M
				Vendor Total:	64.40	
Vendor Name: PAYNE & DOLAN, INC.						
MOTOR FUEL TAX	15	PUBLIC WORKS	ASPHALT PLACEMENT	ASPHALT PLACEMENT	729.53	M
				Vendor Total:	729.53	
Vendor Name: PAYROLL - EXPENSES						
GENERAL FUND		PUBLIC WORKS	CELL PHONE STIPEND - STREET	PAYROLL- EMPLOYER COSTS	0.00	M
GENERAL FUND		PUBLIC WORKS	CELL PHONE STIPEND - STREET	PAYROLL- EMPLOYER COSTS	0.00	M
I.M.R.F./F.I.C.A.	06	ADMINISTRATION	ADMIN FICA	PAYROLL- EMPLOYER COSTS	2,987.02	M
I.M.R.F./F.I.C.A.	06	ADMINISTRATION	ADMIN FICA	PAYROLL- EMPLOYER COSTS	3,021.24	M
REFUSE & RECYCLING	30		GARBAGE FICA	PAYROLL- EMPLOYER COSTS	186.68	M
REFUSE & RECYCLING	30		GARBAGE FICA	PAYROLL- EMPLOYER COSTS	188.83	M
UTILITY FUND	60	SEWER & WATER ADMINISTRATION	S & W FICA	PAYROLL- EMPLOYER COSTS	3,049.25	M
UTILITY FUND	60	SEWER & WATER ADMINISTRATION	S & W FICA	PAYROLL- EMPLOYER COSTS	3,084.18	M
UTILITY FUND	60	SEWER	CELL PHONE STIPEND - SEWER	PAYROLL- EMPLOYER COSTS	0.00	M
UTILITY FUND	60	SEWER	CELL PHONE STIPEND - SEWER	PAYROLL- EMPLOYER COSTS	0.00	M
UTILITY FUND	60	WATER	CELL PHONE STIPEND - WATER	PAYROLL- EMPLOYER COSTS	0.00	M
UTILITY FUND	60	WATER	CELL PHONE STIPEND - WATER	PAYROLL- EMPLOYER COSTS	0.00	M
				Vendor Total:	12,517.20	
Vendor Name: PAYROLL - GROSS PAYS						

Fund Description	Department Description	Invoice Line Description	Invoice Description	Amount	
Vendor Name: PAYROLL - GROSS PAYS					
GENERAL FUND	ADMINISTRATION	ADMIN SALARIES	PAYROLL GROSS COMPENSATION	7,989.92	M
GENERAL FUND	ADMINISTRATION	ADMIN SALARIES	PAYROLL GROSS COMPENSATION	7,996.86	M
GENERAL FUND	ADMINISTRATION	ADMIN PART-TIME SALARIES	PAYROLL GROSS COMPENSATION	0.00	M
GENERAL FUND	ADMINISTRATION	ADMIN PART-TIME SALARIES	PAYROLL GROSS COMPENSATION	0.00	M
GENERAL FUND	ADMINISTRATION	ADMIN OVERTIME	PAYROLL GROSS COMPENSATION	0.00	M
GENERAL FUND	ADMINISTRATION	ADMIN OVERTIME	PAYROLL GROSS COMPENSATION	0.00	M
GENERAL FUND	ADMINISTRATION	ADMIN MERIT BONUS	PAYROLL GROSS COMPENSATION	0.00	M
GENERAL FUND	ADMINISTRATION	ADMIN MERIT BONUS	PAYROLL GROSS COMPENSATION	0.00	M
GENERAL FUND	ADMINISTRATION	ADMIN SICK TIME COMP	PAYROLL GROSS COMPENSATION	0.00	M
GENERAL FUND	ADMINISTRATION	ADMIN SICK TIME COMP	PAYROLL GROSS COMPENSATION	0.00	M
GENERAL FUND	ADMINISTRATION	OFFICIALS SALARIES	PAYROLL GROSS COMPENSATION	0.00	M
GENERAL FUND	ADMINISTRATION	OFFICIALS SALARIES	PAYROLL GROSS COMPENSATION	3,025.00	M
GENERAL FUND	ADMINISTRATION	CONTINGENCIES	PAYROLL GROSS COMPENSATION	0.00	M
GENERAL FUND	ADMINISTRATION	CONTINGENCIES	PAYROLL GROSS COMPENSATION	0.00	M
GENERAL FUND	ENGINEERING & BUILDING	BLDG & ENG SALARIES	PAYROLL GROSS COMPENSATION	2,201.56	M
GENERAL FUND	ENGINEERING & BUILDING	BLDG & ENG SALARIES	PAYROLL GROSS COMPENSATION	2,201.55	M
GENERAL FUND	ENGINEERING & BUILDING	BLDG & ENG MERIT BONUS	PAYROLL GROSS COMPENSATION	0.00	M
GENERAL FUND	ENGINEERING & BUILDING	BLDG & ENG MERIT BONUS	PAYROLL GROSS COMPENSATION	0.00	M
GENERAL FUND	ENGINEERING & BUILDING	BLDG & ENG SICK TIME COMP	PAYROLL GROSS COMPENSATION	0.00	M
GENERAL FUND	ENGINEERING & BUILDING	BLDG & ENG SICK TIME COMP	PAYROLL GROSS COMPENSATION	0.00	M
GENERAL FUND	POLICE	POLICE ADMIN/RECORDS SALARIES	PAYROLL GROSS COMPENSATION	2,142.40	M
GENERAL FUND	POLICE	POLICE ADMIN/RECORDS SALARIES	PAYROLL GROSS COMPENSATION	2,142.40	M
GENERAL FUND	POLICE	POLICE OFFICERS SALARIES	PAYROLL GROSS COMPENSATION	65,696.45	M
GENERAL FUND	POLICE	POLICE OFFICERS SALARIES	PAYROLL GROSS COMPENSATION	65,696.43	M
GENERAL FUND	POLICE	POLICE P/T OFFICERS SALARIES	PAYROLL GROSS COMPENSATION	2,875.95	M
GENERAL FUND	POLICE	POLICE P/T OFFICERS SALARIES	PAYROLL GROSS COMPENSATION	2,184.98	M
GENERAL FUND	POLICE	POLICE OVERTIME	PAYROLL GROSS COMPENSATION	2,474.66	M
GENERAL FUND	POLICE	POLICE OVERTIME	PAYROLL GROSS COMPENSATION	685.41	M
GENERAL FUND	POLICE	POLICE MERIT BONUS	PAYROLL GROSS COMPENSATION	0.00	M
GENERAL FUND	POLICE	POLICE MERIT BONUS	PAYROLL GROSS COMPENSATION	0.00	M
GENERAL FUND	POLICE	POLICE SICK TIME COMP	PAYROLL GROSS COMPENSATION	0.00	M
GENERAL FUND	POLICE	POLICE SICK TIME COMP	PAYROLL GROSS COMPENSATION	0.00	M
GENERAL FUND	POLICE	POLICE P/T CSO SALARIES	PAYROLL GROSS COMPENSATION	0.00	M
GENERAL FUND	POLICE	POLICE P/T CSO SALARIES	PAYROLL GROSS COMPENSATION	0.00	M
GENERAL FUND	POLICE	POLICE UNIFORM STIPEND	PAYROLL GROSS COMPENSATION	0.00	M
GENERAL FUND	POLICE	POLICE UNIFORM STIPEND	PAYROLL GROSS COMPENSATION	0.00	M
GENERAL FUND	PUBLIC WORKS	STREET SALARIES	PAYROLL GROSS COMPENSATION	15,608.22	M
GENERAL FUND	PUBLIC WORKS	STREET SALARIES	PAYROLL GROSS COMPENSATION	15,608.22	M
GENERAL FUND	PUBLIC WORKS	STREET SEASONAL SUMMER	PAYROLL GROSS COMPENSATION	0.00	M
GENERAL FUND	PUBLIC WORKS	STREET SEASONAL SUMMER	PAYROLL GROSS COMPENSATION	0.00	M
GENERAL FUND	PUBLIC WORKS	STREET OVER-TIME/CALL OUT PAY	PAYROLL GROSS COMPENSATION	1,029.90	M
GENERAL FUND	PUBLIC WORKS	STREET OVER-TIME/CALL OUT PAY	PAYROLL GROSS COMPENSATION	595.50	M
GENERAL FUND	PUBLIC WORKS	STREET ON-CALL	PAYROLL GROSS COMPENSATION	257.60	M
GENERAL FUND	PUBLIC WORKS	STREET ON-CALL	PAYROLL GROSS COMPENSATION	257.60	M
GENERAL FUND	PUBLIC WORKS	STREET P/T WINTER PERSONNEL	PAYROLL GROSS COMPENSATION	0.00	M
GENERAL FUND	PUBLIC WORKS	STREET P/T WINTER PERSONNEL	PAYROLL GROSS COMPENSATION	0.00	M
GENERAL FUND	PUBLIC WORKS	STREET MERIT BONUS	PAYROLL GROSS COMPENSATION	0.00	M
GENERAL FUND	PUBLIC WORKS	STREET MERIT BONUS	PAYROLL GROSS COMPENSATION	0.00	M
GENERAL FUND	PUBLIC WORKS	STREET SICK TIME COMP	PAYROLL GROSS COMPENSATION	0.00	M
GENERAL FUND	PUBLIC WORKS	STREET SICK TIME COMP	PAYROLL GROSS COMPENSATION	0.00	M

Fund Description	Department Description	Invoice Line Description	Invoice Description	Amount	
Vendor Name: PAYROLL - GROSS PAYS					
GENERAL FUND	PUBLIC WORKS	STREET PT LABORER	PAYROLL GROSS COMPENSATION	489.60	M
GENERAL FUND	PUBLIC WORKS	STREET PT LABORER	PAYROLL GROSS COMPENSATION	489.60	M
REFUSE & RECYCLING 30		GARBAGE FUND SALARIES	PAYROLL GROSS COMPENSATION	2,830.19	M
REFUSE & RECYCLING 30		GARBAGE FUND SALARIES	PAYROLL GROSS COMPENSATION	2,837.14	M
REFUSE & RECYCLING 30		GARBAGE MERIT BONUS	PAYROLL GROSS COMPENSATION	0.00	M
REFUSE & RECYCLING 30		GARBAGE MERIT BONUS	PAYROLL GROSS COMPENSATION	0.00	M
REFUSE & RECYCLING 30		GARBAGE SICK TIME COMP	PAYROLL GROSS COMPENSATION	0.00	M
REFUSE & RECYCLING 30		GARBAGE SICK TIME COMP	PAYROLL GROSS COMPENSATION	0.00	M
GRAND AVENUE TIF FUND		TIF SALARIES	PAYROLL GROSS COMPENSATION	843.75	M
GRAND AVENUE TIF FUND		TIF SALARIES	PAYROLL GROSS COMPENSATION	843.75	M
UTILITY FUND 60	SEWER & WATER ADMINISTRATION	W&S ADMIN SALARIES	PAYROLL GROSS COMPENSATION	7,368.61	M
UTILITY FUND 60	SEWER & WATER ADMINISTRATION	W&S ADMIN SALARIES	PAYROLL GROSS COMPENSATION	7,377.86	M
UTILITY FUND 60	SEWER & WATER ADMINISTRATION	W&S ADMIN OVERTIME	PAYROLL GROSS COMPENSATION	0.00	M
UTILITY FUND 60	SEWER & WATER ADMINISTRATION	W&S ADMIN OVERTIME	PAYROLL GROSS COMPENSATION	0.00	M
UTILITY FUND 60	SEWER & WATER ADMINISTRATION	W&S ADMIN MERIT BONUS	PAYROLL GROSS COMPENSATION	0.00	M
UTILITY FUND 60	SEWER & WATER ADMINISTRATION	W&S ADMIN MERIT BONUS	PAYROLL GROSS COMPENSATION	0.00	M
UTILITY FUND 60	SEWER & WATER ADMINISTRATION	W&S ADMIN SICK TIME COMP	PAYROLL GROSS COMPENSATION	0.00	M
UTILITY FUND 60	SEWER & WATER ADMINISTRATION	W&S ADMIN SICK TIME COMP	PAYROLL GROSS COMPENSATION	0.00	M
UTILITY FUND 60	SEWER	SEWER SALARIES	PAYROLL GROSS COMPENSATION	15,608.22	M
UTILITY FUND 60	SEWER	SEWER SALARIES	PAYROLL GROSS COMPENSATION	15,608.22	M
UTILITY FUND 60	SEWER	SEWER PART-TIME & SEASONAL	PAYROLL GROSS COMPENSATION	0.00	M
UTILITY FUND 60	SEWER	SEWER PART-TIME & SEASONAL	PAYROLL GROSS COMPENSATION	0.00	M
UTILITY FUND 60	SEWER	SEWER OVER-TIME/CALL OUT PAY	PAYROLL GROSS COMPENSATION	1,029.90	M
UTILITY FUND 60	SEWER	SEWER OVER-TIME/CALL OUT PAY	PAYROLL GROSS COMPENSATION	595.50	M
UTILITY FUND 60	SEWER	SEWER ON-CALL	PAYROLL GROSS COMPENSATION	257.60	M
UTILITY FUND 60	SEWER	SEWER ON-CALL	PAYROLL GROSS COMPENSATION	257.60	M
UTILITY FUND 60	SEWER	SEWER MERIT BONUS	PAYROLL GROSS COMPENSATION	0.00	M
UTILITY FUND 60	SEWER	SEWER MERIT BONUS	PAYROLL GROSS COMPENSATION	0.00	M
UTILITY FUND 60	SEWER	SEWER SICK TIME COMP	PAYROLL GROSS COMPENSATION	0.00	M
UTILITY FUND 60	SEWER	SEWER SICK TIME COMP	PAYROLL GROSS COMPENSATION	0.00	M
UTILITY FUND 60	SEWER	SEWER PT LABORER	PAYROLL GROSS COMPENSATION	489.60	M
UTILITY FUND 60	SEWER	SEWER PT LABORER	PAYROLL GROSS COMPENSATION	489.60	M
UTILITY FUND 60	WATER	WATER SALARIES	PAYROLL GROSS COMPENSATION	7,804.11	M
UTILITY FUND 60	WATER	WATER SALARIES	PAYROLL GROSS COMPENSATION	7,804.11	M
UTILITY FUND 60	WATER	WATER PART TIME & SEASONAL	PAYROLL GROSS COMPENSATION	0.00	M
UTILITY FUND 60	WATER	WATER PART TIME & SEASONAL	PAYROLL GROSS COMPENSATION	0.00	M
UTILITY FUND 60	WATER	WATER OVERTIME/CALL OUT PAY	PAYROLL GROSS COMPENSATION	514.96	M
UTILITY FUND 60	WATER	WATER OVERTIME/CALL OUT PAY	PAYROLL GROSS COMPENSATION	297.75	M
UTILITY FUND 60	WATER	WATER ON-CALL	PAYROLL GROSS COMPENSATION	128.80	M
UTILITY FUND 60	WATER	WATER ON-CALL	PAYROLL GROSS COMPENSATION	128.80	M
UTILITY FUND 60	WATER	WATER MERIT BONUS	PAYROLL GROSS COMPENSATION	0.00	M
UTILITY FUND 60	WATER	WATER MERIT BONUS	PAYROLL GROSS COMPENSATION	0.00	M
UTILITY FUND 60	WATER	WATER SICK TIME COMP	PAYROLL GROSS COMPENSATION	0.00	M
UTILITY FUND 60	WATER	WATER SICK TIME COMP	PAYROLL GROSS COMPENSATION	0.00	M
UTILITY FUND 60	WATER	WATER PT LABORER	PAYROLL GROSS COMPENSATION	244.80	M
UTILITY FUND 60	WATER	WATER PT LABORER	PAYROLL GROSS COMPENSATION	244.80	M
			Vendor Total:	275,255.48	
Vendor Name: PAYROLL - PROCESSING FEES					
GENERAL FUND	ADMINISTRATION	ADMIN PAYLOCITY	PAYROLL - PAYLOCITY FEES	338.39	M
GENERAL FUND	ADMINISTRATION	ADMIN PAYLOCITY	PAYROLL - PAYLOCITY FEES	108.01	M

Fund Description	Department Description	Invoice Line Description	Invoice Description	Amount	
Vendor Name: PAYROLL - PROCESSING FEES					
REFUSE & RECYCLING 30		GARBAGE FUND PAYLOCITY	PAYROLL - PAYLOCITY FEES	75.20	M
REFUSE & RECYCLING 30		GARBAGE FUND PAYLOCITY	PAYROLL - PAYLOCITY FEES	24.00	M
UTILITY FUND 60	SEWER & WATER ADMINISTRATION	W&S ADMIN PAYLOCITY	PAYROLL - PAYLOCITY FEES	338.39	M
UTILITY FUND 60	SEWER & WATER ADMINISTRATION	W&S ADMIN PAYLOCITY	PAYROLL - PAYLOCITY FEES	108.01	M
			Vendor Total:	992.00	
Vendor Name: PRECISE MRM LLC					
GENERAL FUND	PUBLIC WORKS	GPS DATA PLAN	GPS DATA PLAN	120.00	M
UTILITY FUND 60	SEWER & WATER ADMINISTRATION	GPS DATA PLAN	GPS DATA PLAN	80.00	M
			Vendor Total:	200.00	
Vendor Name: PRECISION PAVEMENT MARKINGS, INC.					
GENERAL FUND	PUBLIC WORKS	2025 ANNUAL PAVEMENT STRIPING	2025 ANNUAL PAVEMENT STRIPING	5,653.23	M
			Vendor Total:	5,653.23	
Vendor Name: RAY O'HERRON CO., INC					
GENERAL FUND	POLICE	FIREARM SUPPLIES	FIREARM SUPPLIES	59.13	M
			Vendor Total:	59.13	
Vendor Name: RUSH POWER SYSTEMS, LLC					
WATER/SEWER CAPITAL FUND 61	WATER/SEWER CAPITAL	LS10 ATS REPLACEMENT	LS10 ATS REPLACEMENT	5,011.26	D M
WATER/SEWER CAPITAL FUND 61	WATER/SEWER CAPITAL	LS2 ATS REPLACEMENT	LS2 ATS REPLACEMENT	5,157.11	D M
			Vendor Total:	10,168.37	
Vendor Name: RUSSO'S POWER EQUIPMENT, INC					
GENERAL FUND	PUBLIC WORKS	CUTTING BLADES CHOP SAW	CUTTING BLADES CHOP SAW	35.97	M
			Vendor Total:	35.97	
Vendor Name: SAFEBUILT LLC LOCKBOX 88135					
GENERAL FUND	POLICE	CODE ENFORCEMENT - SEPTEMBER 2025	CODE ENFORCEMENT - SEPTEMBER 2025	2,659.84	M
			Vendor Total:	2,659.84	
Vendor Name: SONDAY SERVICES					
COMMUNITY CAPITAL	ADMINISTRATION	PIPE & MANHOLE CONNECT TO STORM SE	PIPE & MANHOLE CONNECT TO STORM SE	13,600.00	D M
UTILITY FUND 60	WATER	WATER MAIN REPAIR - 2504 TIMBER LA	WATER MAIN REPAIR - 2504 TIMBER LA	9,954.00	D M
UTILITY FUND 60	WATER	WATER MAIN REPAIR - 622 OXFORD & 2	WATER MAIN REPAIR - 622 OXFORD & 2	6,000.00	D M
			Vendor Total:	29,554.00	
Vendor Name: STEVEN L CZERNIEJEWSKI					
GENERAL FUND	PUBLIC WORKS	50/50 TREE - 416 PRESTON CIR	50/50 TREE - 416 PRESTON CIR	200.00	M
			Vendor Total:	200.00	
Vendor Name: SWANSON, MARTIN & BELL, LLP					
GENERAL FUND	POLICE	AUGUST 2025 PROSECUTION MATTERS	AUGUST 2025 PROSECUTION MATTERS	3,394.53	D M
			Vendor Total:	3,394.53	
Vendor Name: TESKA ASSOCIATES, INC					
GRAND AVENUE TIF FUND	ADMINISTRATION	GRAND AVENUE TIF	GRAND AVENUE TIF	8,328.75	D M
			Vendor Total:	8,328.75	
Vendor Name: THELEN MATERIALS LLC					
COMMUNITY CAPITAL	ADMINISTRATION	FAIRFIELD RD STORM PROJECT	FAIRFIELD RD STORM PROJECT	204.10	M
			Vendor Total:	204.10	

Fund Description		Department Description	Invoice Line Description	Invoice Description	Amount	
Vendor Name: ULINE						
MISCELLANEOUS ESCROW 24			EARMUFFS & TRAFFIC CONE BELTS	EARMUFFS & TRAFFIC CONE BELTS	630.00	M
				Vendor Total:	630.00	
Vendor Name: USA BLUEBOOK						
MISCELLANEOUS ESCROW 24			EAR PLUGS	EAR PLUGS	250.50	M
UTILITY FUND	60	SEWER	REAGENT TESTING PACKETS	REAGENT TESTING PACKETS	142.97	M
UTILITY FUND	60	WATER	REAGENT TESTING PACKETS	REAGENT TESTING PACKETS	142.97	M
				Vendor Total:	536.44	
Vendor Name: USIC LOCATING SERVICES, INC						
UTILITY FUND	60	SEWER & WATER ADMINISTRATION	SEPTEMBER 2025 LOCATING SERVICES	SEPTEMBER 2025 LOCATING SERVICES	9,658.11	D M
				Vendor Total:	9,658.11	
Vendor Name: USPS STAMP FULFILLMENT SERVICES						
GENERAL FUND		ADMINISTRATION	STAMPS TO GO ORDER	STAMPS TO GO ORDER	3,120.00	M
				Vendor Total:	3,120.00	
Vendor Name: VERIZON WIRELESS						
GENERAL FUND		POLICE	PD CELL PHONES	PD CELL PHONES	204.55	M
UTILITY FUND	60	SEWER & WATER ADMINISTRATION	LS6 AUG/SEPT PHONE	LS6 AUG/SEPT PHONE	19.43	M
UTILITY FUND	60	SEWER & WATER ADMINISTRATION	PW INTERNET, CELL PHONES & TABLET	PW INTERNET, CELL PHONES & TABLET	283.97	M
				Vendor Total:	507.95	
Vendor Name: WEX BANK						
GENERAL FUND		POLICE	PD FUEL	PD FUEL	3,569.20	M
GENERAL FUND		PUBLIC WORKS	PW FUEL	PW FUEL	1,022.40	M
UTILITY FUND	60	SEWER & WATER ADMINISTRATION	PW FUEL	PW FUEL	681.60	M
				Vendor Total:	5,273.20	
Vendor Name: WGNAM						
ECONOMIC DEVELOPMENT FUND			YOUR HOMETOWN SERIES	YOUR HOMETOWN SERIES	1,560.00	M
ECONOMIC DEVELOPMENT FUND			YOUR HOMETOWN SERIES	YOUR HOMETOWN SERIES	1,000.00	M
				Vendor Total:	2,560.00	
Vendor Name: YELLOWSTONE LANDSCAPE INC						
GENERAL FUND		PUBLIC WORKS	HERBICIDE TREATMENT	HERBICIDE TREATMENT	445.00	D M
GENERAL FUND		PUBLIC WORKS	SEPTEMBER 2025 MOWING	SEPTEMBER 2025 MOWING	7,499.48	D M
GENERAL FUND		PUBLIC WORKS	ISLAND BEDS GRAND AVE - SEPTEMBER	ISLAND BEDS GRAND AVE - SEPTEMBER	760.50	D M
UTILITY FUND	60	SEWER	SEPTEMBER 2025 MOWING	SEPTEMBER 2025 MOWING	4,055.65	D M
UTILITY FUND	60	WATER	SEPTEMBER 2025 MOWING	SEPTEMBER 2025 MOWING	932.50	D M
				Vendor Total:	13,693.13	
Report Total:					757,390.76	

TOTALS BY FUND

GENERAL FUND 01	321,312.78
I.M.R.F./F.I.C.A. FUND 06	6,008.26
IT FUND 11	5,735.79
LIABILITY INSURANCE FUND 14	1,850.00
MOTOR FUEL TAX FUND 15	729.53
COMMUNITY CAPITAL FUND 21	17,364.47
MISCELLANEOUS ESCROW FUND 24	3,455.05
REFUSE & RECYCLING FUND 30	119,297.89
ECONOMIC DEVELOPMENT FUND 40	2,560.00
GRAND AVENUE TIF FUND 41	10,016.25
UTILITY FUND 60	250,613.26
WATER/SEWER CAPITAL FUND 61	11,158.57
SANITARY DISTRICT FUND 89	7,288.91
Total For All Funds:	**$757,390.76**

Village of Lindenhurst Strategic Priority Dashboard

Welcome to the Village of Lindenhurst's Strategic Priority Dashboard! This interactive tool provides key performance indicators (KPIs) selected by each Village department and functional area to track progress towards our Strategic Plan and operational goals.

Mission Statement

The Village of Lindenhurst, in partnership with our community, continuously strives to provide a safe, healthy, and vibrant environment through quality customer service, public safety, progressive leadership, and financial responsibility.

All data is displayed by Fiscal Year (FY), unless otherwise specified. The Village's fiscal year runs from May 1- April 30.

Village Functional Areas













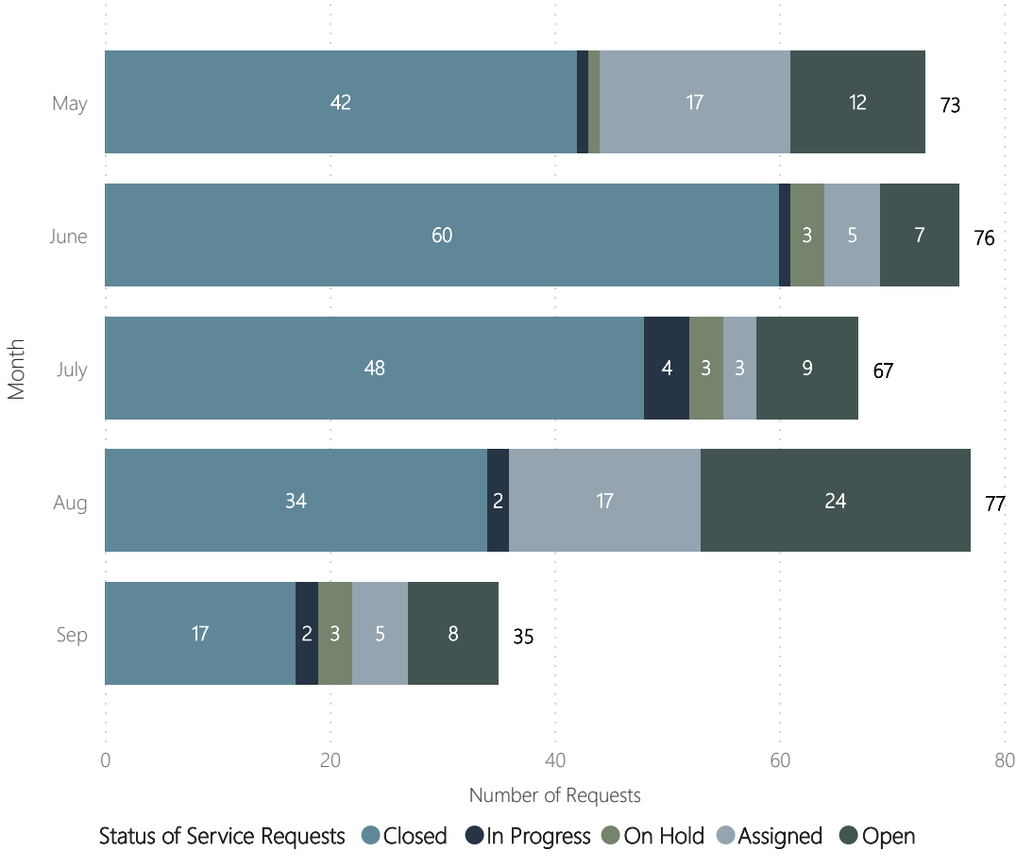
www.lindenhurstil.org/dashboards

Administration & Communications

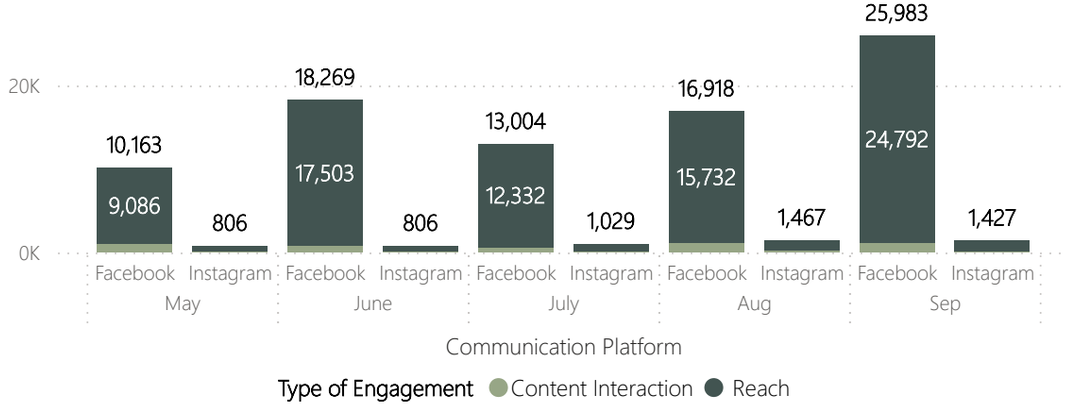
Village Strategic Plan Alignment Key

- Community Branding & Engagement
- Responsible Growth & Development
- Future Ready Operations
- Capital Infrastructure Planning & Improvements
- Business Recruitment & Retention
- Operational/ Unaffiliated

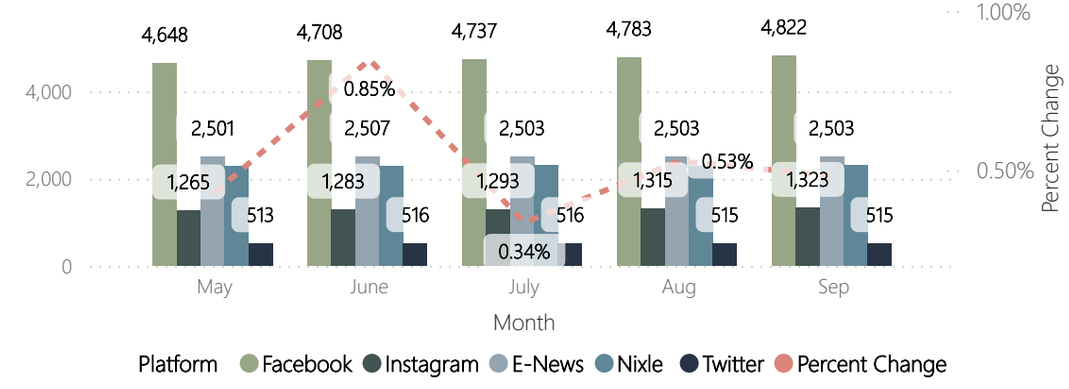
Service Requests Completion



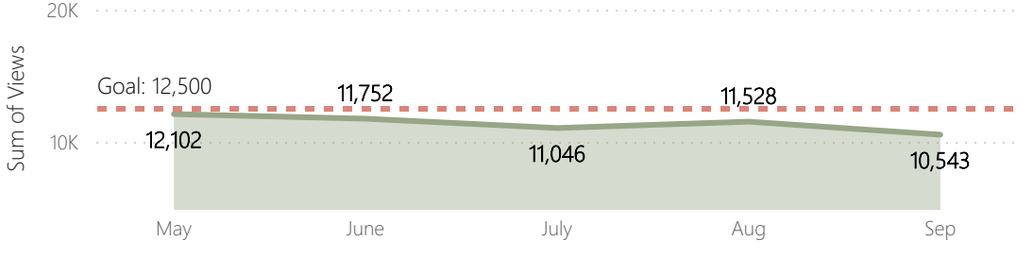
Social Media Total Engagement



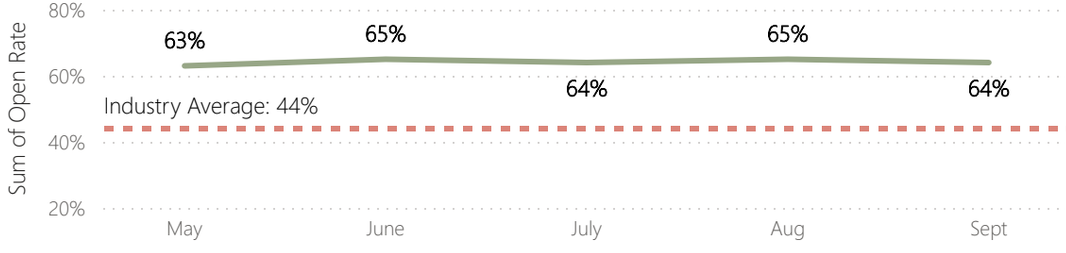
Village Social Media Platform Followers



Website Views



E-Newsletter Open Rate

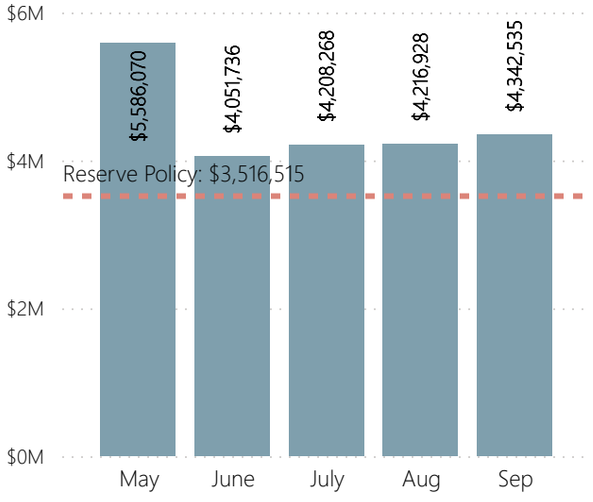


Finance

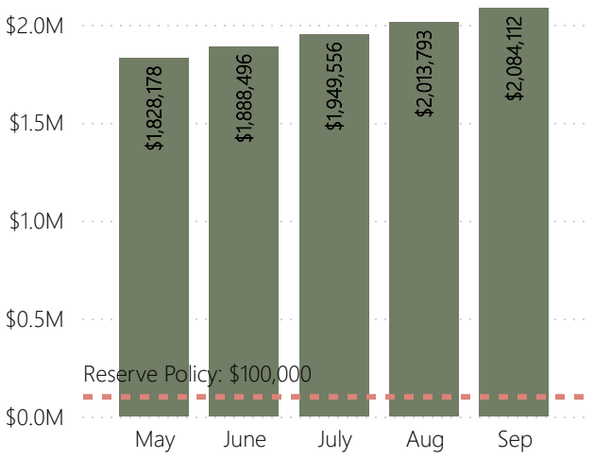
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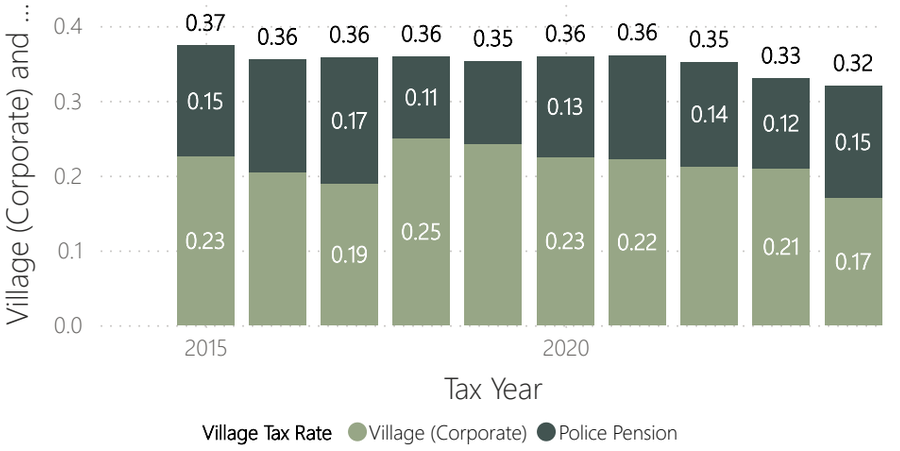
General Fund Cash Balance



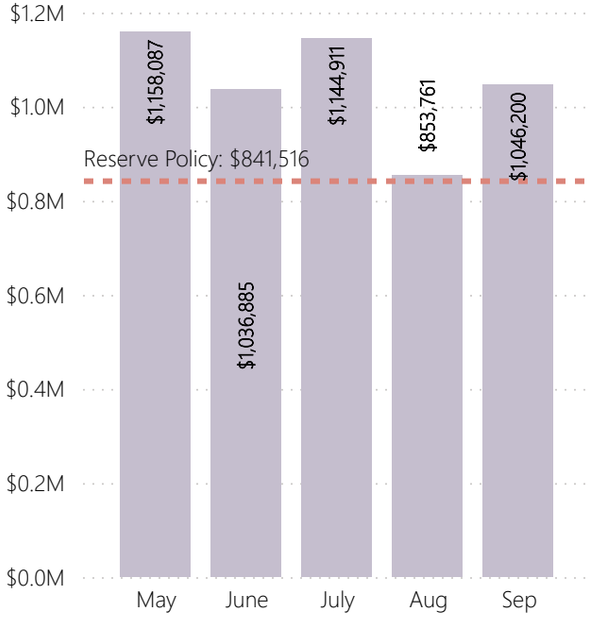
MFT Fund Cash Balance



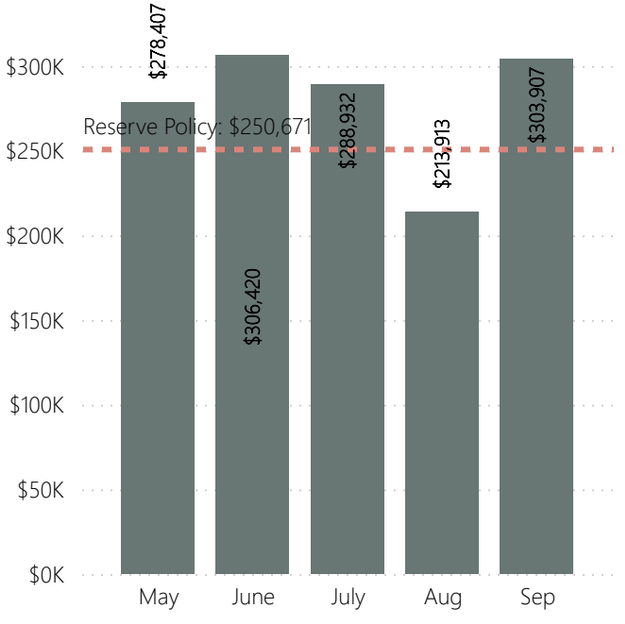
Annual Village Property Tax Rate



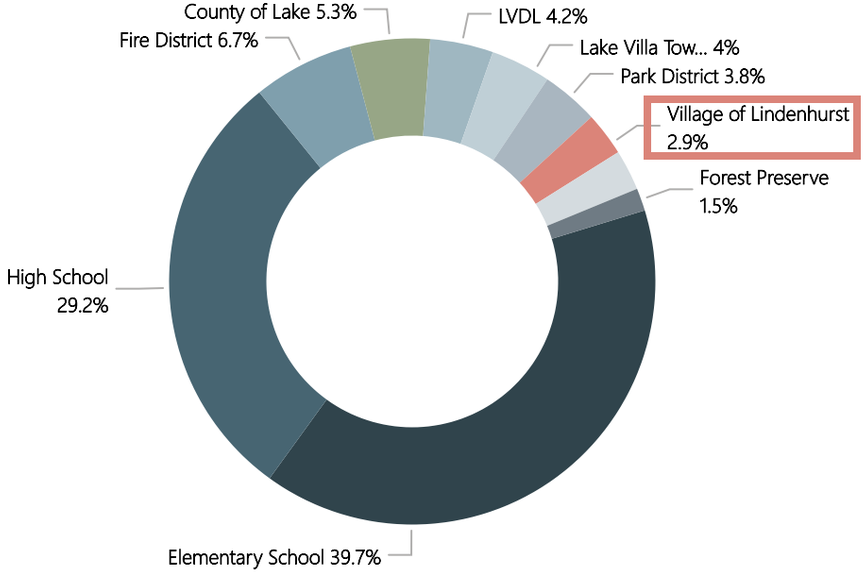
Water/ Sewer Fund Cash Balance



Garbage Fund Cash Balance



Property Tax Rate by Taxing Body

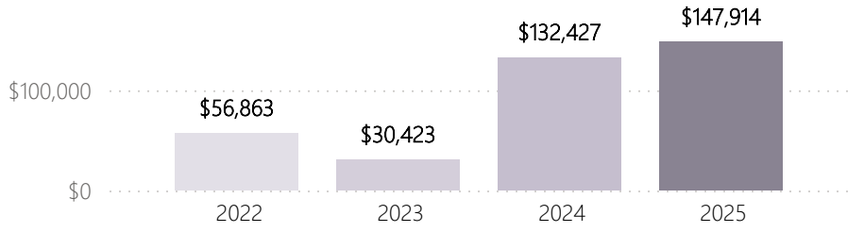


Development

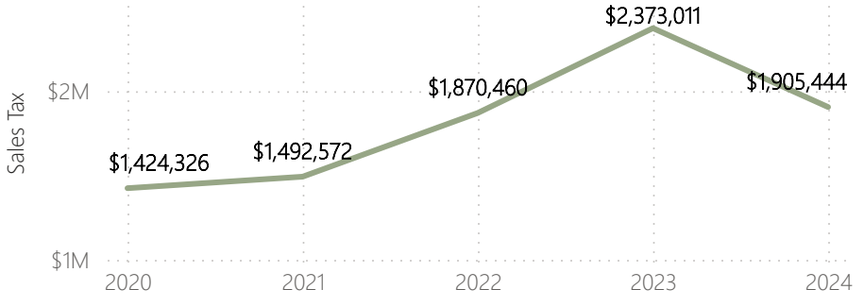
Village Strategic Plan Alignment Key

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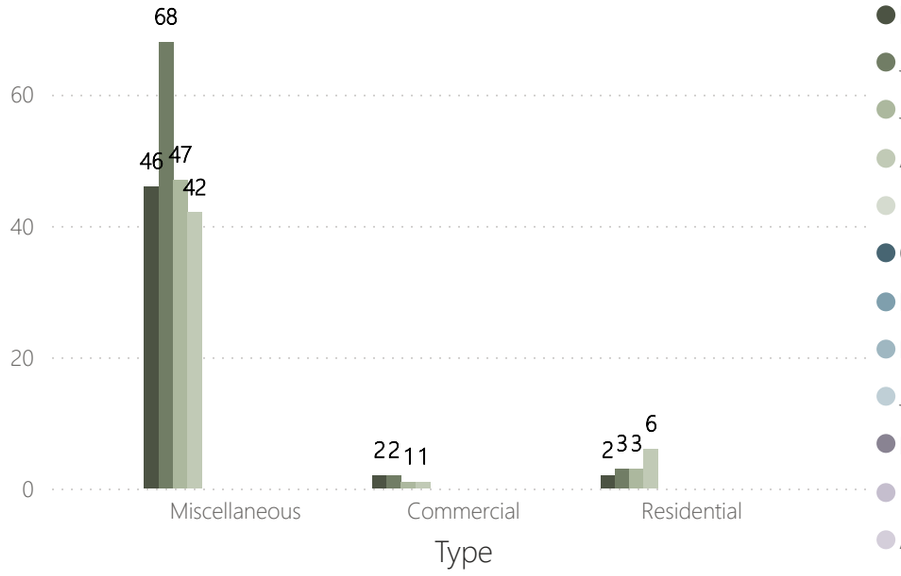
LEAP Dollars Awarded to Businesses



Sales Tax



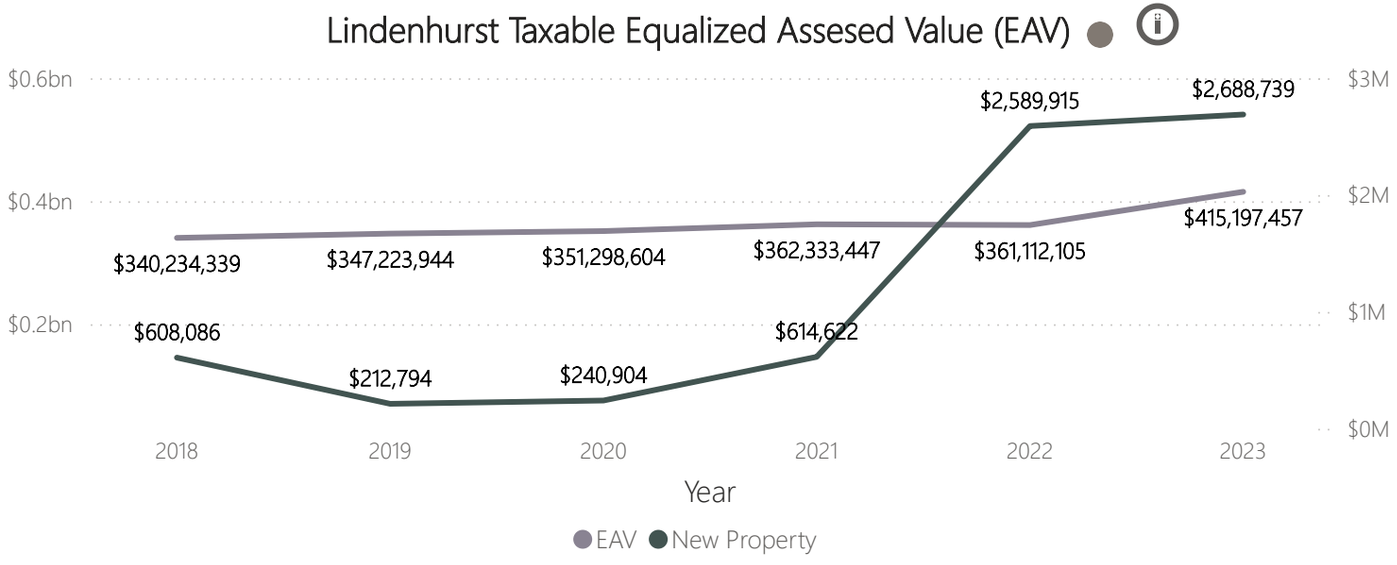
Monthly Building Permit Information



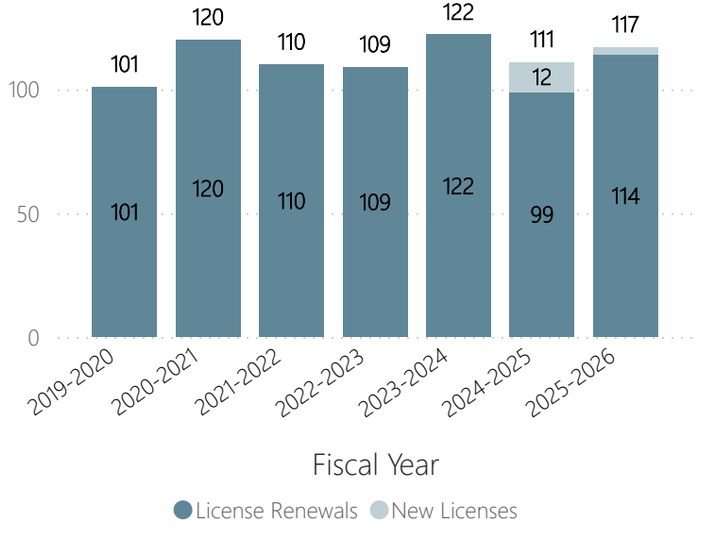
Filter by Fiscal Year

- 2020
- 2021
- 2022
- 2023
- 2024
- 2025
- 2026

Lindenhurst Taxable Equalized Assesed Value (EAV)



Fiscal Year Business License Information

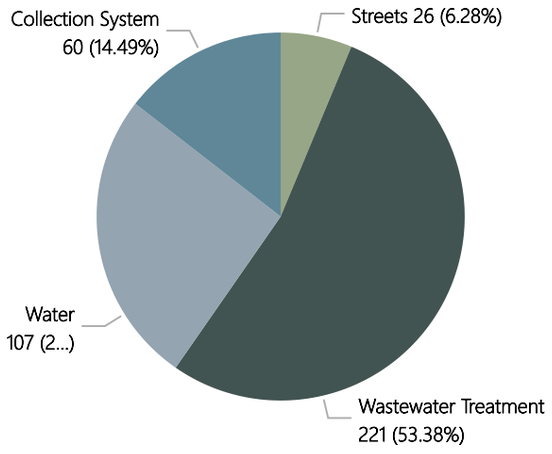


Public Works

Village Strategic Plan Alignment Key

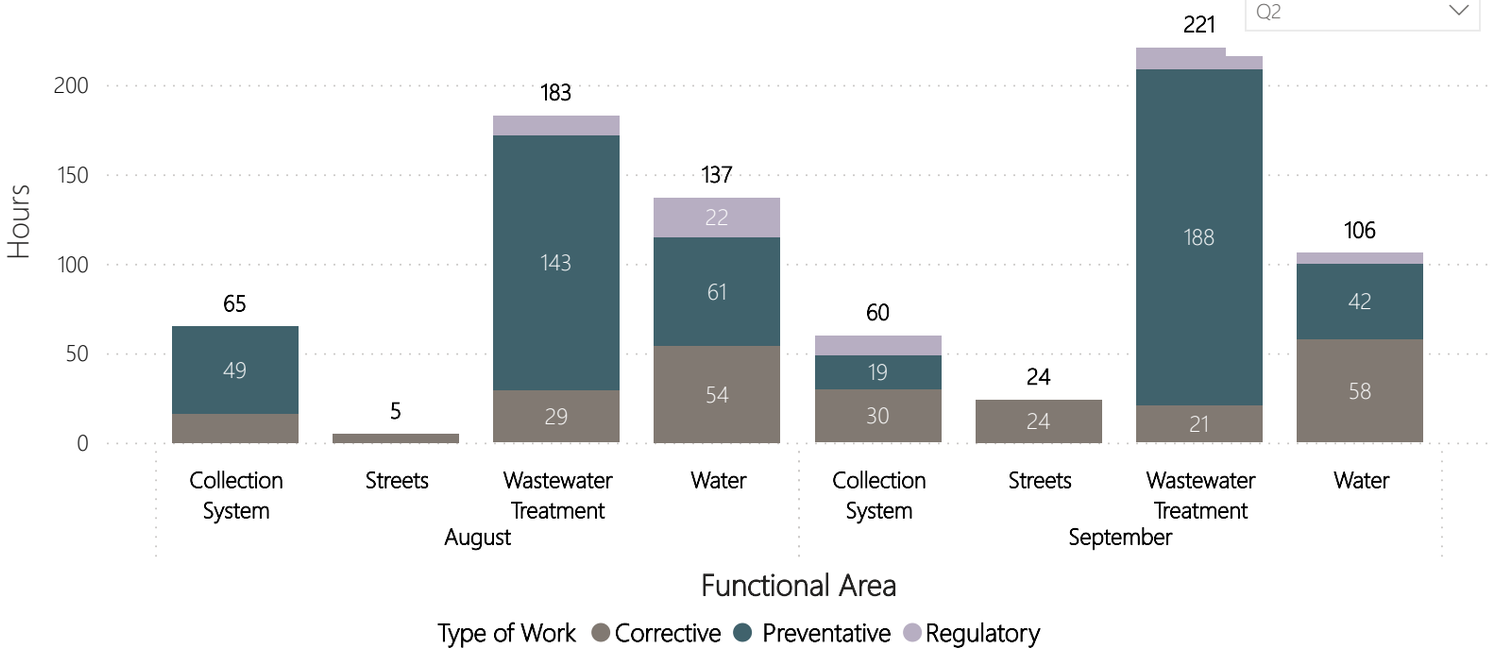
- Community Branding & Engagement
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September-Time Spent in Functional Areas

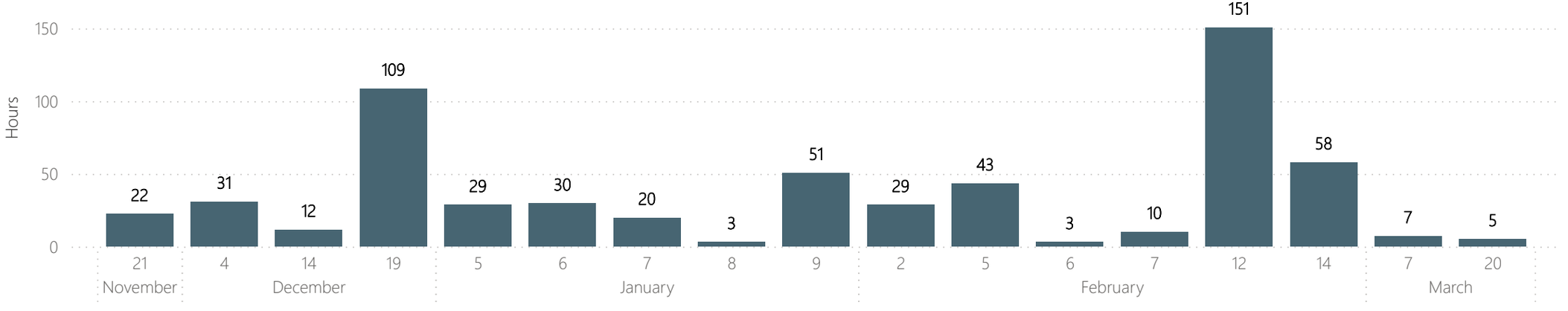


Time Performed in Public Works Functional Area

Filter by Quarter: Q2



2024-2025 Snow Season- Hours to Complete Event

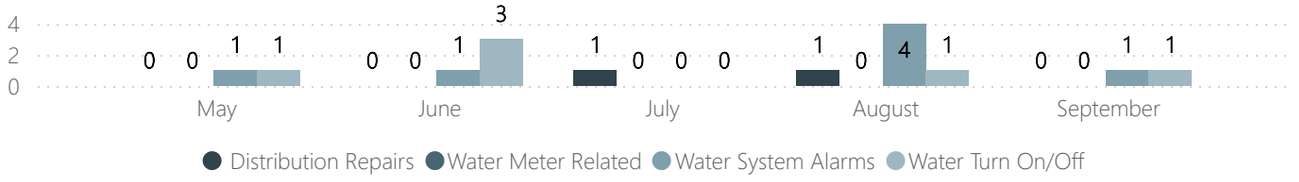


Public Works

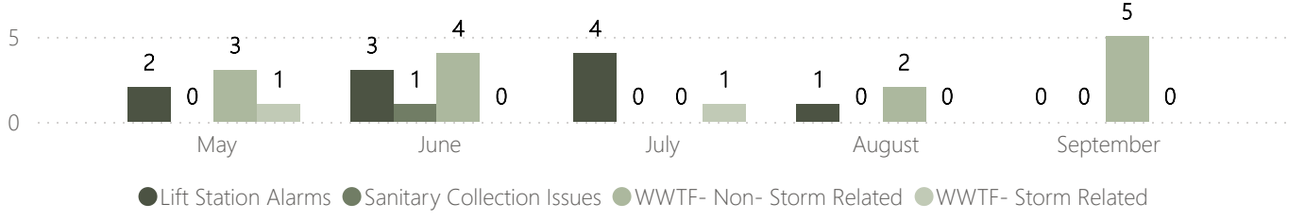
Village Strategic Plan Alignment Key

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After Hour Call Outs: Water



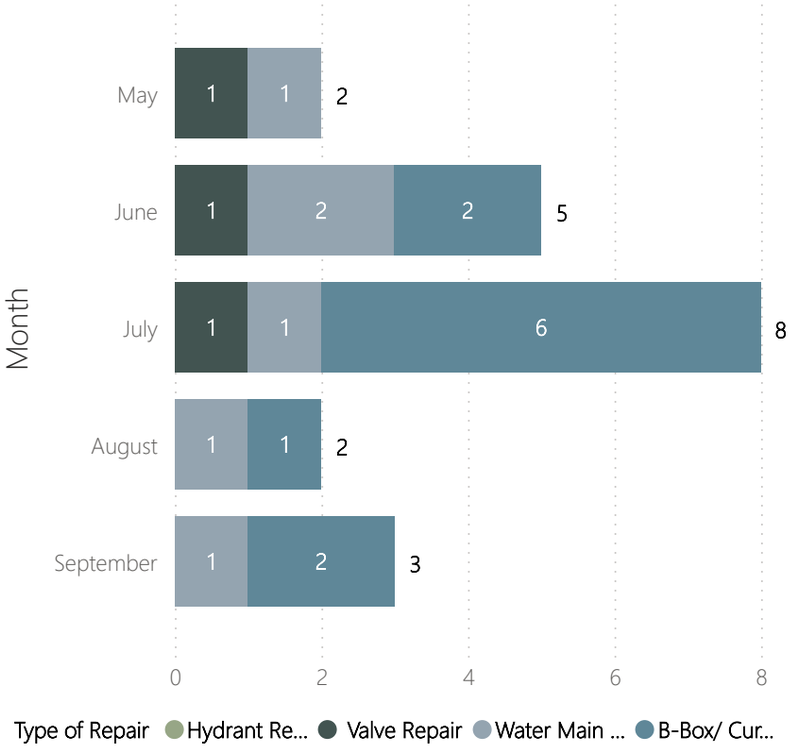
After Hour Call Outs: Sanitary



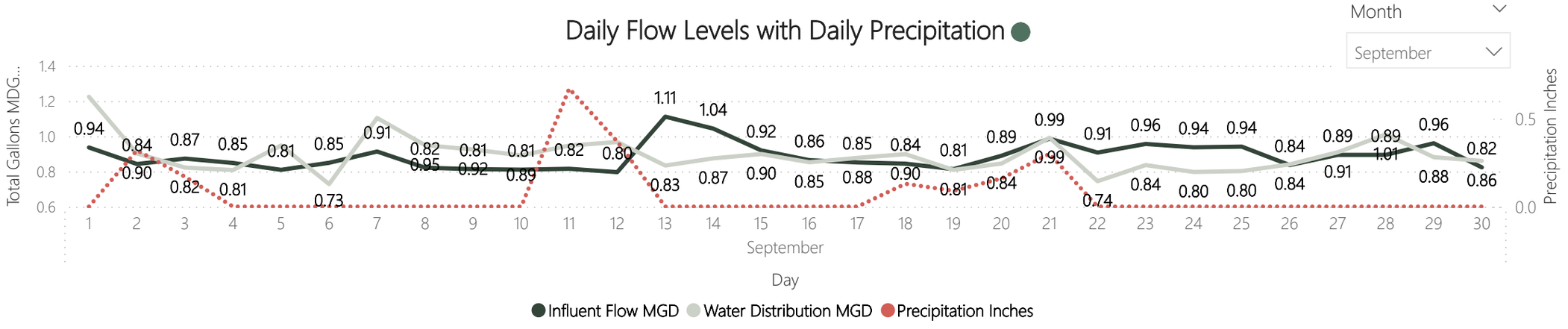
After Hour Call Outs: Streets



Distribution Repairs



Daily Flow Levels with Daily Precipitation

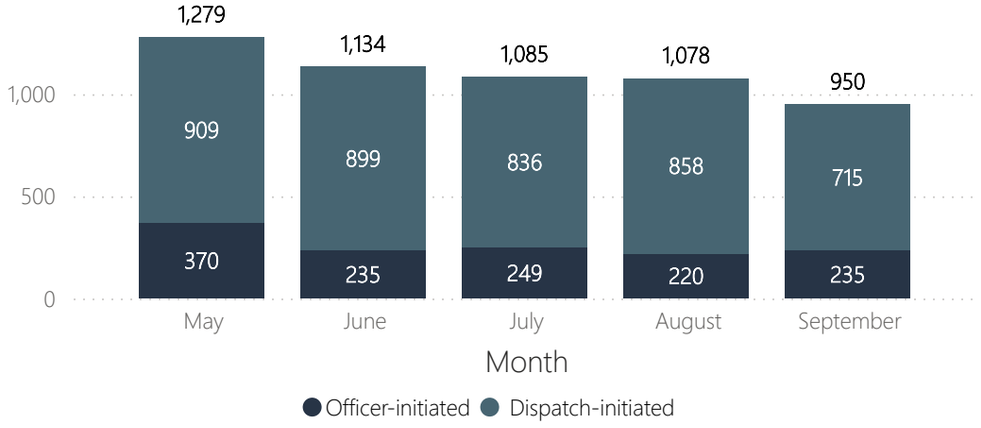


Police

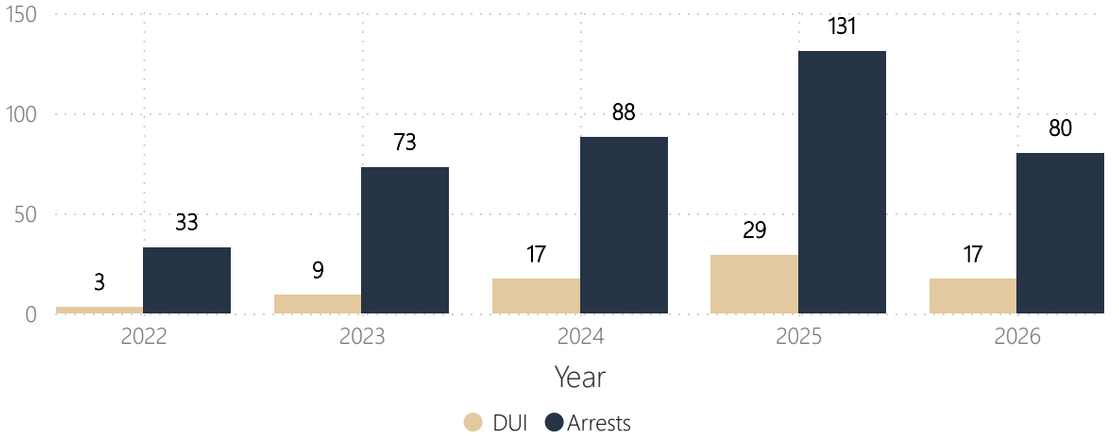
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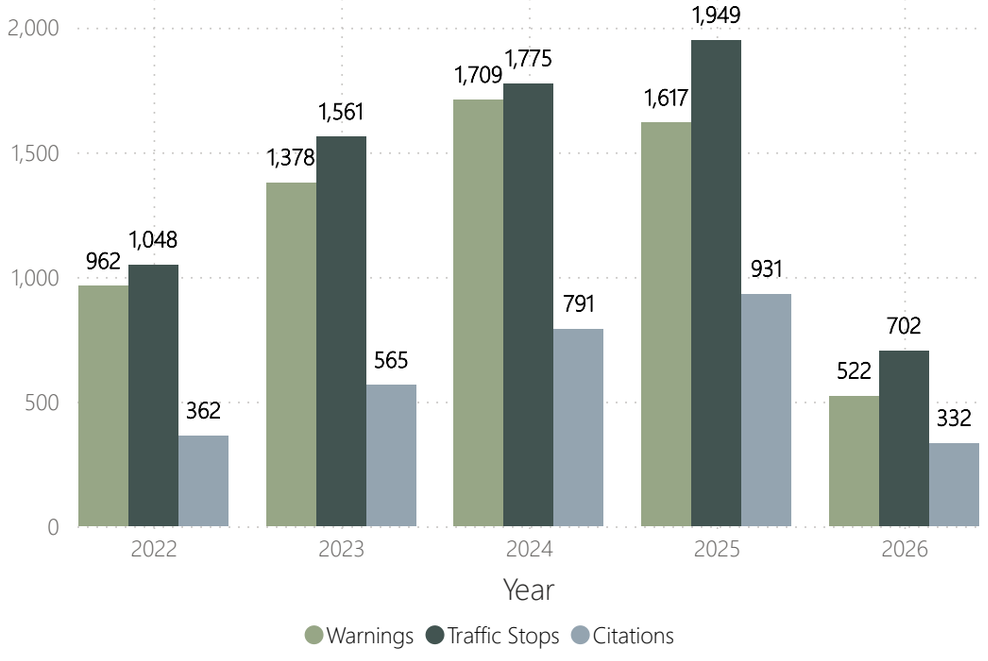
Calls for Service



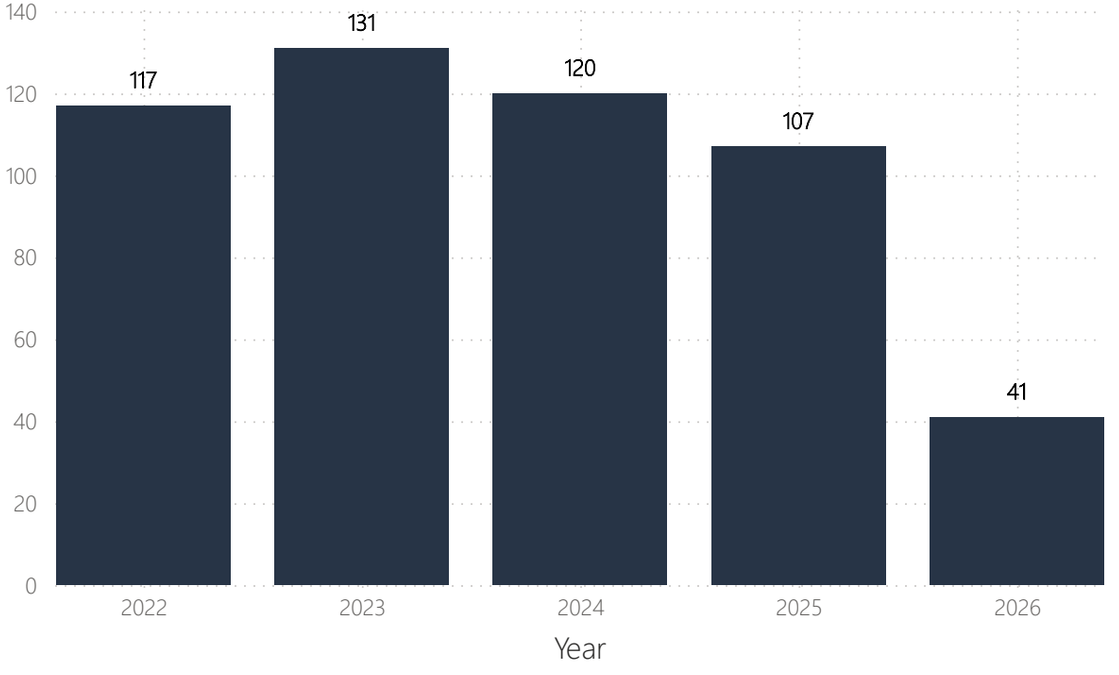
Arrest Data



Traffic Enforcement



Accident Data



Capital Projects Tracking

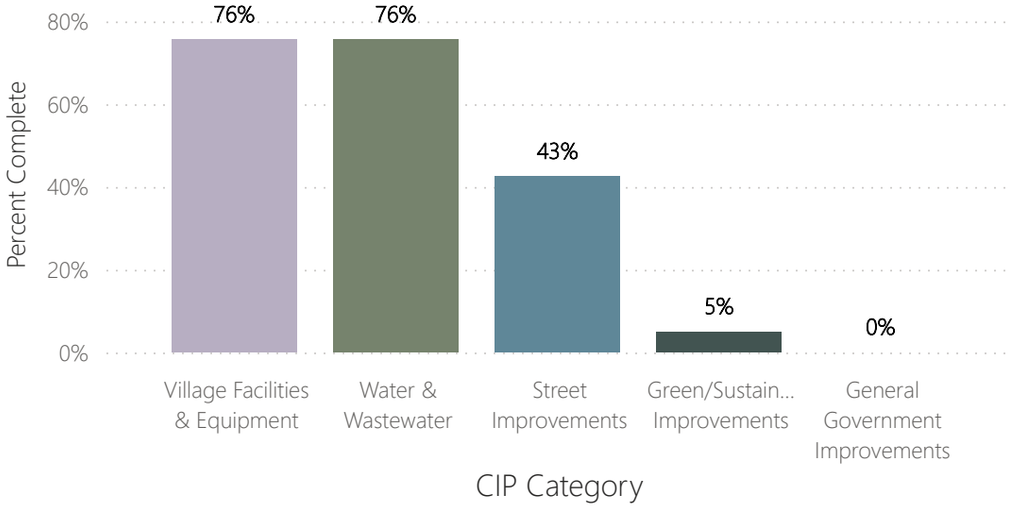
Village Strategic Plan Alignment Key

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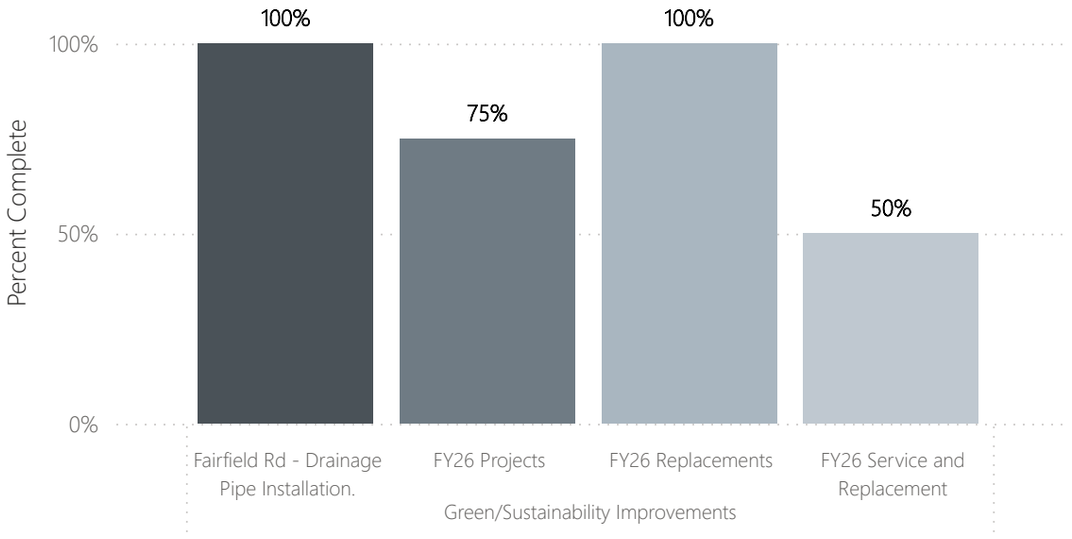
Filter by Capital Project Category

General Government | **Green/Sustainability Improvements** | Street Improvements | Village Facilities & Equipment | Water & Wastewater

Capital Projects Progress by Category



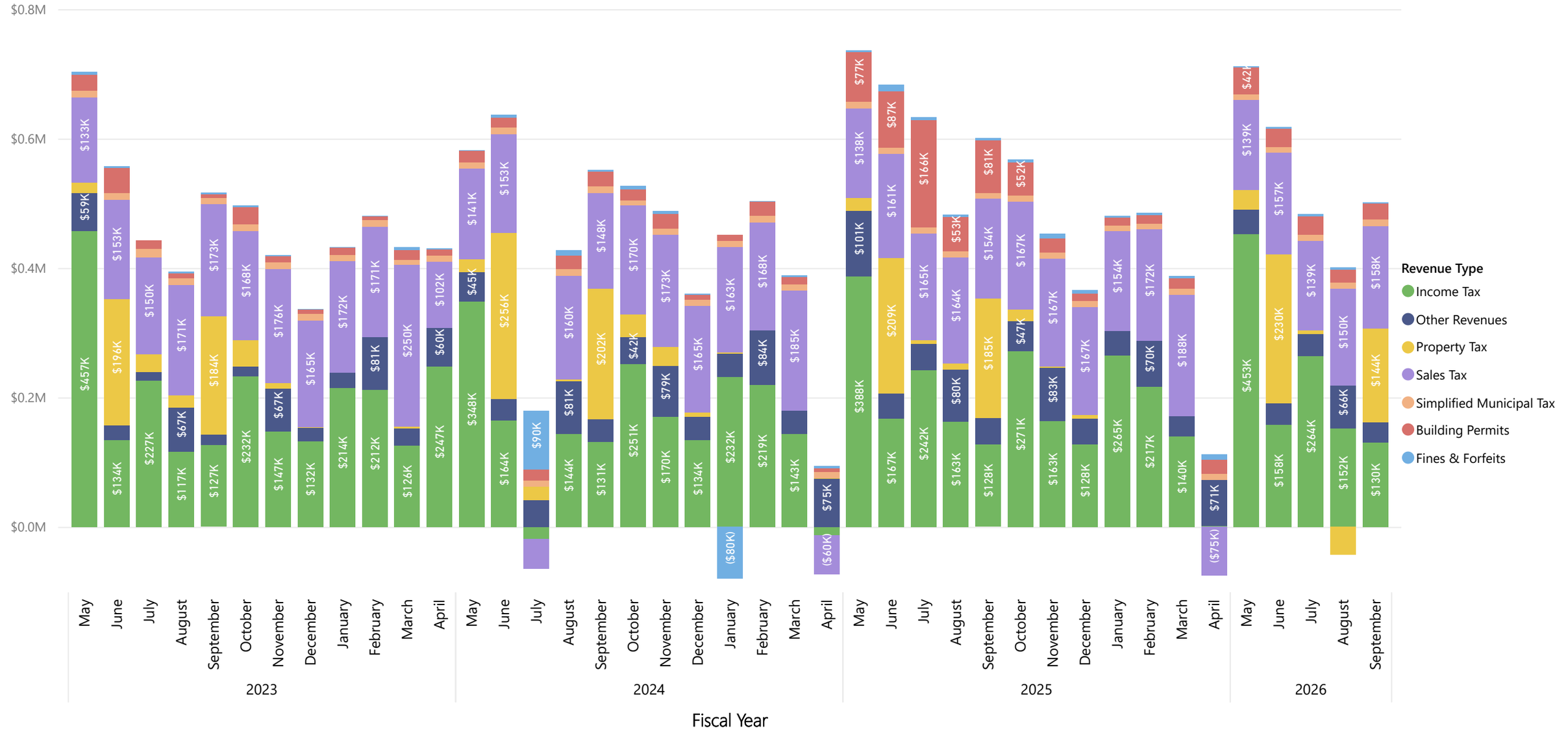
Capital Projects Progress by Project



CIP Category	% Complete	Project Description
⊟ Green/Sustainability Improvements		
⊟ Forestry		
FY26 Service and Replacement	50%	Public Works to reach out to Yellowstone for replacement trees order.
⊟ Sidewalk Improvements		
FY26 Replacements	100%	Contractual concrete work was completed.
⊟ Stormwater Management Projects		
Fairfield Rd - Drainage Pipe Installation.	100%	Fairfield Drainage Improvement Project was completed.
FY26 Projects	75%	Public Works continues to work on storm improvements.

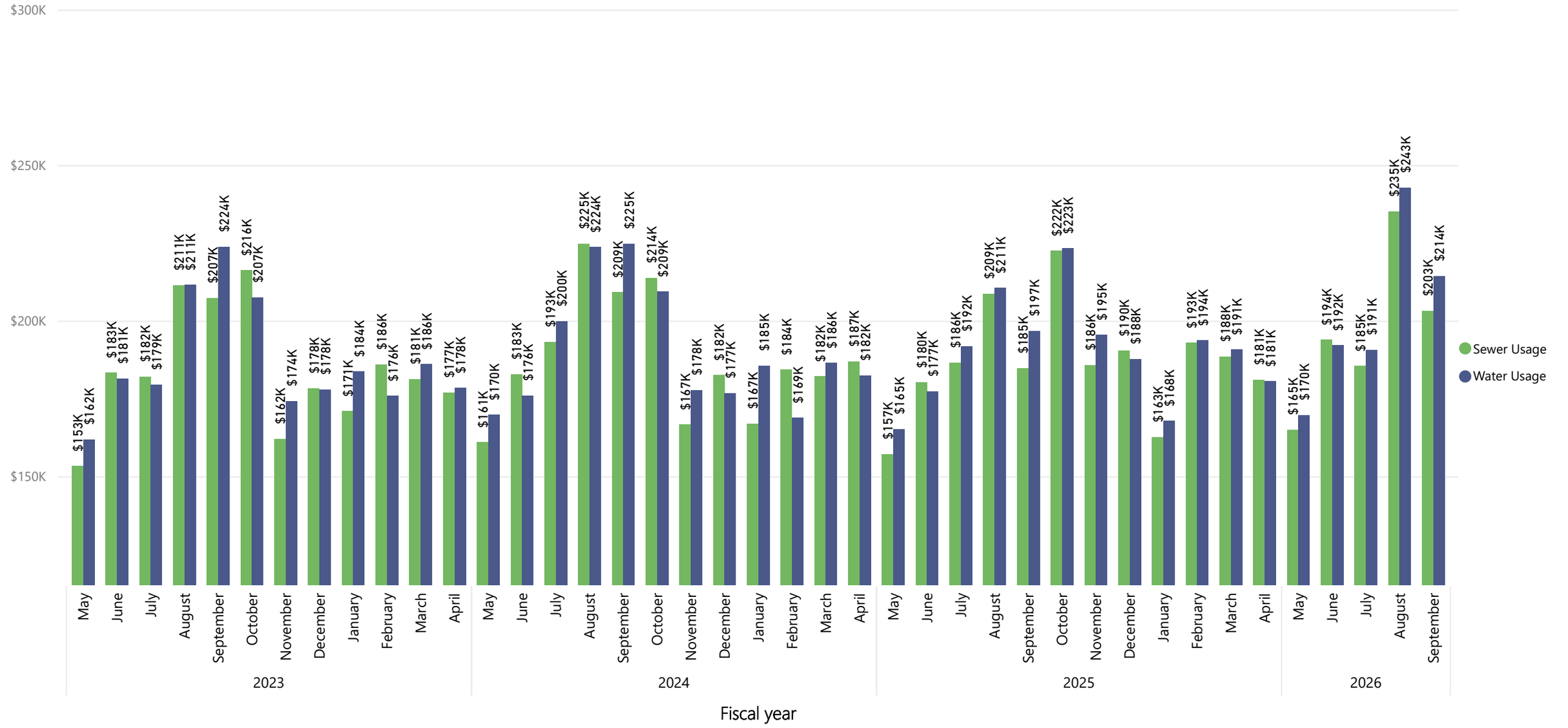
Village of Lindenhurst
Financial Tracking and Detail Report

Annual General Fund Revenues by Type



Village of Lindenhurst
Financial Tracking and Detail Report

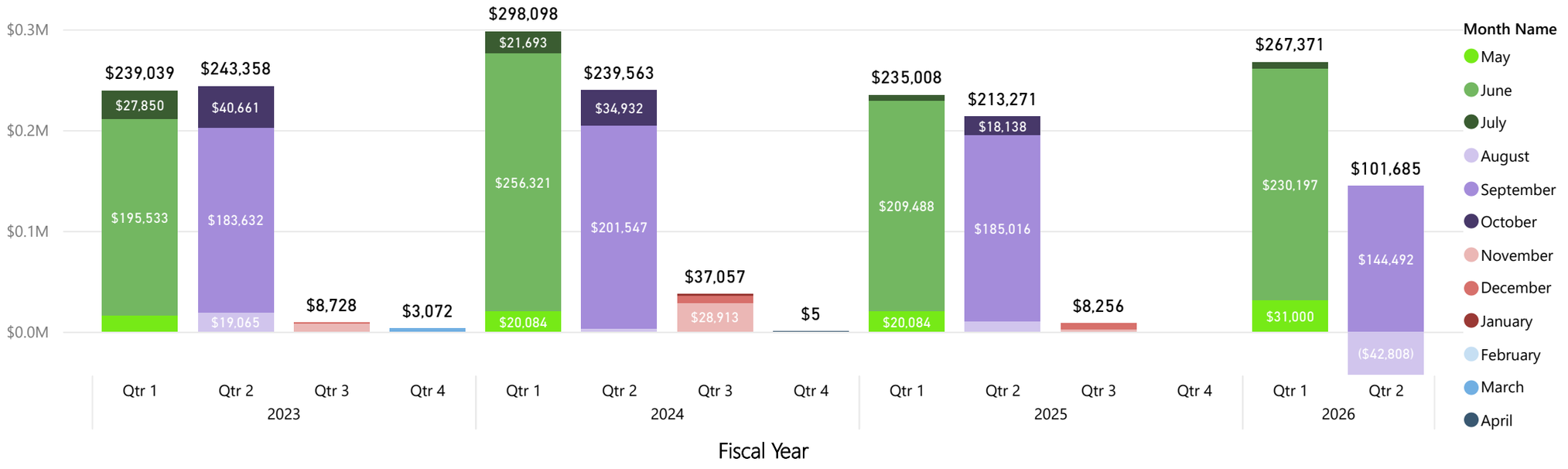
Annual Water and Sewer Receipts



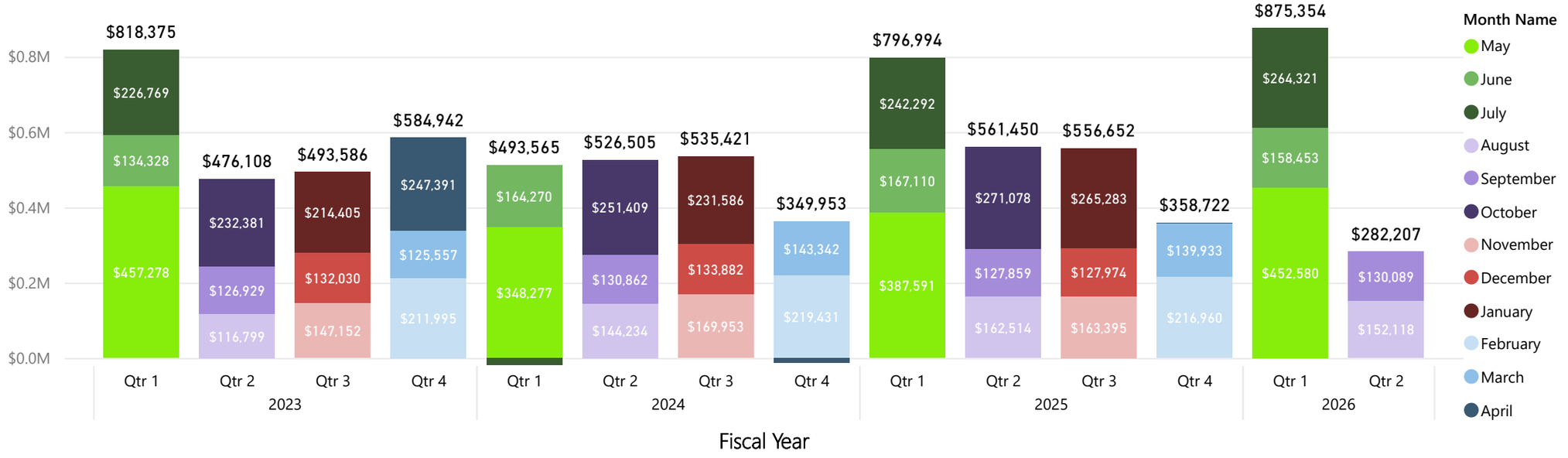
General Fund

Individual Revenue Sources

Property Tax Receipts by Month



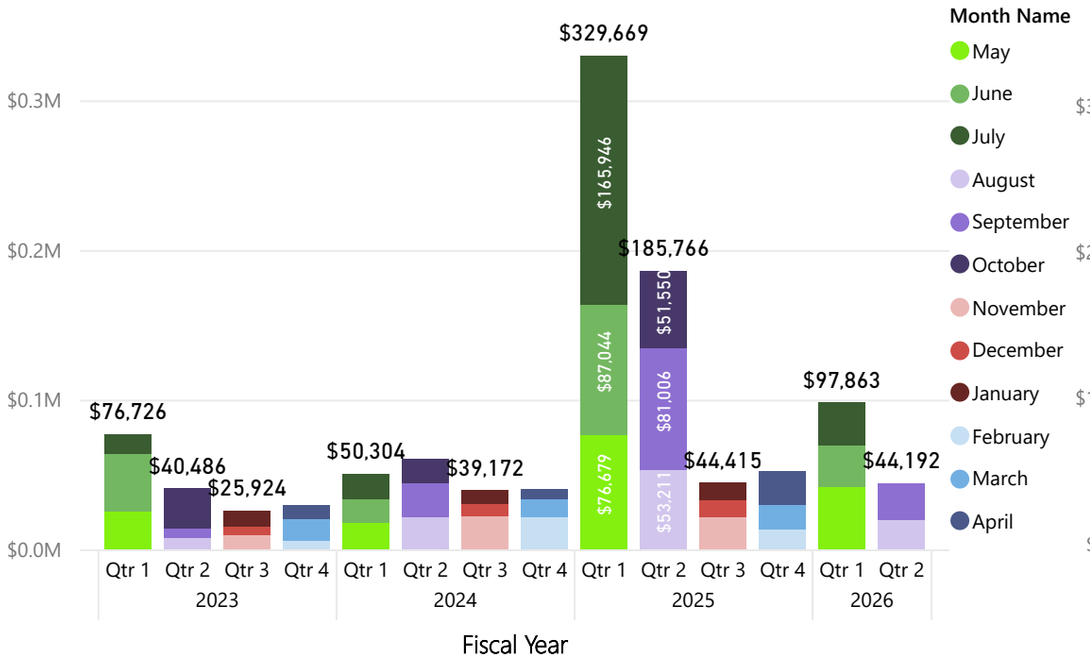
Income Tax Receipts by Month



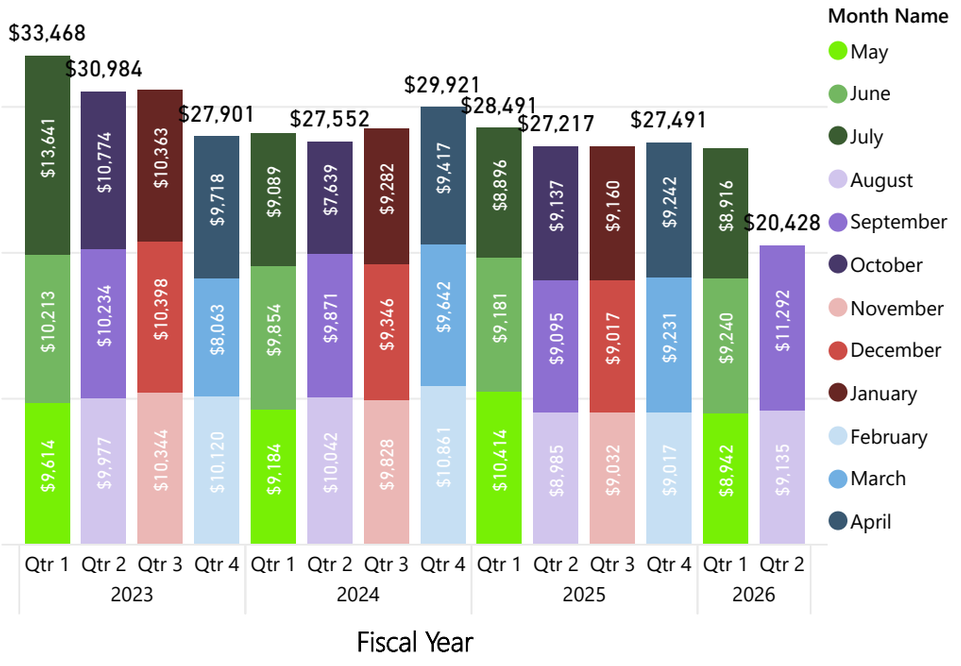
General Fund

Individual Revenue Sources

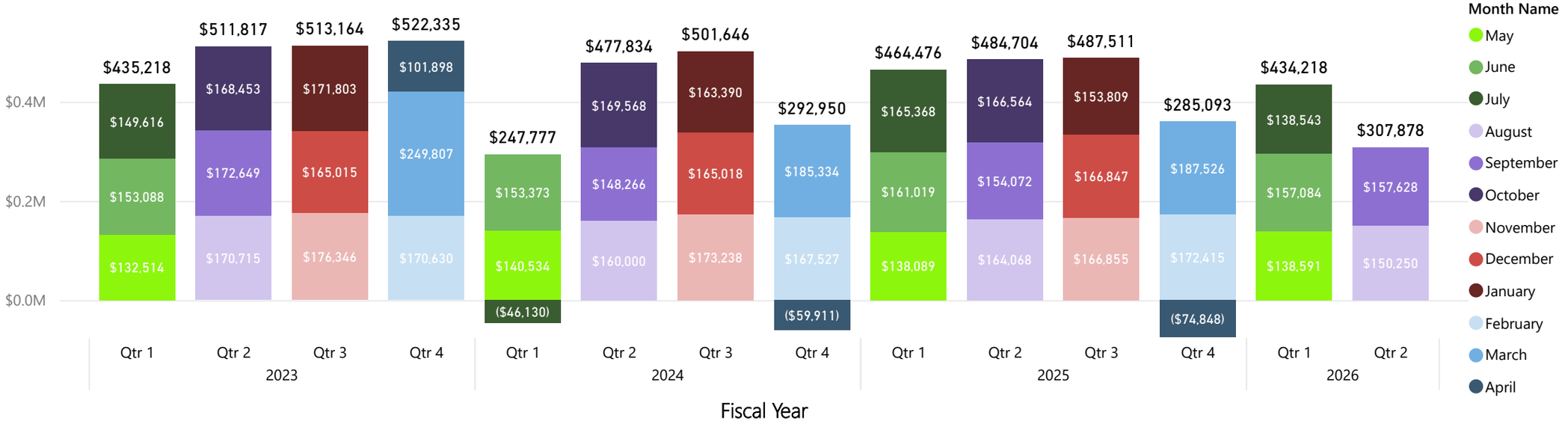
Building Permits Receipts by Month



Simplified Municipal Tax Receipts by Month

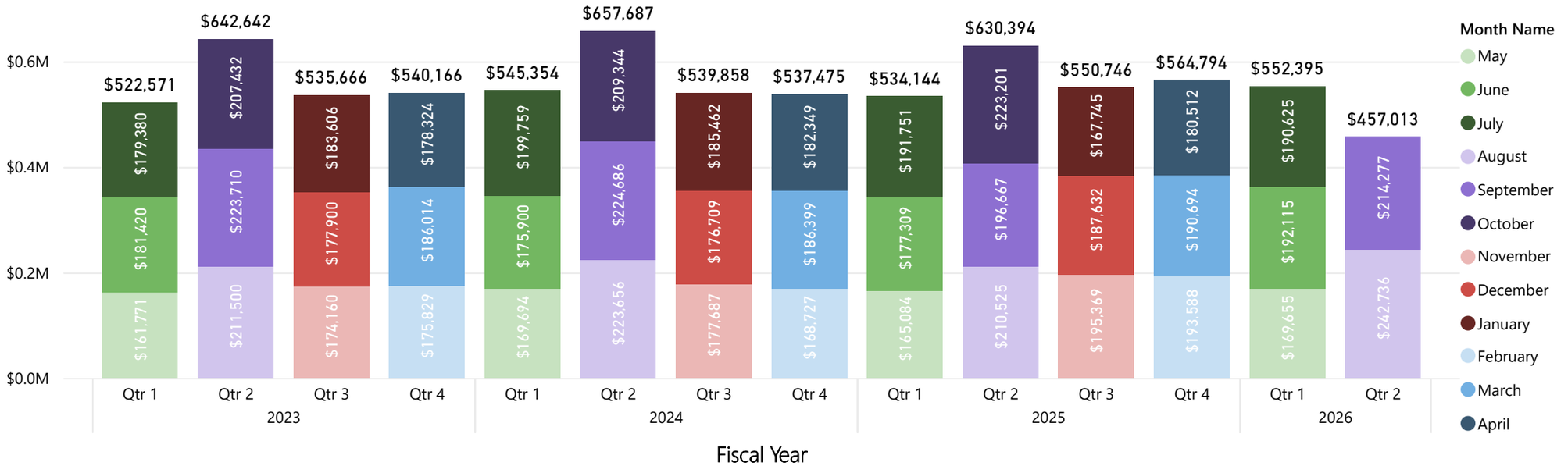


Sales Tax Receipts by Month

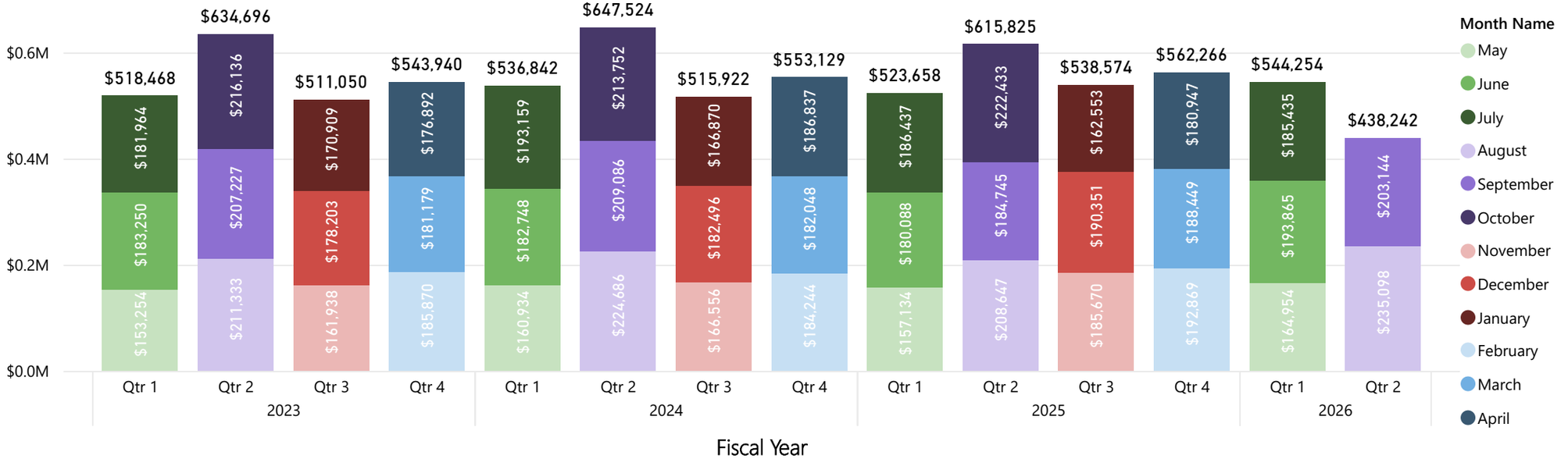


Water/ Sewer Revenues by Month

Water Usage Revenues by Month



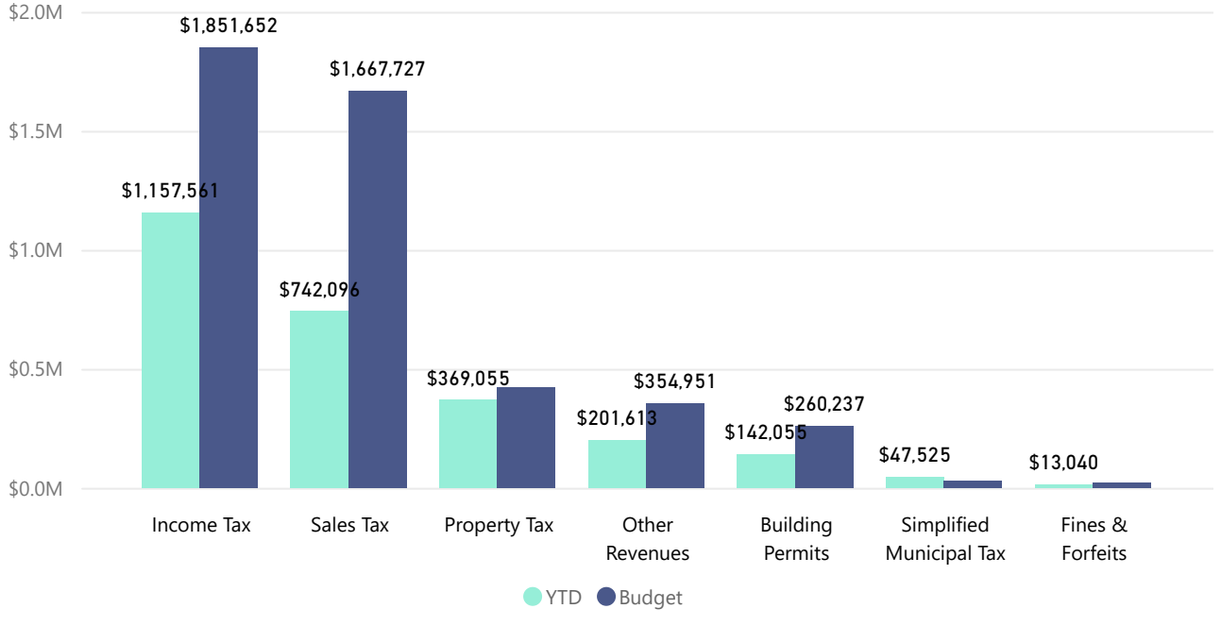
Sewer Usage Revenue by Month



General Fund Historical Revenues

FY	Month Name	Property Tax	Sales Tax	Income Tax	Fines & Forfeits	Building Permits	Simplified Municipal Tax	Other Revenues
2026	May	$31,000	$138,591	$452,580	$1,885	$41,800	$8,942	$37,447
2026	June	$230,197	$157,084	$158,453	$2,572	$27,655	$9,240	$32,397
2026	July	$6,173	$138,543	$264,321	$3,240	$28,408	$8,916	$33,538
2026	August	($42,808)	$150,250	$152,118	$3,573	$19,893	$9,135	$66,163
2026	September	$144,492	$157,628	$130,089	$1,770	$24,299	$11,292	$32,066

Actual Fiscal Year 26 Revenue Compared to Budget

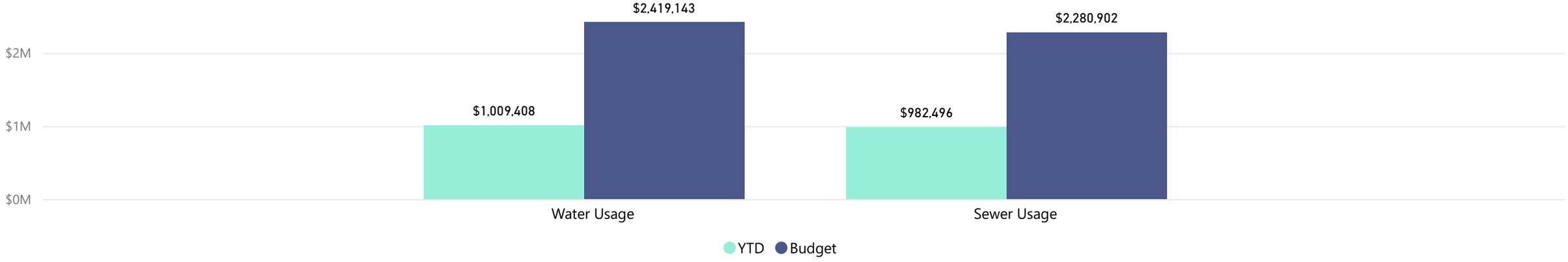


Revenues	YTD	Budget	% of Budget
Building Permits	$142,055	$260,237	54.59 %
Fines & Forfeits	$13,040	$21,862	59.65 %
Income Tax	$1,157,561	$1,851,652	62.52 %
Other Revenues	$201,613	$354,951	56.80 %
Property Tax	$369,055	$422,430	87.36 %
Sales Tax	$742,096	$1,667,727	44.50 %
Simplified Municipal Tax	$47,525	$30,304	156.83 %

Water/ Sewer fund Historical Revenues

FY	Month Name	Water Usage	Sewer Usage
2026	May	$169,655	$164,954
2026	June	$192,115	$193,865
2026	July	$190,625	$185,435
2026	August	$242,736	$235,098
2026	September	$214,277	$203,144

Actual Fiscal Year 26 Revenue Compared to Budget



Revenues	YTD	Budget	% of Budget
Sewer Usage	$982,496	$2,280,902	43 %
Water Usage	$1,009,408	$2,419,143	42 %

MEMORANDUM

DATE: October 10, 2025

TO: Mayor Marturano and the Village Board of Trustees

FROM: Clay T. Johnson, Village Administrator

RE: **Regular Village Board Meeting Agenda Transmittal for October 13, 2025**

New Business

A. Ordinance 25-10-2328: Approving a Rezoning, Special Use Permit, Preliminary Subdivision, Site Plan Review, and Variations for a Townhome Development at 50 N. US Hwy 45

On September 17, the Plan Commission held a public hearing regarding a rezoning, special use permit, and developmental standards variation from the applicant, Vista Living, LLC, seeking to build 58 townhome units on approximately 9 acres located at 50 N. US 45. As the memorandum to the Plan Commission included in your materials explains, the "Lindenstone Townhome" community would consist of thirteen buildings, each with 4 or 5 residential units. Those residences would be marketed for sale with three-bedrooms, three-bathroom, and a ground-level bonus room labeled an "Office." All materials provided to the Plan Commission included the site plan, review letters, landscape plan, photometrics, building elevations, and floor plans are enclosed with the meeting packet.

The petitioner's request is to rezone the parcel from CB-Community Business to R-3 residential, multiple-family. Community business is a commercial zoning designation intended to bring regional commercial entities to serve a large consumer population with a wide range of goods. R-3 is a denser residential zoning designation, allowing for attached, multiple family dwellings, like townhomes, by issuance of a special use permit.

As was stated in the Plan Commission memorandum, the prospect of rezoning to residential use has its merits. For at least seven years, no developer has approached the Village with a commercial use that wouldn't pose some sort of negative externalities from the development itself – whether it be sound, noise, light, odors, or considerable added truck traffic. Uses like landscape companies, convenience stores, drugstores, and restaurants are permitted in the CB district by right. The typical initial inquiries we have taken in that time have either been related to mini-storages, in-line contractor grade buildings, or mini-warehouses. With these types of uses, we would fear excess traffic generation at this location along with possible intermixing of various types of truck traffic to service these commercial uses. Staff believes that rezoning to R-3 presents the possibility of a less intensive use than alternative commercial uses. Understanding that this residential use is not the least intensive possible, development of townhomes on a parcel of this size likely

presents a more economically feasible use to a developer than something like single-family homes especially given the proximity to US 45.

The petitioner's application and Manhard's review memo both reference the request for a Planned Unit Development (PUD), but after review of the materials and the nature of the variations requested, staff believes that seeking a PUD is unnecessary. The Village's greatest advantage in the PUD process is placing conditions on the applicant related to certain aspects of the development. However, this can still be achieved by placing conditions on the issuance of the special use permit, should any be appropriate to mitigate impacts from this development.

The proposed development does present departures from R-3 zoning standards when it pertains to max net density, guest parking, and specific components of landscape standards. Net density refers to the "quotient of total number of dwelling units divided by the net buildable areas of the site." In this calculation, areas like roadways, certain easements, setbacks, wetlands, stormwater detention ponds, are examples of land uses removed from the area of land which is considered buildable. Then, the number of units serves as the numerator over the total area (in acres) (the denominator) and the resulting answer is the total net density. For R-3 districts, the maximum net density is eight (8) dwelling units per acre. The Lindenstone Townhomes exceed that amount by .36 units per acre.

The proposed site plan for the development does not include a clubhouse, but does have a central open space within the cul-de-sac located at the north end of the property. A neighborhood play area is proposed on the west side of the roadway within the central part of the development. A gazebo and mailbox for the development are off the roadway to the east. Sidewalks connect pedestrians from the mailbox area to the gazebo and eastward toward a proposed dog park. The path continues to the east to eventually connect to the multi-use path along US 45. All of these amenities will be maintained by the eventual homeowner's association.

The site plan included within your materials has been updated since the Plan Commission meeting on September 17 based on feedback from the Plan Commission. Driveway widths were widened to 18 feet and additional, head-in parking was included around the cul-de-sac area and community mailbox area. The total number of guest parking spaces (exclusive of parking accommodated by unit driveways) increases to thirty (30). With the increase to thirty spaces, the amount of guest parking meets the Village standard. The dog park area was relocated slightly to accommodate the 4-5' high landscape berms along the west side of US 45. Total parking comes to 262 vehicles or 4.51 vehicles per residential unit.

During the course of the hearing the predominant concerns raised by those in attendance centered around traffic congestion that may be created at the intersection of Country Place

and US 45. Residents expressed frustrations about delays that may occur for drivers accessing US 45, especially left turn movements to the northbound lane. Other concerns were mentioned sparingly about school impact, parking, and stormwater.

In response to these concerns the applicant volunteered to conduct a traffic study, examining the impact of the development on the adjacent roadway and an economic impact study which would determine the costs and benefits of a project like this to the greater community and its effect on public services.

There is another component of the development that the Board must consider as it breaks with past practice. The developer is intending to convey the primary roadway and sidewalks to the Village as public right-of-way after construction and acceptance, which means it would fall under our jurisdiction and be part of our ongoing maintenance. Therefore, the roadway will be built to Village standards and specifications for width, depth, and slope. Acceptance of the right-of-way as public would break from Village's past practice – all other multifamily developments within the Village are served by private drive aisles/roadways. Breaking with this precedent is not necessarily bad as both options (public versus private right-of-way) come with their own share of pros and cons.

After the public hearing, the Plan Commission deliberated and asked additional questions of the applicant. Based on those questions raised and the comments of the public, the Plan Commission unanimously recommended the rezoning, preliminary subdivision, special use permit, site plan review, and variations from the net density and landscaping standards for the Lindenstone Townhome development at 50 N. US Highway.

It is important to note that the applicant is requesting preliminary subdivision approval which would trigger the applicant's commencement of the aforementioned traffic and economic impact studies. The project would not be able to proceed to permitting without final subdivision approval which would return to the Village Board. At that time, staff and our reviewers will have an opportunity to review the findings of those studies and critique the same.

B. Approval: FY 2025 Police Pension Municipal Compliance Report

In accordance with statute, the Village Board is required annually to adopt a report from the Police Pension Board on certain aspects of the Police Pension Funds financial position. In summary, the fund has assets which have a market value of $13,607,980 (+10.3%) and total disbursements totaling $538,972. This year, the pension gained $884,200 in investments only. The Village's municipal contribution was $735,489. The funded ratio of the fund increased to 76.52%.

C. Approval: 2025 Village of Lindenhurst Communications Plan Update

From time to time, our staff performs a review of our Communications Plan. The purpose of those reviews is to ensure that our policies reflect best practices and reflect their operational implementation. As the enclosed memo from the Assistant to the Village Administrator indicates, the Plan has evolved over time from a foundational document identifying our means and methods of communication into a guidebook identifying employee roles in communications, creating a style guide, and performance metrics.

Much of this update pertains to the style guide and seeks to make Village-wide formal communications look and feel more consistent across various media and departments.
In this update, a primary font family is identified as Poppins. Poppins will be used in memos, press releases, and other internal communications from this point forward. The Village's website already uses Poppins as its default font family. Emails will remain in Calibri (or the Microsoft Office default) for consistency across devices. However, email signatures will be updated in Poppins.

Similarly, document templates have been created for a consistent look across Village communications. The templates will be utilized for memoranda, press releases, agendas, and letterhead.

Static key performance indicators were removed from the communications plan document itself, as they may change and evolve year-to-year without needing a full update of the Communications Plan. Instead, the Plan identifies the types of factors that will be measured for impact.

Your feedback into the plan and its components are welcome at our meeting.

October 13, 2025

Village Board Meeting
Agenda Item Cover Sheet

Agenda Item: A. Ordinance 25-10-2328: Approving a Rezoning, Special Use Permit, Preliminary Plat of Subdivision, Site Plan Review, and Variations for a Townhome Development at 50 N. Hwy US 45

Alignment with Strategic Plan:

- ☐ C Community Branding & Engagement
- ☒ G Responsible Growth & Development
- ☐ F Future Ready Operations
- ☐ I Capital Infrastructure Planning & Improvements
- ☐ B Business Recruitment & Retention
- ☐ U Operational/Unaffiliated

Budgetary Impact: N/A

Within Budget: ☐ Yes ☐ No

Suggested Motion: Move to adopt Ordinance 25-10-2328: Approving a rezoning, special use permit, preliminary plat of subdivision, site plan review, and variations for a townhome development at 50 N. Hwy US 45.

Voting Record:

☐ Trustee Chybowski	☐ Trustee Rosten
☐ Trustee Dickson	☐ Trustee Suchy
☐ Trustee Dunham	☐ Mayor Marturano
☐ Trustee Grace	

ORDINANCE NO. 2025-10-2328

AN ORDINANCE APPROVING A REZONING, SPECIAL USE PERMIT, PRELIMINARY PLAT OF SUBDIVISION, SITE PLAN REVIEW, AND VARIATIONS FOR THE DEVELOPMENT OF A TOWNHOME DEVELOPMENT
(50 N. US Highway 45)

VILLAGE OF LINDENHURST

LAKE COUNTY, ILLINOIS

Published in Pamphlet Form by Authority of the

President and Board of Trustees

of the

Village of Lindenhurst, Lake County, Illinois

Date of Publication: October 13, 2025

ORDINANCE NO. 2025-10-2328

AN ORDINANCE APPROVING A REZONING, SPECIAL USE PERMIT, PRELIMINARY PLAT OF SUBDIVISION, SITE PLAN REVIEW, AND VARIATIONS FOR THE DEVELOPMENT OF A TOWNHOME DEVELOPMENT
(50 N. US Highway 45)

WHEREAS, Vista Living, LLC ("***Developer***") is the developer, and Anvar Nasirov and Olimjon Asmailov ("***Owner***") are the owners, of the property located at 50 N. U.S. Highway 45, Lindenhurst, Illinois (PIN No. 02-36-400-015), and legally described in **Exhibit A** ("***Property***"); and

WHEREAS, Developer and Owner have filed an application requesting approval of rezoning, a special use permit, preliminary subdivision plat approval, site plan review, and variations from the net density, guest parking, and landscaping requirements to allow the development of a residential townhome development on the Property ("***Development***"); and

WHEREAS, on September 17, 2025, the Village's Plan Commission conducted a duly noticed public hearing to consider the Development, and at the conclusion of the public hearing, recommended approval of the Development; and

WHEREAS, the Mayor and Village Board of Trustees find and determine that it is in the Village's best interests to accept the Plan Commission's recommendation and to approve the requested zoning and subdivision requests for the Development, as well as the requested plan approvals, all as set forth in this Ordinance.

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

SECTION 1. Recitals. The recitals are incorporated into this Ordinance by reference.

SECTION 2. Findings of Fact. The Village Board of Trustees adopts the following findings of fact, as well as those incorporated into the public hearing record of the Plan Commission, as its findings of fact in support of the requested zoning approvals.

A. Rezoning. The Village Board of Trustees makes the following findings of fact with respect to the application for rezoning of the Property:

1. The existing uses of property within the general area of the Property are consistent with the requested R-3 zoning.

2. The existing zoning classifications of property within the general area of the Property are consistent with the requested R-3 zoning, including property immediately adjacent to the Property that is currently zoned for residential uses.

3. The Property is suitable for uses permitted in the requested R-3 zoning district;

4. The trend of the development in the general area of the Property is consistent with the proposed rezoning;

5. The proposed rezoning is generally consistent with the Comprehensive Plan;

6. The Property has been vacant for 27 years as zoned in the CB district and remains undeveloped in that zoning district; and

7. The proposed rezoning to the R-3 district is appropriate.

B. Special Use Permit. The Village Board of Trustees makes the following findings of fact with respect to the application for a special use permit for the proposed townhome development:

1. The proposed townhome use will be in harmony with the general and specific purposes for which this chapter was enacted and for which the regulations of the zoning district in question were established and with the general purpose and intent of the Village of Lindenhurst comprehensive plan.

2. The proposed townhome use will not have a substantial or undue adverse or detrimental effect upon or endanger adjacent property, the character of the area, or the public health, safety, morals, comfort, and general welfare and not substantially diminish and impair property values within the community or neighborhood.

3. The proposed townhome use will be constructed, arranged, and operated so as not to dominate the immediate vicinity or to interfere with the use and development of neighboring property in accordance with the applicable zoning district regulations.

4. The proposed townhome use will be served adequately by essential public facilities and services such as streets, public utilities including public water supply system and sanitary sewer, police and fire protection, refuse disposal, public parks, libraries, schools, and other public facilities and utilities or the applicant will provide adequately for such facilities.

5. The proposed townhome use will provide ingress and egress that is designed to minimize traffic congestion in the public streets.

6. The proposed townhome use will not result in the destruction, loss, or damage of any natural, scenic, or historic feature of significant importance.

7. The proposed townhome use will, in all other respects, conform to the applicable regulations of the district in which it is located, except as such regulations may, in each instance, be modified by the Village Board pursuant to the recommendations of the Plan Commission.

C. Variations. The Village Board of Trustees makes the following findings of fact with respect to the application for zoning variations for the proposed townhome development:

1. Requiring compliance with the Zoning Code would impose a hardship and practical difficulty on the use of the Property for the proposed Development.

2. The requested variations to allow the Development on the Property are consistent with the purpose and intent of the underlying zoning for the Property.

3. The need for the variations is due to unique circumstances, including that the Development will provide substantial on-site parking in garages and on driveways as well as a significant amount of open space, and there is a substantial amount of existing landscaping to screen the Property from neighboring properties.

4. The proposed variations are necessary to yield a reasonable return on the Property.

5. The variations, if granted, will not alter the essential character of the area, nor will they be detrimental to adjacent properties.

SECTION 3. Rezoning. Subject to the conditions set forth in Section 8 of this Ordinance, and pursuant to the authority granted by Section 159-2.306 of the Village's Zoning Code, the Village Board of Trustees hereby approves a map amendment to rezone the Property from the CB Community Business Zoning District to the R-3 Residential Zoning District. The Village's Zoning Map will be modified consistent with this Ordinance.

SECTION 4. Special Use Permit for Townhome Development. Subject to the conditions set forth in Section 8 of this Ordinance, and pursuant to the authority granted by Sections 159-2.307 and 159-4.103 of the Village's Zoning Code, the Village Board of Trustees

hereby approves a special use permit to permit the construction and maintenance of a residential townhome development on a portion of the Property, as depicted in the preliminary plans.

SECTION 5. Variations. Subject to the conditions set forth in Section 8 of this Ordinance, and pursuant to the authority granted by Subsection 159-2.309 of the Village's Zoning Code, the Village Board of Trustees hereby approves the following variations from the Village Zoning Code:

A. A variation from the net density requirement for dwelling units in the R-3 district of 8 dwelling units per acre as set forth in Section 159-4.104 of the Village's Zoning Code, to allow a net density of 8.36 units per acre, as depicted in the preliminary plans.

B. A variation from the minimum guest parking requirements of Section 159-7.603(D) of the Village's Zoning Code to allow a reduction in the required guest parking by 29 spaces.

C. A variation from the landscape standards of the Village's Zoning Code to allow a reduction in the number of required shrubs by 55 shrubs and a reduction in the number of required parkway trees by 1 tree.

SECTION 6. Preliminary Plat of Subdivision Approval. Subject to the conditions set forth in Section 8 of this Ordinance, and pursuant to the authority granted by Chapter 158 of the Lindenhurst Village Code, the Village Board of Trustees hereby approves a preliminary plat of subdivision for the Property, which preliminary plat is attached to this Ordinance as **Exhibit B**.

SECTION 7. Preliminary Plan Approvals. Subject to the conditions set forth in Section 8 of this Ordinance, and pursuant to the authority granted by the Village's Zoning Code and Chapter 157 of the Village Code, Village Board of Trustees hereby approves the preliminary site plan, preliminary landscaping plan, preliminary lighting, and preliminary architectural plans, as attached to this Ordinance as **Exhibits C-1, C-2, and C-3,** respectively.

SECTION 8. **Conditions**. The approvals granted above are conditioned upon and limited by the following requirements, conditions, and restrictions, the violation of any of which shall, in the sole discretion of the Mayor and Board of Trustees, render void all permits and approvals granted pursuant to this Ordinance:

A. No Authorization of Work. This Ordinance does not authorize commencement of any work on the Property. Except as otherwise specifically provided in writing in advance by the Village, no work of any kind shall be commenced on the Property pursuant to the approvals granted in this Ordinance unless and until all permits, approvals, and other authorizations for any such work have been properly applied for, paid for, and granted in accordance with applicable law.

B. Compliance with Laws. The Village's Zoning Code, the Subdivision Code, the Building Code, and all other applicable ordinances and regulations of the Village shall continue to apply to the Property, and the development and use of the Property shall be in compliance with all laws and regulations of all other federal, state, and local governments and agencies having jurisdiction. Any development of the Property will require compliance with the applicable site plan, architectural plan, and other review procedures required by the Village's zoning code and other applicable ordinances.

C. Other Governmental Approvals. No final plat of subdivision will be approved or recorded unless and until all required permits and approvals from all governmental bodies having jurisdiction over the Property that are necessary for subdivision approval have been applied for and issued, including without limitation approval of access by the appropriate authorizing agencies.

D. Final Plat of Subdivision. A Final Plat of Subdivision must be submitted for approval by the Village, in accordance with the standards and procedures required by the Village's Subdivision Code, prior to any development on the Property.

E. Final Plans. Final engineering, site, landscaping, lighting, signage, architectural, and any other required development plans must be submitted for approval by the Village, in accordance with the standards and procedures required by Village codes and ordinances, prior to any development on the Property. To the extent possible, these final plan submittals will incorporate additional guest parking spaces, increase the private driveway width to 18 feet, and incorporate a berm on the east side of the Property along the highway frontage (subject to IDOT approval). The Developer will also consider reducing the number of townhome units from 58 to 56.

F. Traffic and School Impact Studies. Prior to approval of any final plans for the Development (including a final plat of subdivision and final development plans), a traffic study and a school impact study must be submitted to the Village for its review and consideration.

G. Improvements. All improvements for the proposed development on the Property must be installed or constructed by Developer at its sole cost and expense and in accordance with the Final Engineering Plans and are subject to the review and approval of the Village Engineer. Before any development may occur on the Property, performance security must be posted for all public improvements, as required by the Village's Subdivision Code. In addition, the Developer will be responsible for payment to the Village of required final engineering fees, inspection and plan review fees, among other required costs and expenses relating to the improvements and the Development.

H. Stormwater Detention. The Developer must design and install the stormwater detention facilities for the Property in accordance with the Final Engineering Plans.

I. Utilities. Sanitary sewer and water service must be constructed and completed by the Developer in accordance with the Final Engineering Plans.

J. Roadway Improvements. All roads within the Property, as well as access improvements to and from the Property, must be constructed and completed by the Developer in accordance with the Final Engineering Plans. The Developer must also construct and complete any necessary off-site roadway improvements in accordance with the Final Engineering Plans.

K. Sidewalks. The Developer must construct and complete all sidewalks within the Property in the locations depicted on the Preliminary Plans, which sidewalks must be constructed and completed in accordance with the Final Engineering Plans.

L. Dumpsters. All dumpsters and other trash enclosures must be installed, maintained, and screened in accordance with Village ordinances and regulations.

M. Landscaping. Landscaping on the Property must be installed pursuant to the Final Landscape Plans, which Plans shall be in substantial conformance with the preliminary landscape plans included as part of the preliminary plans and shall be subject to Village review and approval. The Developer will be required to maintain the landscaping on the Property in accordance with good arboricultural and landscaping practices. If, for whatever reason, any of the plantings depicted on any approved landscaping plan are removed, destroyed, or fail to survive one year following (i) the issuance of a certificate of occupancy for the improvements on a particular lot or (ii) initial installation of such plantings, whichever is later, the Developer must, not later than the next planting season occurring at least 30 days after the Developer receives notice from the Village, replace such plantings with substitute plantings that substantially conform to the size and type of the original plantings, as depicted on the final landscape plans. For purposes of this Subsection, a “planting season” shall be either the period between 15 April and 15 June or the period between 1 September and 1 November in any calendar year.

N. Screening Along Boundaries. The Developer must install screening along the property boundaries in accordance with the Final Landscaping Plans. The height, location, and materials for the screening will be subject to the review and approval of the Village Administrator.

O. Lighting. Final exterior lighting plans must be included in and approved as part of the Final Plans.

P. Signage. All signage is subject to the Village's sign regulations.

Q. Parking. Parking areas for the Property must be installed and maintained on the Property in accordance with the preliminary plans and the Final Engineering Plans and must comply with the parking requirements for the R-3 zoning district, except as expressly waived in Section 5 of this Ordinance.

R. Covenants, Conditions and Restrictions (CCRs). The Developer must record covenants, conditions, and restrictions against the Property at the time of approval of the final plat of subdivision, including among other provisions, maintenance of the tot lot, dog park, and other open space and common areas, stormwater improvements, private drives, and other private improvements. The declaration of covenants and restrictions will be subject to the reasonable approval of the Village Attorney.

S. Recording Costs. The Developer is responsible for the costs of recording this Ordinance.

SECTION 9. Conflict. All Ordinances and parts of Ordinances in conflict with this Ordinance are hereby repealed.

SECTION 10. Effective Date. This Ordinance shall be in full force and effect following its passage and approval as required by law.

PASSED AND APPROVED by the President and Board of Trustees of the Village of Lindenhurst, Illinois, this 13th day of October, 2025.

_____
DOMINIC MARTURANO, VILLAGE PRESIDENT

ATTEST:

_____
Melissa Forsberg, Village Clerk

TRUSTEES	**AYE**	**NAY**
Patty Chybowski	____	____
Patrick Dickson	____	____
Patrick Dunham	____	____
Ronald Grace	____	____
Heath Rosten	____	____
Dawn Suchy	____	____

EXHIBIT A

PROPERTY

EXHIBIT B

PRELIMINARY PLAT OF SUBDIVISION

EXHIBIT C-1

PRELIMINARY SITE PLAN

EXHIBIT C-2

PRELIMINARY LANDSCAPING PLANS

EXHIBIT C-3

PRELIMINARY ARCHITECTURAL PLANS

MEMORANDUM

DATE: September 11, 2025

TO: Chairman and Members of the Plan Commission

FROM: Clay T. Johnson, Village Administrator

RE: **Plan Commission Supplement – September 17, 2025 Meeting**

A. Public Hearing and consideration of an application from Vista Living, LLC requesting approval of a rezoning, preliminary subdivision, special use permit, site plan review, and variations from the net density, guest parking, and landscaping standards for the development of 58 townhome units for a property at 50 N. US Highway 45 – Lindenstone Townhomes

Property Owner: Vista Living, LLC
Name of Applicant: Anvar Nasirov
Street Address of Property: 50 N. US Hwy 45 (PIN: 02-36-400-015)
Existing Zoning Classification: CB – Community Business
Requested Zoning Action: Recommendation of a rezoning to R-3 Residential, preliminary subdivision, a special use permit, site plan review, and variations from net density, guest parking, and landscape requirements.

Background

The Village has received an application requesting the construction of a townhome development on the 9.52-acre parcel located at the northwest corner of US 45 and Country Place. (The street address of the parcel is 50 N. US 45.) The "Lindenstone Townhome" community consists of 58 proposed residential units across thirteen (13) separate buildings. Each building has 4 or 5 residential units each having a three-bedroom layout with a bonus room, labeled "Office" on the ground level with access to a full bath. For the purpose of calculating the required school impact fees for each of these units, the room labeled "Office" would be considered a fourth bedroom. The developer has indicated to the Village that these units will be marketed for sale, and the complex will be governed by an HOA/COA.

Abutting the property on the north is a single-family residential property that is located within unincorporated Lake County. The property across US 45 to the east is currently an agricultural use within the Village of Old Mill Creek. To the south and

immediately across Country Place is Children of America daycare and property zoned CB-Community Business. Farmington Green subdivision and its single-family home uses are adjacent to the subject property to the west.



When the Farmington Green subdivision was first conceptualized and approved in 1997, the subdivision included residential lots with the approximately 9.5-acre easternmost balance of the property (subject property) being reserved for future commercial development. A stormwater basin was constructed on the southwestern portion of the 9.5-acre parcel sized to handle the drainage from the residential development as well as any future commercial use(s). Spoils from the excavation of the basin were used to construct a 14' high, earthen berm between the rear yards of most of the residential uses to the west and the commercial parcel along with the installation of landscaping intended to screen future development.

The proposed development does not include a clubhouse, but does include a central open space within the looped roadway at the north end of the property. A "tot lot" or "neighborhood play area" is proposed on the west side of the roadway, but centralized within the development. A gazebo and the neighborhood mailbox area sit just off the roadway to the east. A sidewalk connection extending from the gazebo and mailbox area carries pedestrians toward the proposed dog park and is intended

to connect to the multi-use path along US 45. The proposed dog park sits on the eastern border of the property line where it is nearest US 45, the stormwater basin, and the southeastern portions of Building #13. The amenities mentioned above, including the landscaping and private drives, will be for the use of the Lindenstone residents and the responsibility of the HOA and not of the Village.

Zoning Request

The petitioner's request is to rezone the parcel from CB-Community Business to R-3 residential, multiple-family. Community business is a commercial zoning designation intended to bring regional commercial entities to serve a large consumer population with a wide range of goods. R-3 is a denser residential zoning designation, allowing for attached, multiple family dwellings, like townhomes, by issuance of a special use permit.

From a staff perspective, the prospect of rezoning to residential use has its merits. For at least seven years, no developer has approached the Village with a commercial use that wouldn't pose some sort of negative externalities from the development itself – whether it be sound, noise, light, odors, etc. Uses like landscape companies, convenience stores, drugstores, and restaurants are permitted in the CB district by right. The typical initial inquiries we have taken in that time have either been related to mini-storages, in-line contractor grade buildings, or mini-warehouses. With these types of uses, we would fear excess traffic generation at this location along with possible intermixing of various types of truck traffic to service these commercial uses. Staff believes that rezoning to R-3 presents the possibility of a less intensive use than commercial. Understanding that this residential use is not the least intensive possible, development of townhomes on a parcel of this size likely presents a more economically feasible use to a developer than something like single-family homes especially given the proximity to US 45.

The petitioner's application and Manhard's review memo both reference the request for a Planned Unit Development (PUD), but after review of the materials and the nature of the variations requested, staff believes that seeking a PUD is unnecessary. The Village's greatest advantage in the PUD process is placing conditions on the applicant related to certain aspects of the development. However, this can still be achieved by placing conditions on the issuance of the special use permit, should any be appropriate to mitigate impacts from this development.

The proposed development does present departures from R-3 zoning standards when it pertains to max net density, guest parking, and specific components of landscape standards. Net density refers to the "quotient of total number of dwelling units divided by the net buildable areas of the site." In this calculation, areas like roadways, certain easements, setbacks, wetlands, stormwater detention ponds, are examples of land uses removed from the area of land which is considered buildable. Then, the number of units serves as the numerator over the total area (in acres) (the denominator) and the resulting answer is the total net density. For R-3 districts, the maximum net density is eight (8) dwelling units per acre. The Lindenstone Townhomes exceed that amount by .36 units per acre.

The development proposes two-car attached garages with driveway spaces for each unit, which is similar to the type of units proposed by Pulte, and then Lennar, for Heritage Park. Total individual unit parking (232 spaces) well exceeds the requirements of code (145 spaces), when you consider the space offered by attached garages and driveways. However, specifically designated guest parking does not meet the standards of code – 29 spaces. The proposal offers 16 guest parking spaces. In all, the development would be required to have 174 total parking spaces and 248 parking spaces are offered, even though the specific guest parking requirement is not met. The applicant would indicate that the individual unit driveways would meet the intent of the code for guest parking. Excess capacity for parking provided by individual unit driveways was a consideration for relief for the development of the Heritage Park townhomes.

Most of the standards of the landscape code are met by the applicant. However, the plan is deficient in the western buffer yard by 55 shrubs. It could be a point of the applicant that the earthen berm serves as adequate screening but the continued inclusion of those plant units may be considered by the Plan Commission. A similar deficiency may exist to the north, but a considerable amount of screening is present on the north property line of the parcel. The plan is also shy one parkway tree along the roadway.

Signage & Lighting

For signage, the applicant is proposing a monument sign with columnar accents on both sides of the base. Wood fencing will extend from both sides of the entry monument sign on the western section of the roadway. A mix of perennials, deciduous shrubs and evergreen trees will be planted behind the signage and fencing. This sign will not be lit internally or externally.

The photometric plan does demonstrate that illumination standards are acceptable, having 0.5 footcandles or less at the property line. It is suggested that revised plans should be submitted that include specifications for lights such as fixtures, poles, and mounting heights. The Village will need to ensure compliance with all standards.

Stormwater

Baxter & Woodman have reviewed the engineering drawings pertaining to stormwater design. Their comments require the applicant to ensure that the detention basin present onsite will continue to accommodate runoff from properties within Farmington Green Estates and Harvest Hill. At final engineering review, the applicant will be required to supply stormwater calculations to support the proposed design and demonstrate compliance with the Village's watershed development ordinance, but otherwise the reviewing engineer believes that the project can be approved and permitted as designed.

Engineering

The developer is intending to convey the primary roadway and sidewalks to the Village as public right-of-way after construction and acceptance, which means it would fall under our jurisdiction and be part of our ongoing maintenance. Therefore, the roadway will be built to Village standards and specifications for width, depth, and slope. Acceptance of the right-of-way as public would break from Village's past practice – all other multifamily developments within the Village are served by private drive aisles/roadways. The conveyance of the road amenities to the Village is a policy question that will be best discussed and considered by the Village Board and is not directly an item of relevance for the Plan Commission. Breaking with this precedent is not necessarily bad as both options (public versus private right-of-way) come with their own share of pros and cons.

Architecture

The appearance of the townhomes presents a modern aesthetic with a color palette that is predominately black, white and grey. The developer proposes a Hardie siding in Artic White with architectural Hardie panels in Night Gray. Front doors are trimmed in black with full-length windows within a front portico supported by white columns. Roof shingles are in Onyx Black with white dormers as accents. Each unit comes with a balcony which consists of white fencing at the perimeter. Individual balconies are accessed exclusively from within the units. Garage doors are proposed to alternate

between white and grey coloring. Elevations of the proposed townhomes are included within your materials.

Action Requested

After a public hearing, the Plan Commission will consider providing a recommendation to the Village Board on the rezoning, preliminary subdivision, special use permit, site plan review, and variations from the net density, guest parking, and landscaping standards for the development of 58 townhome units for a property at 50 N. US Highway 45 (Lindenstone Townhomes), and also provide guidance on any conditions to be placed on the development as associated with the issuance of the special use permit.

Supplemental Documents Enclosed

1. Development Application from Vista Living for the subject property.
2. Narrative Describing the Project Submitted by the applicant dated 2-28-25.
3. Memo from Manhard dated 8-22-25 providing analysis and comment of the land uses of the proposed development.
4. Memo from Manhard dated 8-22-25 providing analysis and comment of the civil engineering of the proposed development.
5. Response from Applicant to Manhard comments via letter dated 7-11-25.
6. Letter from Baxter & Woodman dated 8-5-25 providing analysis of the stormwater design plans for the proposed development.
7. Response from Applicant to Baxter & Woodman comments via letter dated 7-11-25.
8. Lindenstone combined site, elevations, and landscape plan set dated 7-24-25.
9. Lindenstone combined civil engineering drawings dated 1-11-25.
10. Plat of relocation of a drainage easement dated 8-28-24.
11. Photometric plan of Lindenstone development 6-27-25.

February 28, 2025

Clay T. Johnson
Village Administrator
Village of Lindenhurst
2301 E. Sand Lake Road | Lindenhurst, IL 60046
cjohnson@lindenhurstil.org | (847) 356-8252

Narrative of request for Lindenstone Residential Townhome Development
Lindenhurst, IL.
Zoning amendment and site plan submittal request

Dear Administrator Johnson and Village Representatives,

On behalf of AMJ Development Enterprises, LLC, Teska Associates, Inc. are pleased to submit our preliminary application and plan materials for a proposed new residential townhome development located on the 9.5-acre property northeast of U.S. Route 45 and Country Place in Lindenhurst, il.

AMJ Enterprise Development is the property owner and developer of the proposed townhome neighborhood. AMJ is an experienced builder and developer who has assembled a team of talented consultants including land planners, landscape architects Teska Associates, AStudio Architects, Double M civil engineers, IG Consulting surveyors and KLOA traffic engineers.

The proposed development is planned to comply with the villages R-3 Multi-family zoning to support 58 new 3 bedroom attached residential townhome units within 13- 4- and 5-unit townhomes.

The applicant is requesting a zoning and map amendment from CB Community Business to R-3 Multi-family residential.

The property is surrounded by unincorporated lake county residential to the north, State Route 45 to the east, CB- Community Business and , R-3 Multi Family Residential to the south and single family Farmington Green PUD-3 west.

The proposed zoning amendment from CB to R-3 provides an appropriate residential transition between Route 45 to the east and Farmington Green single-family homes to the west.

Approximately 28 years ago in 1997 , the subject property was planned for commercial use while the neighboring residential single-family Farmington Green was designed. A combined joint stormwater management basin was designed and built at the southeast corner of the subject property to support stormwater management needs of the Farmington Green single family including the future use of the subject 9.3 acre property. As a result of the stormwater excavation, a large 16’ high earth berm and screen type landscape plantings were installed on the single-family residential property as a buffer to the intended commercial use.

- Stormwater management for the neighboring Farmington Green and this development will remain in the same location on the southeast corner of the subject site and will be updated to meet today's standards for capacity, storage and water quality control management as a shallow water / dry bottom basin with aquatic suitable planting.
- Site lighting includes streetlights matching village standards and wall mounted exterior illumination from individual townhome front doors and garage door areas.
- Site landscape will include planting in the public right of way, common areas, amenity play and dog park and Route 45 corridor frontage.
- Trash will be contained within the resident garages. U.S. Postal mail is planned to be delivered to a gang mailbox cluster at the park area.

Over the following years commercial development was considered and determined unviable for the site. Commercial uses that were considered included showroom shops and limited fabrication and assembly, self- storage and similar grade that did not match or complement the CB zoning characteristics of a walkable neighborhood type of retail and service development.

The proposed townhome use requested addresses the comprehensive plan objectives by providing first class residential construction attractive to a broad spectrum of millennial to empty nester residents. Features include high quality coordinated architectural, landscape and engineered development to enhance the visual appeal of the neighborhood and Route 45 corridor. The architectural character expresses a fresh contemporary design appearance utilizing durable quality materials and coordinated colors . The site plan and landscape architecture feature a generous amount of open welcoming green setback to the corner intersection and Route 45 corridor. The residential courtyards are facing home front doors and open space commons areas with connected walking paths, shade trees, a play area, seating, and dog park to be maintained by the HOA management services. Parking provided includes 2 covered spaces in each garage, two spaces on the driveway aprons and on-street parking during allowable regulated hours on the 66' wide public dedicated road right-of -way.

In accord with the village code section below, we have replied to standards for seeking basis for rezoning the development from CB to R-3 standards..

§ 159-2.306 TEXT AND MAP AMENDMENTS.

(E) Standards:

(1) *Map Amendment.* The following standards will be considered in amending the zoning map:

(a) Identification of the existing uses of property within the general area of the affected property.

The existing zoning as CB has produced sub-par, moderate grade commercial market proposals for the subject property that are not necessarily complementary to the neighborhood, property values or Route 45 corridor.

(b) Identification of the zoning classification of property within the general area of the affected property.

Zoning classification surrounding the property includes PUD -3 residential to the west, R-3 residential and CB Commercial Business to the south and unincorporated Lake county residential to the north within proximity of the subject property.

(c) Determination as to the suitability of the property in question to the uses permitted under the existing classification or district and under the proposed classification or district.

Present CB – Commercial Business zoning is unsuitable to the village comprehensive plan objectives to attract a quality commercial business that is compatible to the quality of the surrounding uses and Route 45 corridor. Over the past 28 years market has determined commercial uses that are of moderate grade use not able to meet the high-quality standards of land use, appearance and beautification that are complementary to the surrounding land use and real estate values.

(d) The trend of development, if any, in the general area of the affected property, including changes, if any, which have taken place since the date the affected property was placed in its present zoning classification or district.

The trend to centralize commercial business in higher traffic neighborhood centers had substantially diminished with the advent of consumer ready at home delivery of consumer goods and services available from grocery delivery (Kroger) , prepared food delivery (Grub Hub) s UPS, Amazon and similar at home delivery services. The ability to have a neighborhood commercial use with convenience goods is no longer market viable at this location. Alternative commercial uses contemplated by the property owner and brokers were deemed as not being complementary to the neighborhood and village values.

(e) The trend or development, if any, as to the proposed uses of property within the general area of the affected property, as represented on the Comprehensive Plan.

T*he trend of development is to provide a diversity of housing options attainable to establish new home ownership or allow current residents to remain in the village as empty nesters allowing turnover of homes as their families grow. The comprehensive plan seeks high quality housing with market diversity and thoughtful growth. Proposed townhomes are a traditionally acceptable transition between single family (west) and regional arterials (east) .*

(f) The length of time the property has been vacant as zoned, considered in the context of the land development and the area surrounding the subject property.

The property has remained vacant for 28 years or more.

(g) The extent to which property values are diminished, if at all, by particular zoning restrictions.

Property value will not be diminished by providing R-3 residential as a more compatible use compared to the existing CB Commercial Business zoning that would likely have a negative impact on neighboring property values.

We believe the proposed townhome residential development is compatible with the Village standards. The proposed Lindenstone Townhome development is complementary to the neighborhood lifestyle as an attractive, walkable residential community that promotes property values through thoughtful planning and contributes to creating a quality village image.

On behalf of the development team, we look forward to receiving your comments, direction and support of this application.

Sincerely,

Nick Parera
Principal
Teska Associates, Inc.

Manhard CONSULTING

Civil Engineering
Surveying
Water Resources Management
Construction Management
Landscape Architecture
Land Planning

Date: August 22, 2025

To: Clay Johnson, Village Administrator
Village of Lindenhurst

From: Jodi McCarthy, PE
Jeramiah Yeksavich, AICP

RE: PLANNING & ZONING REVIEW COMMENTS #2
VISTA LIVING, LLC. – R-3 TOWNHOME DEVELOPMENT
LINDENSTONE - 50 N U.S. HIGHWAY 45
LINDENHURST, ILLINOIS

Per your request, our office has reviewed the submittals for the proposed rezoning of 50 N U.S. Highway 45, Lindenhurst, IL (Subject Property; PIN: 02-36-400-016; approximately 9.52 acres) by Vista Living, LLC (Applicant as listed in the Application for Development and Zoning Approvals) to build a 58-unit townhome development and provide the below review comments. To allow for the development, the Applicant is seeking a rezoning to the R-3 District with a Special Use Permit (SUP) Planned Unit Development (PUD), which allows for the Village to consider departures from specific development standards based on off-setting overall development benefits and design considerations. This memo reflects changes to the submittal documents since our office's April 3, 2025 memo and retains some comments from that memo the Village may wish to consider as part of any Public Hearing review.

Building, Unit, & Bedroom Count

The following table summarizes the number of buildings and units by bedroom count. The Floorplans only show the 5-Unit building layout, but it is assumed the 4-unit buildings will have a similar layout. The top floor of each unit indicates three (3) bedrooms. The ground floor contains a room labeled "Office", but this room contains direct access to a full bathroom on the same floor. The Village will need to evaluate this additional room when assessing any impact fee requirements.

Unit Count and Building Design Site Plan Differences Table

Building Types	Building Count	Unit Count	Bedroom Count 3 – 4 Bedroom Units
4-Unit Buildings	7	28	84 - 112
5-Unit Buildings	6	30	90 - 120
Total	**13**	**58**	**174 - 232**

Comprehensive Plan & Zoning:

1. Comprehensive Plan: Based on the Subject Property's Comprehensive Plan Future Land Use designation differing from the proposed land use development type, the Village may wish to review whether the proposed development would require a Comprehensive Plan amendment.
   a. Subject Property Future Land Use Designation: CB Community Business District, which intends to accommodate the needs of a larger consumer population with establishments that offer a wide range of goods and services.
   b. Proposed Development Future Land Use Designation Type: R-3 Multiple Family Dwelling District (Second most dense residential development land use), which is intended for all multiple family dwelling types other than duplexes with a maximum gross density of 6.10-8.00 dwelling units per acre.
2. Zoning:
   a. Zoning:
      i. Existing District: CB - Community Business District
      ii. Proposed District: R-3 Multiple-Family Dwelling District Special Use Permit (CUP) Planned Unit Development (PUD).
   b. Subdivision: The Applicant indicates they will submit a Plat of Subdivision if PUD preliminary approval is granted. The Applicant indicates the property will be governed by a Condominium Association, which traditionally does not subdivide out individual dwelling unit lots. The Plat of Subdivision will be needed to verify all easements required for the development such as drainage, utility, and conservation easements. The submittal includes a Plat of Easements to vacate certain existing easements for drainage across the lot.
   c. Annexation Agreement: The Subject Property was subject to an Annexation Agreement that appears to have expired in 2016, As the proposal is for a rezoning and a PUD, the Village may wish to review what elements from the previous agreement may still be desired to remain in place. This memo includes references, particularly regarding landscaping requirements, to that agreement where it is potentially applicable for the Village's consideration.
3. Neighboring Property Planned & Existing Land Uses & Zoning:

Also see included Exhibit A: Neighboring Property Existing Conditions attached to this memo.

Neighboring Property	Existing Land Use	Comprehensive Plan Land Use	Existing Zoning
North	Large Lot Single-Family Home	N/A	Old Mill Creek SR – Special Retail District
East (Across U.S. Hwy 45)	Vacant	N/A	Old Mill Creek R-3 – Single Family Residential District
West	Single-Family Homes	PUD-3	Lindenhurst PUD-3 District
South (Across Country Place)	Preschool, Rowhome Development	PBC – Planned Business Center District	Lindenhurst R-3 – Multiple-Family District, CB – Community Business District

Bulk, Space, Yard, and Height Standards Comments

1. Lot & Density Standards:

Lot & Density Standards Table
Highlight Underline = Departure

Category	R-3 District Requirements	Proposed Conditions (Approximate)	Degree of Departure
Min. Lot Area	1 acre (43,560 sq. ft.)	9.52 acres	None
Min. Lot Width	150 feet	489 feet	None
Max. Gross Density	6.10 dwelling units per acre	6.09 dwelling units per acre[1]	None
Max. Net Density	8.0 dwelling units per acre	8.36 -9.98 dwelling units per acre[2] See Southeast Corner Wetland comment below.	0.36 – 1.98 dwelling units per acre
Min. Open Space Ratio (OSR)	0.35	0.38[3]	None

Notes:
1. Gross Density Calculation: 58 dwelling units / 9.52 acres = 6.09 dwelling units per acre
2. Net Density Calculation:
   With Wetland Exclusion Granted: 58 dwelling units / 6.94 acres Net Lot Area = 8.36 dwelling units per acre
   With Wetland & 40 ft. Buffer: 58 dwelling units / 5.81 acres Net Lot Area = 9.98 dwelling units per acre
3. Min. Open Space Ratio Calculation: 3.65 acres general passive/active open space areas / 9.52 acres (Subject to Plat of Subdivision changes for conservation easement areas (+) and any residential lots created (-); Open space generally excludes lot areas, setback yards, R.O.W.s and most impervious surface areas.)

2. Yard, Floor Area, & Height Standards:

Yard, Floor Area, & Height Standards Table
Highlight Underline = Departure

Category		R-3 District Requirements	Proposed Conditions (Approximate)	Degree of Departure
South Yard	**Min. Front Yard**	30 feet	59.9 feet (To Buildings)	None
	Min. Buffer Yard	20-35 feet	45.1 feet (To Sidewalk)	None Subject to planting & berming requirements.
East Yard	**Min. Special Hwy Corridor Setback – U.S. Hwy. 45**	75 feet	75.6 feet (To Buildings)	None
	Min. Side Corner Yard	30 feet	75.6 feet (To Buildings)	None
	Min. Buffer Yard	30-40 feet	62.6 feet (To Sidewalk)	None Subject to planting & berming requirements.

Category		R-3 District Requirements	Proposed Conditions (Approximate)	Degree of Departure
West Yard	**Min. Side Yard**	30 feet	30.6 feet (To Buildings)	None
	Min. Buffer Yard	15-30 feet	16.3 feet (To Driveway)	None See Previous Annexation Agreement comment. Subject to planting & berming requirements. See Landscape Plan comments.
North Yard	**Min. Rear Yard**	30 feet	35.4 feet (To Buildings)	None
	Min. Buffer Yard	15 feet	16.1 feet (To Sidewalk)	None Subject to planting & berming requirements. See Landscape Plan comments.
Min. Total Living Area per Dwelling Unit	**4 DU per structure**	1,200 sq. ft.	Min. 2,260 sq. ft.[1]	None See comment below.
	5 DU per structure	1,150 sq. ft.	Min. 2,260 sq. ft.	None
Max. Building Height		3.0 stories/35 feet	3.5 stories/35 feet	None

Notes:
1. Assuming 4-unit buildings match the same unit sizes as the submitted 5-unit building floorplan provided.

a. Unit Floor Plans: The submittal included the floor plans for the 5-unit building, but not the 4-unit building. It is requested the Applicant confirm the unit sizes will be the same in both buildings and to provide the floor plans for the 4-unit building in future submittals.

Parking, Access, Circulation, & Traffic Impact Study:

1. Total Parking Spaces:

Minimum Total Parking Spaces Table
Highlight Underline = Departure

Category	Minimum Parking Space Requirements[1]	Proposed Conditions	Degree of Departure
Unit Parking	145 Spaces[2]	Garage: 116 Spaces Driveway: 116 Spaces (See Comment below on possible reduction) Total: 232 Spaces	None
Guest Parking	29 Spaces[3]	16 Spaces	13 Spaces
Total Parking	174 Spaces	248 Spaces	None

Notes:
1. Minimum Parking Space Standard: 3 Bedrooms or more Standard: 2.5 spaces per DU, plus 0.5 space per DU for guest parking
2. Unit Parking Calculation: 58 DU x 2.5 spaces/DU = 145 spaces
3. Guest Parking Calculation: 58 DU x 0.5 spaces/DU = 29 spaces

a. Unit Parking Driveway Width: The Site Plan shows driveway widths of approximately 16 feet wide, which is below the normal minimum standard of approximately 18-feet wide for two-vehicle side-by-side parking. For some units, this condition may functionally reduce the number of parking spaces per unit to only 3 vehicles since some large vehicles (e.g., SUVs, trucks, etc.) could prevent a second vehicle parking adjacent to it. 16-feet wide is not an uncommon width for townhome developments.

b. Guest Parking: The Site Plan provides both on- and off-street parking areas that can help support additional parking at the units. The Village will wish to review if the provided parking is sufficient to accommodate the expected level of visitors when residents may have special events.

c. On-Street Parking: The Landscape Site Plan indicates a 30-foot wide roadway to allow for on-street parking, which may provide for the depicted on-street parking subject to the review of the Village Engineer and Lake Villa Township Fire Protection review for safe circulation. The proposed on-street parking should include signage that indicates allowed locations for on-street parking.

2. ADA Accessible Parking Spaces: The off-street parking next to the community mailbox area requires ADA accessible parking.

Minimum ADA Accessible Parking Spaces Table
Highlight Underline = Departure

Category	Minimum ADA Accessible Parking Space Requirements[1]	Proposed Conditions	Degree of Departure
Guest / Mailbox Area Parking	1 Space	2 Space	None

Notes:
1. 1 ADA space per 25 total spaces (Under 100 total spaces). Round-up (6 off-street parking spaces/ 25 total spaces) = 1 space.

3. Access & Circulation:

a. Access Point: The development will be limited to one access point at Country Place.

b. Drive Lane: The development will be connected by a 30-foot-wide public roadway in a 66-foot wide R.O.W. The length of the drive lane as a cul-de-sac loop is approximately 740 feet north of Country Place. This length could exceed the general planning design standard for maximum cul-de-sac length of 500 feet to 1,000 feet. The Village may wish to review if the length is acceptable with respect to the number of units it services.

c. Auto-Turn Exhibit Review: The Auto-Turn Exhibit is subject to the Lake Villa Township Fire Protection District's review.

d. Traffic Impact Study: Per ZO 159-4.103(B)(1)(a), the Plan Commission with approval by the Village Board may determine if a Traffic Impact Study is required for an R-3 development. Given that this development would take access only off a collector roadway and it is under 100 units, it is anticipated that the current proposed development would be on the lower end of traffic generation.

4. Pedestrian & Bicycle Circulation:
   a. Sidewalks:
      i. Internal: The Site Plan indicates 4-foot wide sidewalks on both sides of the roadway throughout the development along with sidewalks in-front of units and through common open space areas.
      ii. Perimeter: A sidewalk along Country Place already exists.
   b. Bike Path/Lane: Subject to IDOT"s approval, the Site Plan indicates a sidewalk connection from the common central open space area to the bike path along the U.S. Hwy. 45 frontage.

Wetland & Stormwater Management:

1. Southeast Corner Wetland: The Lake County Stormwater Management Commission (LC-SMC) has designated the drainage area in the southeast corner of the Subject Property as an *Isolated Waters of Lake County* wetland. The Applicant has submitted a request to Village's Watershed Development Officer to exclude this area as a wetland based on documentation that it was a created as a detention basin to support the residential developments to the west of the Subject Property. If this area is not excluded as a wetland, the preservation of this area could possibly require a minimum of a 40-foot buffer yard, which could affect design and unit density levels of the development.
2. Drainage Easement: The Applicant is requesting to vacate an existing drainage easement that generally runs east to southeast across the Subject Property to the proposed stormwater detention area. The Village Engineer and Watershed Development Officer will need to review the proposed replacement easements to accommodate drainage from the developments to the west and the potential stormwater management utilities to be located within these replacement easements.
3. Natural Resource Plan: While the Subject Property was prepared for development around 1996, nearly thirty years of potential environmental changes have occurred. The Village may wish to review if current natural resource documentation via Natural Resource Plan should be submitted. The need for this plan could be dependent on the determination of the wetland area and the Tree Survey and Preservation Plan referenced later.

Open Space:

1. Active Open Space:
   a. Outdoor Gathering/Recreation Area: The Site Plan indicates a playground area and dog park area, which covers approximately half of an acre (0.5).
   b. Comprehensive Plan Objectives: The Comprehensive Plan includes an objective for developments to provide general use outdoor recreational sites to meet the recreation demands of the resident population and for developers to provide neighborhood parks and playgrounds. Similarly, the R-3 District purpose includes an objective for developments to

provide open space to serve residents. The Comprehensive Plan recommends 1.5 acres of mini parks/playground per 1,000 residents. Using the Lake County 2020 Census average household size of 2.7 people per household, the development would have 157 residents, which would need access to approximately 0.25 acres of active open space, which appears to be accommodated sufficiently with the playground area and dog park.

2. Passive Open Space: The Site Plan indicates two intra-building courtyard areas in the southwest portion of the development and an open roadway island area in the north portion of the development.

Architectural Plans, Building Elevations, & Floor Plans: The Applicant has provided example elevations indicating proposed building façade colors and materials. For the Village's evaluation, the primary façade materials will be:

- Hardie panels & siding (A fiber cement material)
- Asphalt roof shingles
- Aluminum window frames

General Operations:

1. Snow Storage: The Applicant indicates plowed snow storage areas are shown with a dashed hatch area and labeled on the Site Plan, but neither the Engineering Site Plan or Landscape Site appears to show such required snow storage areas (ZO 159-7.610).

2. Garbage Collection: The Applicant indicates trash and recycling receptacles will be located at each unit and stored in garages, which will require at building/unit collection.

3. Neighborhood Mailboxes: The Site Plan indicates there will be a community mailbox area near the central area gazebo with six (6) adjacent off-street parking spaces.

4. Fiscal Impact Statement: As a new residential development that will have reoccurring fiscal impacts on the Village and other taxing jurisdictions, the Village may wish to determine if a Fiscal Impact Statement is necessary to review how the development may affect government services. The Village may also wish to initiate a review of the required Impact Fees with the Applicant.

5. Declaration of Covenants & Bylaws Document: The Applicant provided a general draft of the document governing the potential Townhome Association, which adopts a Condominium Association statutory approach. The Village Attorney will need to review the document to ensure it meets Village standards for such documents. Note, the document references items that do not seem applicable to the proposed development (e.g., roof decks, commercial space, etc.).

Signage Plan:

1. Freestanding Signs: The proposed entry freestanding sign will be located on the west side of the entry drive with Country Place. Sign has proposed landscaping around it.

Main Entry Freestanding Sign Table
Highlight Underline = Departure

Category	R-3 District Sign Standards	Proposed Conditions (Approximate)	Degree of Departure
Max. Sign Quantity	1	1	None
Maximum Total Sign Area For All Signs	24 sq. ft.[1]	24 sq. ft.	None
Maximum Sign Area For Freestanding Signs (1 Sign Face)	24 sq. ft.[1]	24 sq. ft.	None
Max. Sign Height	6 feet	Top of Sign Copy: 3.8 feet Top of Sign Structure: 6 feet	Sign Copy: None Structure: None
Min. Front Yard Setback	6 feet	8.8 feet	None
Min. Side Yard Setbacks	30 feet	>30 feet	None

Notes:
1. As the Applicant is seeking a PUD, Maximum Total Sign Area For All Signs may be granted up to 135 square feet and Maximum Sign Area For Freestanding Signs may be granted up to 70 square feet.

Photometric Plan:

1. Foot-Candle Levels: Subject to correcting the Light-Loss Factor and submitting acceptable fixture specifications, the foot-candle levels appear generally to meet ZO standards. The north property line area does have a few readings above 0.5 foot-candles, and it is recommended all property lines have foot-candle levels of 0.5 or less.
2. Light-Loss Factor (LLF): Revised plans should be revised to use a LLF of 1.0 for all proposed exterior lights.
3. Fixture Mounting Heights: Revised plans should include fixture mounting heights for all proposed exterior lights.
4. Fixture Specification Sheets: Revised plans should include light fixture and pole specification sheets for all proposed exterior lights that indicate full opaque housing, flat lenses in lieu of drop lenses, cut-off angles, and the ability of fixtures to add shielding and/or dampers to address hotspots/glare after installation. International Dark-Sky Association approved light fixtures are recommended. The Applicant indicated specification sheets will be provided.
5. Village Streetlight Standard Specification: The Applicant indicates the main development roadway will be dedicated to the Village. The Village will need to determine if the Village standard streetlight pole and fixture specification should be installed.
6. Entry Freestanding Sign Illumination: The Applicant indicates the entry way freestanding sign will not be illuminated.

Landscape Plan: The following counts are subject to the Village's review and possible granting of PUD departures.

Landscape Requirements Comparison Table
Highlight Underline = Departure

Planting Location	R-3 District Requirements	Proposed Conditions	Departure from Requirements/Notes
US-45 **Arterial Road Buffer Yards - East** (867± feet long)	Buffer Intensity: 4 Buffer of 30-40 feet in width Requires plantings per Table 159-7.709 Minimum at 40 feet wide (4E): 69 canopy trees No berm	Minimum 40 feet met 64 canopy trees 3 understory trees 6 evergreen trees No berm evident (9 understory/evergreen trees are 4.5 (5) canopy equivalents)	None
Country Place **Collector Road Buffer Yards – South** (434± feet long) Includes Entry Feature Plantings	Buffer Intensity: 3 Buffer 20-35 feet in width Requires plantings per Table 159-7.709 Minimum at 35 feet wide (3E): 26 canopy trees 126 shrubs No berm	Minimum 35 feet met 26 canopy trees 145 shrubs No berm evident (Existing vegetation requires Tree Survey to determine eligible credit)	None
Peripheral Buffer Yards – West (853± feet long)	Buffer Intensity: 2[1] Buffer 15-30 feet in width Requires plantings per Table 159-7.709 Minimum at 15 feet wide (2A): 15 canopy trees 30 understory trees 117 shrubs 2-foot berm or Previous Annexation Agreement[2]: 26 canopy trees 52 understory/evergreen trees 205 shrubs 4-foot berm 30 feet wide	Minimum 15 feet met 15 canopy trees 30 understory trees 62 shrubs No berm evident	55 shrubs (Foundation bush plantings are not counted as they are outside the 15-foot buffer area) Plans do not indicate berm (See comment below regarding potential PUD Departure based on landscape mound on adjacent property)

Planting Location	R-3 District Requirements	Proposed Conditions	Departure from Requirements/Notes
Peripheral Buffer Yards – North (395± feet long)	Buffer Intensity: 2[3] Buffer 15 feet in width. require a 2' berm. Requires plantings per table 159-7.709. Minimum at 15 feet wide (2A): 7 canopy trees 14 understory trees 54 shrubs 2-foot berm	Minimum 15 feet met 7 canopy trees 14 understory trees 54 shrubs No berm evident	Plans do not indicate berm, but Applicant mentions existing berm in this area.
General Internal On Site Landscaping[4] (Excludes street trees & off-street parking area plantings)	30 planting units per 159-7.702 (6 units per acre) (4.9 net on-site Acres * 6 units/acre = 30 planting units - Rounded Up)	30 type B Units 33 canopy trees 62 understory trees 44 evergreen trees 595 shrubs	None
Street Trees (2,300± feet of curbline)	46 street trees[5] Subdivision Ord. requires street trees.	45 street trees are evident, some appear to be understory trees	1 street tree All street trees should be canopy/shade trees rather than understory trees unless there is an overhead utility conflict. TBD based on final Utility Plan.
Minimum On Site Landscaping not in Off-Street Parking Areas (Excludes street trees & off-street parking area plantings)	58 canopy trees 58 understory trees 58 evergreen trees 348 shrubs (1 Type B Unit per Dwelling Unit)	145 canopy trees 98 understory trees 50 evergreen trees 844 shrubs (includes buffer yard plantings)	None
Off-Street Parking Area	2 Planting Units (No specific type required) Planting Area 720 sq. ft.	2 Type B plant units 11 understory trees (2 understory, 2 canopy equivalents, 2 evergreen equivalents)	None
Ground Sign Landscaping	All freestanding signs shall provide a landscaped area with appropriate natural plant material ground cover and other landscape plantings located at the base of said freestanding sign equal in area to the sign area.	Canopy trees Shrubs Perennial flower beds	No set standard. Subject to Village's review

Notes:
1. Treating the SUP PUD 3 District as an R-1 District based on detached single-family home development.

2. The previous Annexation Agreement required a 4-foot high landscaped berm having a minimum width of 30 feet, a 6-foot tall opaque fence, and per 100 lineal feet: three (3) 3-inch caliper deciduous canopy trees, six (6) 1.5-inch caliper deciduous ornamental/understory or coniferous trees, twenty-four (24) mix of medium 3-foot high deciduous and coniferous shrubs, and grass with mulch planting beds for trees and shrubs.
3. Treating the Old Mill Creek District SR District as an E District based on a large-lot detached single-family home development.
4. The previous Annexation Agreement required landscaping per open space acre: Three 3-inch caliper deciduous canopy trees, six (6) 1.5-inch caliper deciduous ornamental/specimen trees or coniferous trees, ten (10) 3-foot high shrubs, and grass with mulch planting beds for trees and shrubs.
5. The previous Annexation Agreement for residential development area required one (1) 3-inch caliper deciduous canopy tree per 50 feet of curbline.

1. Plant Sizes: Installed sizes should be as noted in Table 159-7.712(B) Minimum Size Standards for Required Plant Materials. Buffer yard trees shall be 3" caliper, and evergreen trees shall be 6' installed height. Sizes should be updated on future submittals.
2. Tree Survey & Preservation Plan: The Landscape Plan indicates two trees to be removed at the entry drive area and there appears to be existing vegetation around existing drainage swales and the proposed stormwater detention basin. If not waived, the ZO requires a Tree Survey and Preservation Plan be submitted. A Tree Survey and Preservation Plan must indicate each existing tree's location, diameter at breast height (DBH), species, condition, and status to removed or remain along with a tree preservation fencing detail. Credit can be given for any existing trees to be preserved based on the condition of identified trees.
3. Previous Annexation Agreement:
    a. While the previous Annexation Agreement appears to have expired, the Village may wish review whether to use that agreement's planting requirements when greater than the Zoning Ordinance levels as a condition of any SUP PUD approval since those levels were previously accepted as the minimum required landscaping for this particular property.
    b. Along the central portion of the Subject Property's west property line for approximately 400 lineal feet, the adjacent Farmington Green Estates residential development to the west does have a mound area built up to over ten (10) tall with landscaping that provides some existing additional buffering and setback area for that development.
4. Native Planting Species: The Village encourages the use of native plant materials, trees, shrubs, and ground cover, indigenous to northeastern Illinois. In shore buffer areas, these include native plants which are tolerant of both moisture and hydric soils.

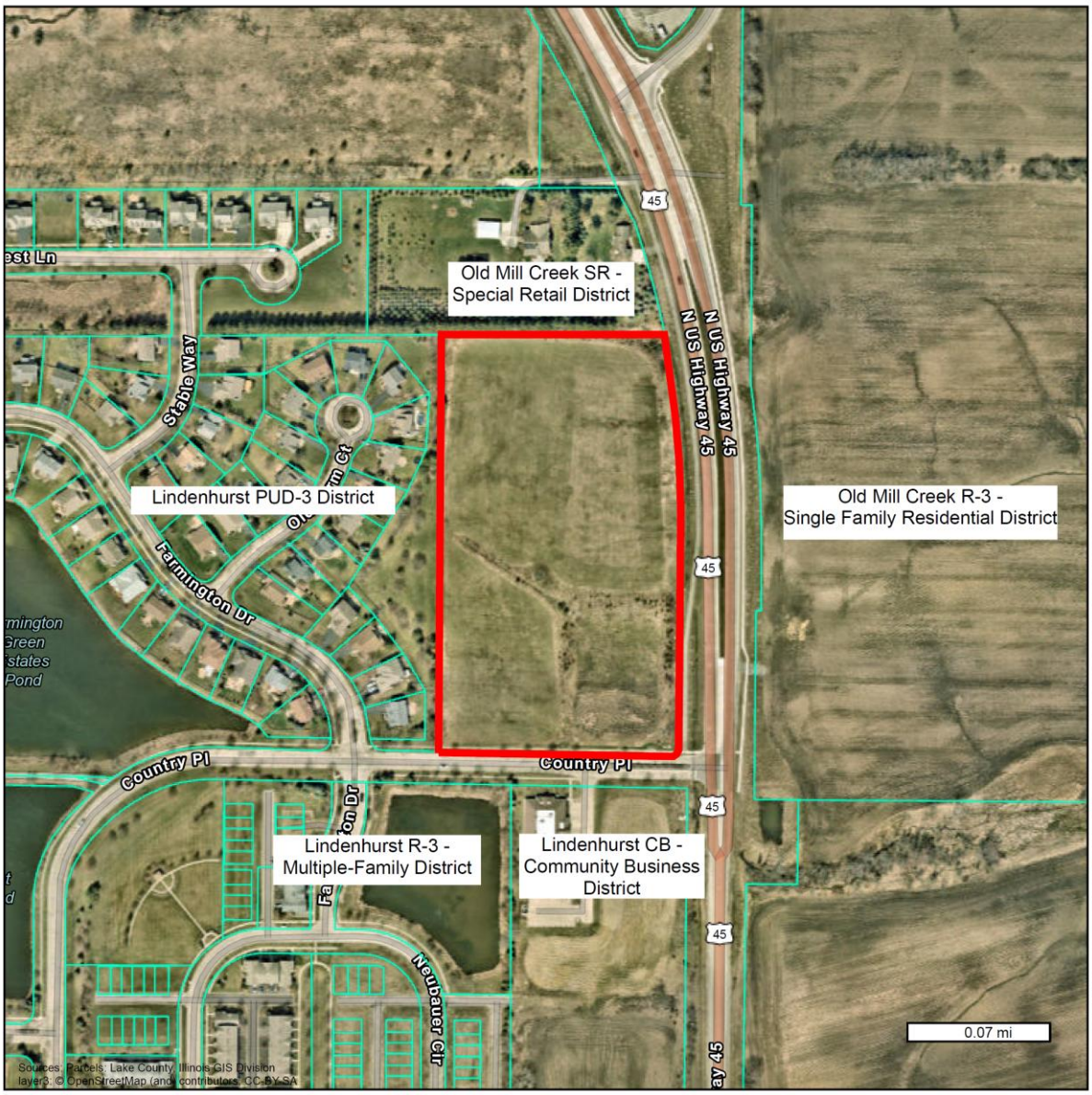
Additional Submittal Documents: Per specific comments above, the following documents were not received in the current submittal packet, and the Village will need to determine what is needed for this current level of review and possible approval.

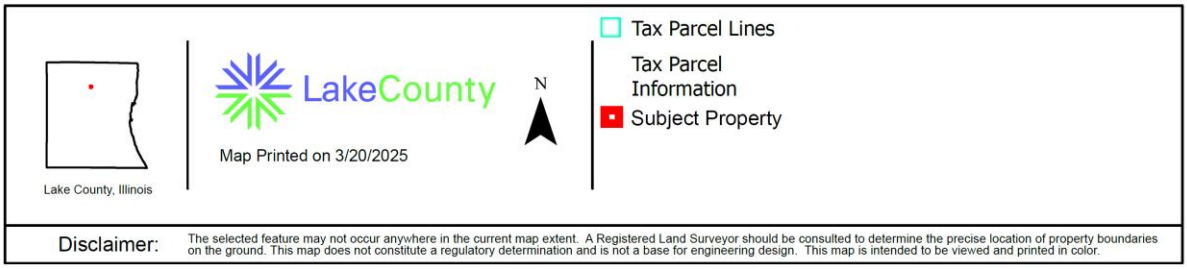
1. Plat of Subdivision
2. Traffic Impact Study
3. Fiscal Impact Statement
4. Tree Survey & Preservation Plan/Natural Resource Plan

Documents received:

1. Application for Development & Zoning Approvals (14 pages), Vista Living LLC, Undated.
2. Narrative for zoning amendment and site plan submittal request (4 pages), Teska Associates, Inc., Dated February 28, 2025.
3. Plat of Easement (1 sheet), IG Consulting, Field work dated August 28, 2024.
4. Preliminary Engineering Plans:
    a. Topographic Map (1 sheet), Double M Civil Engineering, Revised dated July 11, 2025.
    b. Site Plan (1 sheet), Double M Civil Engineering, Revised dated July 11, 2025.
    c. Preliminary Grading Plan (3 sheets), Double M Civil Engineering, Revised dated July 11, 2025.
    d. Preliminary Utility Plan (1 sheet), Double M Civil Engineering, Revised dated July 11, 2025.
5. Wetland Jurisdictional Determination (5 pages), Lake County Stormwater Management Commission, dated May 5, 2025.
6. Request for Exclusion Worksheet (11 pages), Hey and Associates, Inc., Dated May 9, 2025.
7. Auto-Turn Exhibits (2 sheets), Kenig, Lindgren, O'Hara, Aboona, Inc., revise Dated May 21, 2025.
8. Photometric Plan (4 sheets), PG Enlighten, Dated June 27, 2025.
9. Landscape/Elevations/Signage Plans:
    a. Aerial Photograph of Site & Surrounding (1 sheet), Teska Associates Inc., Dated July 24, 2025.
    b. Zoning of Site & Surrounding Area (1 sheet), Teska Associates Inc., Dated July 24, 2025.
    c. Site Survey (1 sheet), Teska Associates Inc., Dated July 24, 2025.
    d. Proposed Site Plan (1 sheet), Teska Associates Inc., Dated July 24, 2025.
    e. Townhome Elevations (1 sheet), Studio Architects, Dated July 24, 2025.
    f. Floor Plans (1 sheet), Studio Architects, Dated July 24, 2025
    g. Landscape Plan (1 sheet), Teska Associates Inc., Dated July 24, 2025.
    h. Townhome Landscape Enlargements (1 sheet), Teska Associates Inc., July 24, 2025.
    i. Lighting & Dimensional Site Plan (1 sheet), Teska Associates Inc., Dated July 24, 2025.
    j. Signage Plans & Elevations (1 sheet), Teska Associates Inc., Dated July 24, 2025.
10. Declaration of Townhomes Ownership and of Easements, Restrictions, Covenants and Bylaws (50 pages), Anvar Nasirov, Undated.
11. Response to Planning & Zoning Review Memo #1 (17 pages), Vista Living, LLC, Dated July 25, 2025.
12. Response to Stormwater Review Memo #1 (2 pages), Double M Civil Engineering, Dated July 11, 2025.
13. Response to Engineer Review Memo #1 (6 pages), Double M Civil Engineering, Dated July 11, 2025.

Exhibit A: Neighboring Property Existing Conditions





Manhard CONSULTING

Civil Engineering
Surveying
Water Resources Management
Construction Management
Landscape Architecture
Land Planning

Date: August 22, 2025

To: Clay Johnson, Village Administrator
Village of Lindenhurst

From: Jodi McCarthy, PE

RE: ENGINEERING REVIEW COMMENTS #2
VISTA LIVING, LLC. – R-3 TOWNHOME DEVELOPMENT
LINDENSTONE - 50 N U.S. HIGHWAY 45
LINDENHURST, ILLINOIS

Per your request, our office has reviewed the submittals for the proposed rezoning of 50 N U.S. Highway 45, Lindenhurst, IL (Subject Property; PIN: 02-36-400-016; approximately 9.52 acres) by Vista Living, LLC (Applicant as listed in the Application for Development and Zoning Approvals) and the following items:

1) Preliminary Engineering Plans:
    a. Topographic Map (1 sheet), Double M Civil Engineering, dated July 11, 2025.
    b. Preliminary Site Plan (1 sheet), Double M Civil Engineering, dated July 11, 2025.
    c. Preliminary Grading Plan (1 sheet), Double M Civil Engineering, dated July 11, 2025.
    d. Preliminary Utility Plan (1 sheet), Double M Civil Engineering, dated July 11, 2025.

On behalf of the Village of Lindenhurst, Manhard Consulting has completed a preliminary engineering review of the above-mentioned material for conformance with the Village ordinances and general accepted engineering practices. We reserve the right to generate additional comments on future submittals. A detailed review will be provided with the final engineering and permit submittal. By copy of this letter we request that the Developer address all comments in a response letter and submit the appropriate revisions for further review and preliminary approval by the Village.

General

1. The review of the submitted Stormwater Management Report is deferred to the Village's Watershed Development Ordinance Certified Enforcement Officer. A stormwater management plan must be prepared for all proposed development, meeting all Lake County imposed stormwater management regulations and subject to conformance with the Lake County watershed development ordinance.
2. Lake County GIS indicated the presence of wetlands on site. A wetlands assessment report will need to be submitted for review. The report must indicate whether any impacts on the wetland are anticipated, and if so, what mitigation measures will be undertaken as part of the site development.
3. The developer will be required to provide verification or submit documentation of approval from all agencies other than the Village of Lindenhurst that exercise jurisdiction over this development (i.e., IDOT, IEPA, etc.). Please list all approvals received to-date and any approvals pending. The applicant has noted that approvals are in place and will be provided once received.

4. Auto-turn exhibits are required to show emergency vehicles can access all parts of the site. The Fire Department will need to confirm that the fire truck turning movements are acceptable.
5. The condition of Country Place pavement and existing sidewalk along the frontage should be evaluated, and the Village may determine that it warrants replacement / repair prior to construction of the development.
6. The location of the drainage easement that serves the property to the west should be shown throughout the plan set to confirm there are no conflicts with the proposed improvements.
7. The following items should be provided during final engineering and are noted as they could potentially impact the design of the site. A response is not required at this time.
    a. A drainage certificate on the Cover Sheet of the plans to be signed by the owner and design engineer should be included with the final engineering submittal.
    b. Provide an Engineer's Opinion of Probable Cost with the first final engineering submittal.
    c. Provide detailed grading information with final engineering. It is the Owner's responsibility to ensure compliance with the current ADA Standards for Accessible Design and the Illinois Accessibility Code.
    d. Detectable warnings are required at all crosswalk locations.
    e. Engineer to provide detailed grading inserts for each crosswalk location to show compliance with requirements of the Americans with Disabilities Act.
    f. Crosswalk locations must be delineated with appropriate pavement makings.
    g. Depressed curbs must be provided at crosswalk locations.
    h. Detailed driveway grading, including driveway slopes, will be required.
    i. Detailed entry walkway grading will be required.
    j. The final engineering plan submittal should include plans that are signed, sealed and dated by a licensed professional engineer in the State of Illinois.
    k. Construction Details and General notes should be added to the plans.
    l. Utility crossings shall be summarized in a table with adequate watermain protection measures specified at final engineering.
    m. Watermain and sanitary sewer to be profiled showing adequate cover, crossings, and directional boring under Country Pl.
    n. Add street signs and other site signage locations confirming to Section 158.10. Signs to include:
        i. Street signs at intersections
        ii. Pedestrian crossing signs at crosswalks
        iii. Speed limit posted
        iv. No outlet sign
        v. Parking and no parking signs where applicable.
        vi. Stop signs at intersections.
    o. Add 24" white stop bar striping to plans where stop control is proposed.
    p. Additional details on the entryway monuments will be required. If the monuments exceed 3 feet in height, signed and sealed plans from a structural engineer will be required.
    q. Easement locations for utilities to be dedicated to the Village need to be shown on the plans. Easements to be provided over watermain outside of dedicated ROW and up to service b-boxes.

Site Plan & Geometry

8. Proposed entrance sign structure is directly overtopping existing storm sewer and manhole as well as proposed storm and sanitary sewer.
   a. Modify or relocate center sign feature to not be located over existing storm manhole for Village access. With the entrance sign structure being constructed within a public utility and drainage easement as well as directly over utility lines, applicant accepts and retains responsibility to reconstruct the sign at no cost to the Village in the event utility maintenance and/or replacement occurs.
9. Access drives/alleyways will need to be constructed with a pavement section to handle the weight of emergency vehicles.
10. Show proposed streetlights on site and utility plan.
11. Revise lighting layout so lights are provided at intersection and update photometrics.
    a. Country Pl intersection
    b. Cul-de-sac T intersection
12. Widen Country Pl drive entrance so a fire truck making a right turn into the site does not impact the oncoming traffic lane.

Grading

13. Revise bituminous concrete driveways to be minimum 2% slope to ensure proper sheet drainage away from buildings and into proposed curblines.
14. Provide more grading information for the following:
    a. north and west of Building 4 to ensure drainage is directed away from the buildings. The nearby catch basin and spot grades are all higher than the TF, walkway, and GF.west of Building 5 to ensure drainage is directed away from the building foundation.
    b. west of Building 7 to ensure drainage is directed away from the building foundation.
    c. north of Building 9 to ensure drainage is directed away from the building foundation.
15. There is a flat sidewalk area north of Building 10. Add spot grades or revise grading to ensure drainage is directed away from the building foundation.
16. Overland overflow from the site southeast swale along US 45 ROW results in ponding of 3 feet. Revise grading to provide overflow path to pond.
17. Spot grades are needed where the proposed sidewalk will meet the existing multi-use path on the east end of the site. If this connection occurs within the US Route 45 right-of-way, a permit from the Illinois Department of Transportation will be required.

Utilities

18. Remove the lone hydrant east of Building 3 along the west side of the roadway.
19. The proposed 6-inch watermain at the northwest corner of Building 3 may not dead end and shall be extended to complete the loop at the southwest corner of Building 5 to ensure fire flow capacity.
20. Revise hydrant layout to provide fire protection to the southwest corner of Building 6.
21. Revise hydrant layout so spacing is less than 400 feet as measured along the watermain line (Section 158.12). The hydrant between Buildings 7 & 8 is greater than 400 feet to the next hydrant between Buildings 9 & 10.

22. The looping of the watermain behind buildings must be approved by the Village's Public Works Department, and access will need to be provided for maintenance and repair.
23. Landscaping will not be allowed on top of the public utility lines. As engineering progresses, the landscaping plan will need to be modified to remove trees shown above the utility lines.
24. Cleanouts are to be provided on each sanitary sewer service coming out of the building per townhome unit.
25. Utility services to each unit should be aligned to avoid entry into the building under driveways and entry concrete walkways and stairs.
26. Water use calculations per unit are to be submitted for water service sizing.
27. Callout the water service size and material for each unit as well as the main feeding the buildings.
28. Water services cannot physically connect to the main in the same location as another service. Offset service connections to account for saddles and taps.
29. Include all proposed utility pipe materials in callouts.
30. Fire flow calculations to be provided to confirm 6" loop around site can provide the required fire flow capacity (Section 158.12).
31. Proposed pressure connection at Country Pl intersection will have a valve within the valve vault already. Remove valves to the north and east of the pressure connection and show the valve vault.
32. Consider revising the number and locations of valves to efficiently isolate sections of watermain for Public Works. Public Works to review and approve the use of a watermain cross at the northeast corner of the site due to the need to shut 4 valves to isolate the 8" connection to the existing 12" main along US 45. Typical isolations are accomplished with shutting maximum of 3 valves.
33. The proposed hydrant lead between Buildings 9 & 10 is too long. Revise so maximum lead length is 15'.

Plat of Easement

Preliminary Plat of Subdivision

34. A separate Plat of Abrogation will be required including the signatures of the adjacent owners for the easement to be abrogated.
35. A Preliminary Plat of Subdivision is required.

DOUBLE
M
CIVIL ENGINEERING
14048 W. PETRONELLA DR. Suite #102 LIBERTYVILLE, ILLINOIS 60048
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E-MAIL marek@doublemcivil.com

July 11, 2025

Mr. Clay Johnson, - Village Administrator
The Village of Lindenhurst
2301 E. Sand Lake Road | Lindenhurst, IL 60046

Attention: Mrs. Jodi McCarthy, PE

Re: ENGINEERING REVIEW COMMENTS #1
VISTA LIVING, LLC. – R-3 TOWNHOME DEVELOPMENT
LIDENSTONE - 50 N U.S. HIGHWAY 45
LINDENHURST, ILLINOIS
Double "M" Civil Engineering Job #82424

Dear Mrs. McCarthy:
We offer the following responses to your comments dated April 03-2025.

General

1. The review of the submitted Stormwater Management Report is deferred to the Village's Watershed Development Ordinance Certified Enforcement Officer. A stormwater management plan must be prepared for all proposed development, meeting all Lake County imposed stormwater management regulations and subject to conformance with the Lake County watershed development ordinance.

Response To Comment # 1:
A complete stormwater management report will be submitted during the final submittal.

2. The Lake County GIS indicated the presence of wetlands on site. A wetlands assessment report will need to be submitted for review. The report must indicate whether any impacts on the wetland are anticipated, and if so, what mitigation measures will be undertaken as part of the site development.

Response To Comment # 2:
A wetlands assessment report by HAY & Assoc. will be submitted during the final submittal.

3. The developer will be required to provide verification or submit documentation of approval from all agencies other than the Village of Lindenhurst that exercise jurisdiction over this development (i.e., IDOT, IEPA, etc.). Please list all approvals received to-date and any approvals pending. The applicant has noted that approvals are in place and will be provided once received.

Response To Comment # 3:
A copy of submittal documentation for approval of all agencies will be provided during the final submittal.

4. Auto-turn exhibits are required to show emergency vehicles can access all parts of the site. The Fire Department will need to confirm that the fire truck turning movements are acceptable.

Response To Comment # 4:

The Auto-turn exhibits will be included with the attachments of this submittal and will confirm with the Fire Department for approval.

5. The condition of Country Place pavement and existing sidewalk along the frontage should be evaluated, and the Village may determine that it warrants replacement / repair prior to construction of the development.

Response To Comment # 5:

Based on the owner's opinion, the sidewalk and pavement are in good condition and does not need to be replaced or repaired.
However, it will be evaluated and confirm with a Public Works.

6. The location of the drainage easement that serves the property to the west should be shown throughout the plan set to confirm there are no conflicts with the proposed improvements.

Response To Comment # 6:

The Plot of Vacation, which will show the removal of existing drainage easement, and the "Plat of Easement" for proposed drainage and utilities to be submitted during final submittal after the village approve Utility Layout Plan (Storm, Sanitary, & Water Main)

Geometry and Grading

7. Per Village Code, all sidewalks shall be a maximum width of 4'. Please update the plans accordingly.

Response To Comment # 7:

Plans have been revised accordingly.

8. Section 158.10 of the Village Code requires that the roadway must be a minimum of 27' back-to-back (24' pavement), as well as have a minimum 2" surface course. The entry roadway must have a minimum 12' width for the asphalt pavement.

Response To Comment # 8:

Plans have been revised accordingly.

9. Additional details on the entryway monuments will be required. If the monuments exceed 3 feet in height, signed and sealed plans from a structural engineer will be required.

Response To Comment # 9:

The architects plan only include one entryway monument and it is not taller than 3 feet.

10. Structural design plans for the proposed boardwalk will need to be provided.

Response To Comment #10:

The proposed boardwalk has been eliminated.

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11. Width dimension of the access drive at the right-of-way will be required.

Response To Comment #11:
Plans have been revised accordingly.

12. Access drives/alleyways will need to be constructed with a pavement section to handle the weight of emergency vehicles.

Response To Comment #12:
Plans have been revised accordingly.

13. Drainage throughout the site via curbs and swales must maintain a minimum 1.0 % slope.

Response To Comment #13:
Plans have been revised accordingly.

14. Spot grades are needed where the proposed sidewalk will meet the existing multi-use path on the east end of the site. If this connection is occurring within the US Route 45 right-of-way, a permit from the Illinois Department of Transportation will be required.

Response To Comment #14:
Spot grades have been shown on the revised drawings. Regarding the IDOT permit, this will be provided in the final submittal.

15. The driveways propose a v-gutter that directs drainage towards the roadway sidewalk and will create a concentrated flow over the sidewalk that has potential to ice and create pedestrian hazards.

Response To Comment #15:
Drainage along the V-gutters will flow into the catch basin, which is not direct drainage towards roadway sidewalk, and slope will be back pitch from sidewalk to catch basin located before the sidewalk, and so there should not be any concentrated flow over the sidewalk.

16. The need for the easterly sidewalk stub between buildings 12 and 13 should be explained.

Response To Comment #16:
Plans have been revised according.

Utilities

17. The proposed 6-inch watermain at the northeast end of the site may not dead end and shall be connected to the existing 12-inch watermain the US Route 45 right-of-way via pressure connection. A permit from the Illinois Department of Transportation will be required.

Response To Comment #17:
The watermain layout has been revised accordingly. Regarding the IDOT permit, this will be provided in the final submittal.

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18. Ninety-degree (90º) bends are to be avoided and replaced with two-45º bends.

Response To Comment #18:
Plans have been revised according.

19. Where feasible, public utilities need to be realigned to be out from under driveways and crosswalks.

Response To Comment #19:
Plans have been revised accordingly.

20. The looping of the watermain behind buildings must be approved by the Village's Public Works Department, and access will need to be provided for maintenance and repair.

Response To Comment #20:
Water main loop maintenance and repair access behind the buildings will be coordinated to the satisfaction of Public Works as a condition of final design application and after receiving preliminary planning and zoning approval. The owner has already contacted the Village Public Works Department and should receive a final decision in the near future.

21. Landscaping will not be allowed on top of the public utility lines. As engineering progresses, the landscaping plan will need to be modified to remove trees shown above the utility lines.

Response To Comment #21:
Landscaping plans will be revised accordingly by Landscaping Architect.

22. Easement locations for utilities to be dedicated to the Village need to be shown on the plans.

Response To Comment #22:
The easement locations ("Plat of Easement") for utilities to be dedicated to the Village to be submitted during final submittal after the village approve Utility Layout Plan (Storm, Sanitary, & Water Main).

23. Crossing elevations will need to be provided to show proper vertical separation will be maintained.

Response To Comment #23:
Crossing elevation will be provided in the final submittal.

24. Locations of sanitary, water, and storm services will need to be shown on the plans. Note, no sanitary nor storm services may be tied directly into manholes and must be blind tied into their respective sewers.

Response To Comment #24:
Plans have been revised according.

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25. Cleanouts are to be provided on each sanitary sewer service per townhome unit.

Response To Comment #25:
Per the architect, the cleanouts will be provided on each sanitary sewer service inside of each unit.

26. Utility services to each unit should be aligned to avoid entry into the building under driveways and entry concrete walkways and stairs.

Response To Comment #26:
Plans have been revised accordingly.

27. Water use calculations per unit are to be submitted for water service sizing.

Response To Comment #27:
Water use calculations per unit will be provided by the architect.

28. Fire hydrants are to be spaced at no more than 300-foot intervals.

Response To Comment #28:
Noted.

29. Water valves are to be spaced at not more than 400-foot intervals.

Response To Comment #29:
Noted.

30. Locations of roof drains/downspouts are to be shown on the plans.

Response To Comment #30:
Noted.

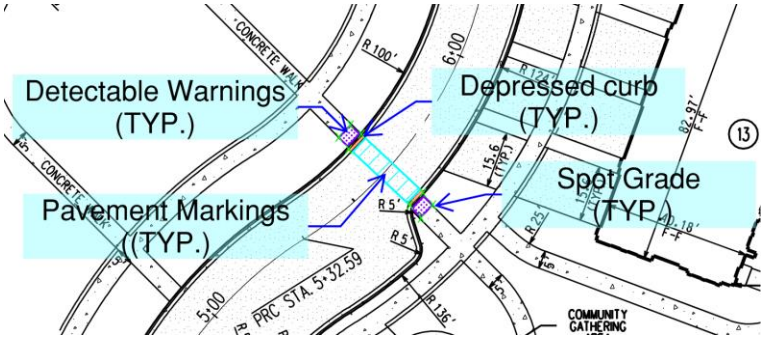
31. Will the community gathering area provide a public drinking fountain? If so, a water service needs to be shown to this area.

Response To Comment #31:
The community gathering area does not need a public drinking fountain (just a concrete pad).

14048 W. PETRONELLA DRIVE ; SUITE #102 LIBERTYVILLE, ILLINOIS 60048
TEL 847-573-9758 : FAX 847-573-9388 : E-MAIL marek@doublemcivil.com

The following items should be provided during final engineering and are noted as they could potentially impact the design of the site. A response is not required at this time.

a. A drainage certificate on the Cover Sheet of the plans to be signed by the owner and design engineer should be included with the final engineering submittal.
b. Provide an Engineer's Opinion of Probable Cost with the first final engineering submittal.
c. Provide detailed grading information with final engineering. It is the Owner's responsibility to ensure compliance with the current ADA Standards for Accessible Design and the Illinois Accessibility Code.
    i. Detectable warnings are required at all crosswalk locations.
    ii. Engineer to provide detailed grading inserts for each crosswalk location to show compliance with requirements of the Americans with Disabilities Act.
    iii. Spot elevations around the access drive island will need be provided.
    iv. Crosswalk locations must be delineated with appropriate pavement makings.
    v. Depressed curbs must be provided at crosswalk locations.



    vi. Detailed driveway grading, including driveway slopes, will be required.
    vii. Detailed entry walkway grading will be required.
d. The final engineering plan submittal should include plans that are signed, sealed and dated by a licensed professional engineer in the State of Illinois.
e. Construction Details and General notes should be added to the plans.
f. Utility crossings shall be summarized in a table with adequate watermain protection measures specified at final engineering.
g. No materials are indicated on the plan. Materials and sizes will be subject to Village approval.

Should you have any questions or require additional information, please do not hesitate to contact me.

Very Truly Yours,
Double "M" Civil Engineering

Marek Krzyzanowski

Marek Krzyzanowski - M.E. - President

14048 W. PETRONELLA DRIVE ; SUITE #102 LIBERTYVILLE, ILLINOIS 60048
TEL 847-573-9758 : FAX 847-573-9388 : E-MAIL marekcivil@gmail.com

August 5, 2025

Mr. Clay Johnson
Village Administrator
Village of Lindenhurst
2301 East Sand Lake Road
Lindenhurst, IL 60046-8935

Subject: Lindenhurst - Lindenstone

Dear Mr. Johnson:

Per your request, we have completed a review of the development application materials for Lindenstone Townhomes, to be located east of Farmington Green Estates Subdivision, west of U.S. Route 45, and north of Country Place. The following documents were reviewed:

- Preliminary Engineering Plan for Lindenstone Townhomes (6 sheets) prepared by Double M Civil Engineering, dated 7/11/2025;
- Preliminary Site Landscape Plan (9 sheets) prepared by Teska Associates, Inc., dated 7/24/2025;
- Preliminary Site Lighting Plan (4 sheets) prepared by PG Enlighten, dated 6/27/2025, and;
- Engineer's comment response letter prepared by Double M Civil Engineering, dated 7/11/2025.

Our review was conducted to determine whether the proposed development is in compliance with the Lake County Watershed Development Ordinance (WDO) and good engineering practice. It should be noted, however, that since the submittal was preliminary in nature, it did not include detailed final engineering plans or stormwater calculations, which are necessary for ultimate approval.

We offer the following comments:

General

1. As a reminder, an NPDES permit and Watershed Development Permit are required.

2. As a reminder, per ILCS Chapter 605.5/9-115, excavation closer to the right of way than 10 feet plus one and one-half times the depth of the excavation, requires the approval of the highway agency.

3. The approved plans and stormwater report for Farmington Green Estates indicate that the existing detention basin at the southeast corner of the Lindenstone site was originally designed to accommodate runoff from a 4.96-acre portion of the Farmington Green Estates site that drains east toward the subject parcel. Therefore the proposed design for the detention basin must include this detention volume.

4. Significant offsite flow from portions of Farmington Green Estates and Harvest Hill Subdivisions discharge to the detention basin on the subject parcel. These offsite flows must be accommodated with the proposed development, including the emergency overflow and basin plantings.

5. As a reminder, the Lake County GIS online mapping indicates there are hydric soils near the northwest corner of the property. Per §506.03A of the WDO, if hydric soils are present on the site to be developed, the applicant shall provide site-specific soil mapping performed by a certified soil classifier or a geotechnical investigation.

6. As a reminder, a subsurface drainage investigation must be completed, unless it was previously done with Farmington Green Estates. in which case the historic tile survey should be provided with the next submittal.

7. Since the project includes offsite tributary area, the stormwater detention facility is, by definition, considered on-stream detention under the WDO, and volume calculations must include the Detention Volume Safety Factor.

As noted above, this initial submittal was preliminary but establishes a basis for further detailed design. A comprehensive stormwater management submittal meeting all requirements of Article 4 of the WDO and addressing the above comments, should be submitted for review and approval.

Our review did not include field verification of existing conditions, elevations, grades and/or topography as shown on the plans. The developer and their consultants have the ultimate responsibility for the correct representation of existing field conditions, as well as providing a design that complies with Village Ordinances and Standards.

Should you have any questions please do not hesitate to call.

Sincerely,

BAXTER & WOODMAN, INC.
CONSULTING ENGINEERS



Kurt M. Baumann, P.E.

P:\LINDV\2500504-Lindenstone Townhomes PR\Work\20250805 Rvw Ltr - revised.docx

DOUBLE
M
CIVIL ENGINEERING
14048 W. PETRONELLA DR. Suite #102 LIBERTYVILLE, ILLINOIS 60048
tel. 847-573-9758 fax. 847-573-9388
E-MAIL marek@doublemcivil.com

July 11, 2025

Mr. Clay Johnson, - Village Administrator
The Village of Lindenhurst
2301 E. Sand Lake Road | Lindenhurst, IL 60046

Attention: Mr. Kurt M. Baumann, PE

Re: ENGINEERING REVIEW COMMENTS #1
VISTA LIVING, LLC. – R-3 TOWNHOME DEVELOPMENT
LIDENSTONE - 50 N U.S. HIGHWAY 45
LINDENHURST, ILLINOIS
Double "M" Civil Engineering Job #82424

Dear Mr. Baumann:
We offer the following responses to your comments dated March 21-2025.

General

1. An NPDES permit and Watershed Development Permit are required.

Response To Comment # 1:
An NPDES and Watershed Development Permit applications will be submitted during the final submittal.

2. Per ILCS Chapter 605.5/9-115, excavation closer to the right of way than 10 feet plus one and one-half times the depth of the excavation, requires the approval of the highway agency.

Response To Comment # 2:
Noted.

3. The approved plans and stormwater report for Farmington Green Estates should be provided for reference, ensuring that the design assumptions and previously approved design requirements are accommodated with this proposed development.

Response To Comment # 3:
A copy of the approved plans and stormwater report for Farmington Green Estates will be included with the attachments of this submittal.

4. Detention basin modifications may be made, but the previously approved required volume must be maintained. Design of the emergency overflow must be maintained and increased as necessary for the proposed development.

Response To Comment # 4:
Plans have been revised accordingly.

5. The Lake County GIS online mapping indicates there are hydric soils near the northwest corner of the property. Per §506.03A of the WDO, if hydric soils are present on the site to be developed, the applicant shall provide site-specific soil mapping performed by a certified soil classifier or a geotechnical investigation.

Response To Comment # 5:

A report by HAY & Assoc. will be submitted during the final submittal.

6. A subsurface drainage investigation must be completed, unless it was previously done with Farmington Green Estates. in which case the historic tile survey should be provided with the next submittal.

Response To Comment # 6:

The soil investigation and report will be provided during the final submittal.

Landscape Plans

7. Page 6 of the landscape plan shows existing vegetation to remain around the outside of the detention pond. However, the plan shows proposed grading in many of the areas where vegetation is said to remain.

Response To Comment # 7:

The Landscaping Plans have been revised accordingly.

Should you have any questions or require additional information, please do not hesitate to contact me.

Very Truly Yours,
Double "M" Civil Engineering

Marek Krzyzanowski

_____
Marek Krzyzanowski - M.E. - President

14048 W. PETRONELLA DRIVE ; SUITE #102 LIBERTYVILLE, ILLINOIS 60048
TEL 847-573-9758 : FAX 847-573-9388 : E-MAIL marek@doublemcivil.com



80 SCALE AT 22X34
160 SCALE AT 11X17

0 80' 160' 320'

N

L-1 AERIAL PHOTO OF SITE & SURROUNDING AREA

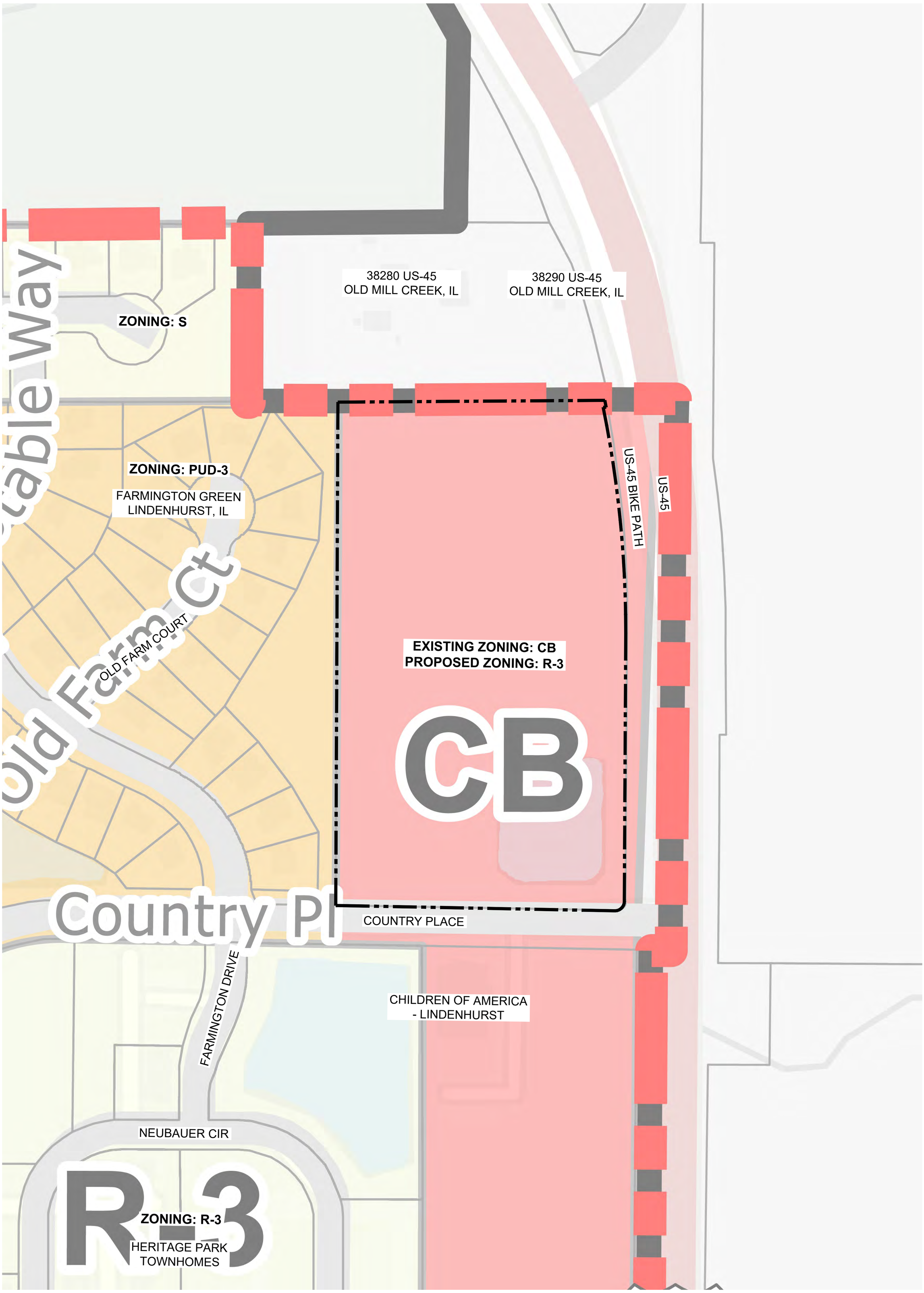
LINDENSTONE TOWNHOMES

LINDENHURST, IL

July 24th, 2025

VISTA LIVING, LLC.

teska associates
627 Grove Street
Evanston, Illinois



L-2 ZONING OF SITE & SURROUNDING AREA

LINDENSTONE TOWNHOMES

LINDENHURST, IL

July 24th, 2025

VISTA LIVING, LLC.

teska associates
627 Grove Street
Evanston, Illinois

SITE DATA TABLE			
TYPE	BUILDINGS	UNITS PER BUILDING	TOTAL UNITS
4-UNIT TOWNHOME	7	4	28
5-UNIT TOWNHOME	6	5	30
TOTAL	13		58

*PLAN AND SETBACKS BASED ON THE VILLAGE OF LINDENHURST R-3 ZONING

BULK STANDARDS TABLE		
CATEGORY	REQUIRED	PROPOSED
OPENSPACE RATIO	0.35	0.625
GROSS DENSITY	6.10 DU/ACRE	6.09 DU/ACRE
NET DENSITY	8.00 DU/ACRE	8.35 DU/ACRE
MINIMUM LOT AREA	43,560 SF	43,560 SF
FRONT YARD SETBACK	30'	30'
SIDE YARD SETBACK	20'	20'
REAR YARD SETBACK	30'	20'
ROUTE 45 SETBACK	75'	75'
TOTAL LIVING AREA PER DWELLING UNIT	4 DU = 900 SF 5 DU = 850 SF	4 DU = 1,700 SF 5 DU = 1,700 SF

DENSITY STANDARDS TABLE		
UNITS	GROSS DENSITY	NET DENSITY
62 UNITS	6.5 DU / ACRE	8.92 DU / ACRE
58 UNITS	6.09 DU / ACRE	8.35 DU / ACRE
55 UNITS	5.77 DU / ACRE	7.91 DU / ACRE
R-3 ZONING	6.10 DU / ACRE	8.00 DU / ACRE

US-45 BIKE PATH, MULTI-USE TRAIL THAT CONNECTS TO MILLENIUM TRAIL & MCDONALD LAKE LOOP TRAIL

58 TOWNHOMES

OPENSPACE WITH LARGE CANOPY TREES

5-UNIT TOWNHOME, TYP.

4-UNIT TOWNHOME, TYP.

ORNAMENTAL TREE, TYP.

CANOPY TREE, TYP.

NEIGHBORHOOD PLAY AREA WITH BENCHES AND TREE ALLEES

4' FRONT WALK, TYP.

SHARED FRONT YARD LAWN SPACE

PARKING COURT

ENTRY MONUMENT

ENTRY PIERS, TYP.

US-45 BIKE PATH

US-45

SITE INFORMATION

- SITE AREA: 9.52 ACRES
- TOTAL DWELLING UNITS: 58
- 58 DU / 9.52 ACRES = 6.09 DU / ACRE
- EXISTING ZONING: CB COMMUNITY BUSINESS DISTRICT
- PROPOSED ZONING: R-3 PERMITTED AS A SPECIAL USE MULTIPLE FAMILY DWELLING DISTRICT
- OPENSPACE COMMON AREAS ARE MAINTAINED BY RESIDENTS HOME OWNERS ASSOCIATION

LARGE CANOPY TREE, TYP.

EVERGREEN BUFFER BETWEEN DOG PARK AND TOWNHOMES

NEIGHBORHOOD DOG PARK

COMMUNITY GATHERING AREA

NEIGHBORHOOD MAILBOXES

CONNECTION TO US-45 BIKE PATH, SUBJECT TO IDOT APPROVAL

SW DETENTION EASEMENT

STORMWATER DETENTION AREA

30' ROAD, PARALLEL PARKING PERMITTED EXCEPT FOR 2:00AM - 6:00AM

66' PUBLIC R.O.W. WITH 4' SIDEWALKS. PER THE VILLAGE ORDINANCE, "UNLESS APPROVED BY THE VILLAGE BOARD BASED UPON RECOMMENDATION FROM THE PLAN COMMISSION, NO PRIVATE STREETS SHALL BE PERMITTED IN AN R-3 MULTIPLE-FAMILY DWELLING DISTRICT."

COUNTRY PLACE

40 SCALE AT 22X34
80 SCALE AT 11X17

0 40' 80' 160'

N

L-4 PROPOSED SITE PLAN

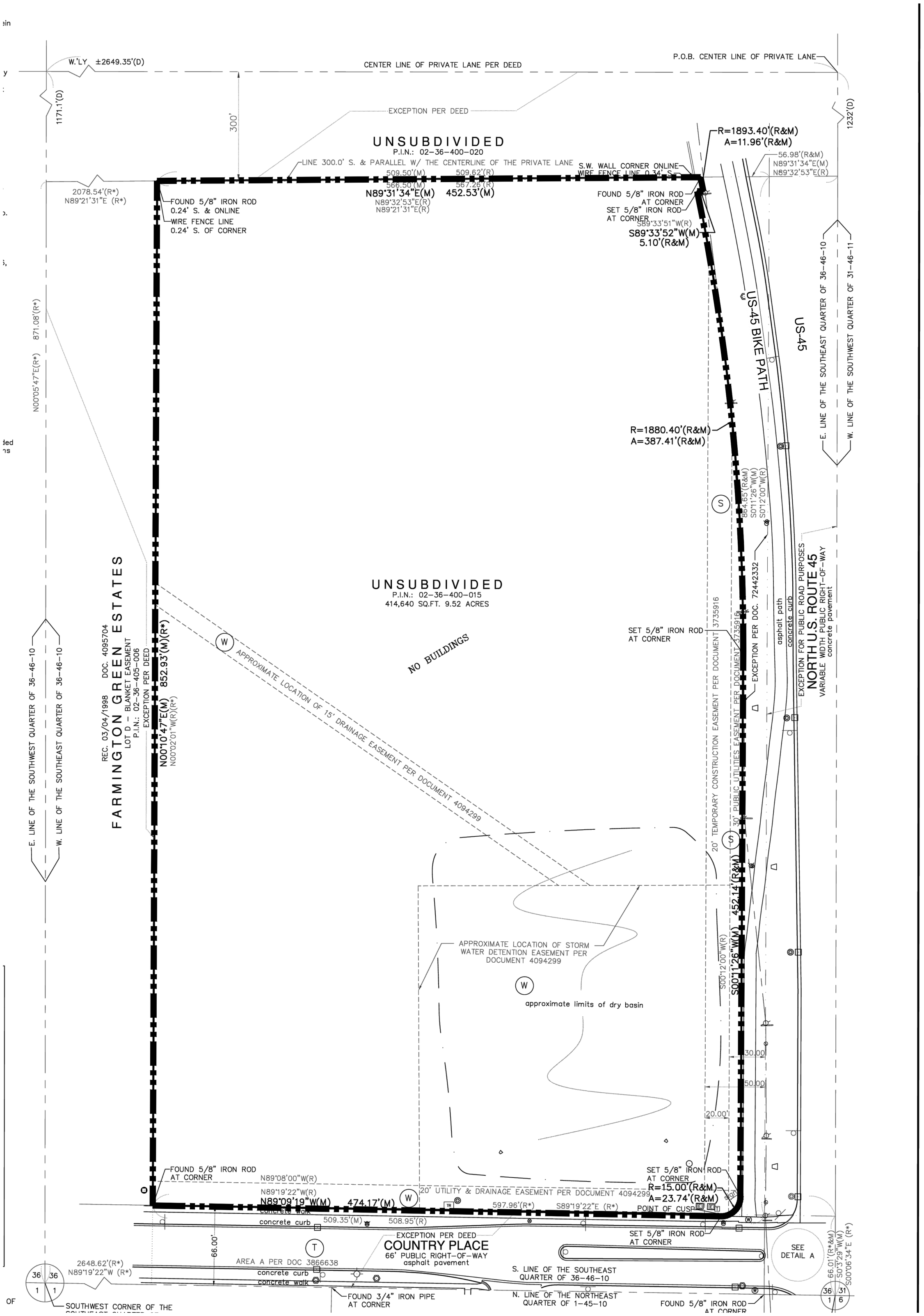
LINDENSTONE TOWNHOMES

LINDENHURST, IL

September 30th, 2025

VISTA LIVING, LLC.

teska associates
627 Grove Street
Evanston, Illinois



40 SCALE AT 22X34
80 SCALE AT 11X17

0 40' 80' 160'

N

L-3 SITE SURVEY

LINDENSTONE TOWNHOMES

LINDENHURST, IL

July 24th, 2025

VISTA LIVING, LLC.

teska associates
627 Grove Street
Evanston, Illinois



TYPICAL FIVE-UNIT TOWNHOME FRONT ELEVATION

SCALE: NTS

© A STUDIO ARCHITECTS PLLC

8 SCALE AT 22X34
16 SCALE AT 11X17

0 8' 16' 32'



TYPICAL FIVE-UNIT TOWNHOME REAR ELEVATION

SCALE: NTS

© A STUDIO ARCHITECTS PLLC

8 SCALE AT 22X34
16 SCALE AT 11X17

0 8' 16' 32'



BUILDING MATERIALS LEGEND (TYPICAL ALL ELEVATIONS)

- ROOF ARCHITECTURAL SHINGLES (ONYX BLACK)
- ARCHITECTURAL HARDIE PANELS (NIGHT GRAY)
- ARCHITECTURAL HARDIE PANELS (ARCTIC WHITE)
- HARDIE SIDING (ARCTIC WHITE)
- ALUMINUM WINDOWS (DARK BROWN)

TYPICAL FIVE-UNIT TOWNHOME SIDE ELEVATION (TYP.)

SCALE: NTS

© A STUDIO ARCHITECTS PLLC

STUDIO
ARCHITECTS

8 SCALE AT 22X34
16 SCALE AT 11X17

0 8' 16' 32'

L-5 TOWNHOME ELEVATIONS

LINDENSTONE TOWNHOMES

LINDENHURST, IL

July 24th, 2025

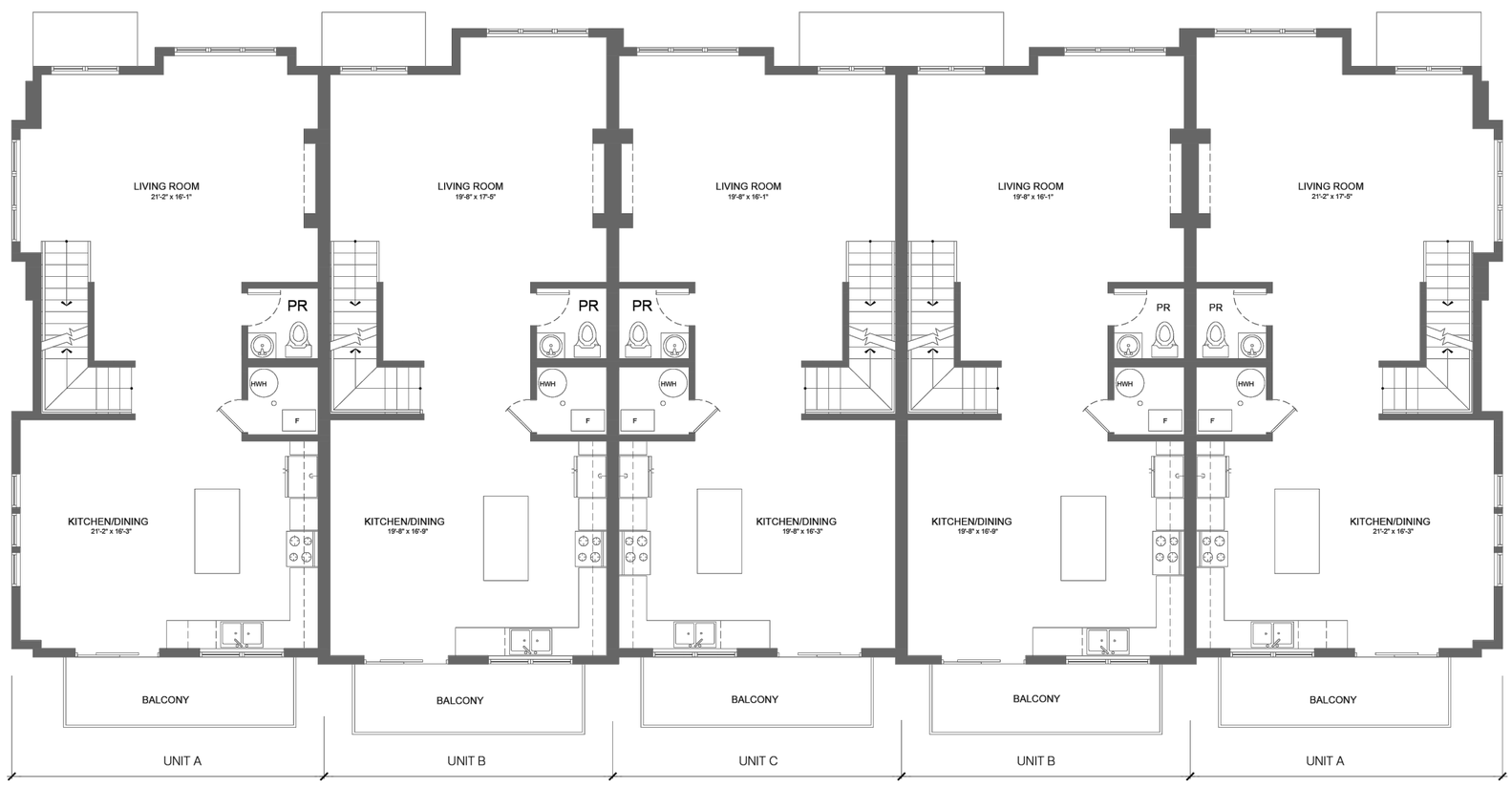
VISTA LIVING, LLC.

teska associates
627 Grove Street
Evanston, Illinois



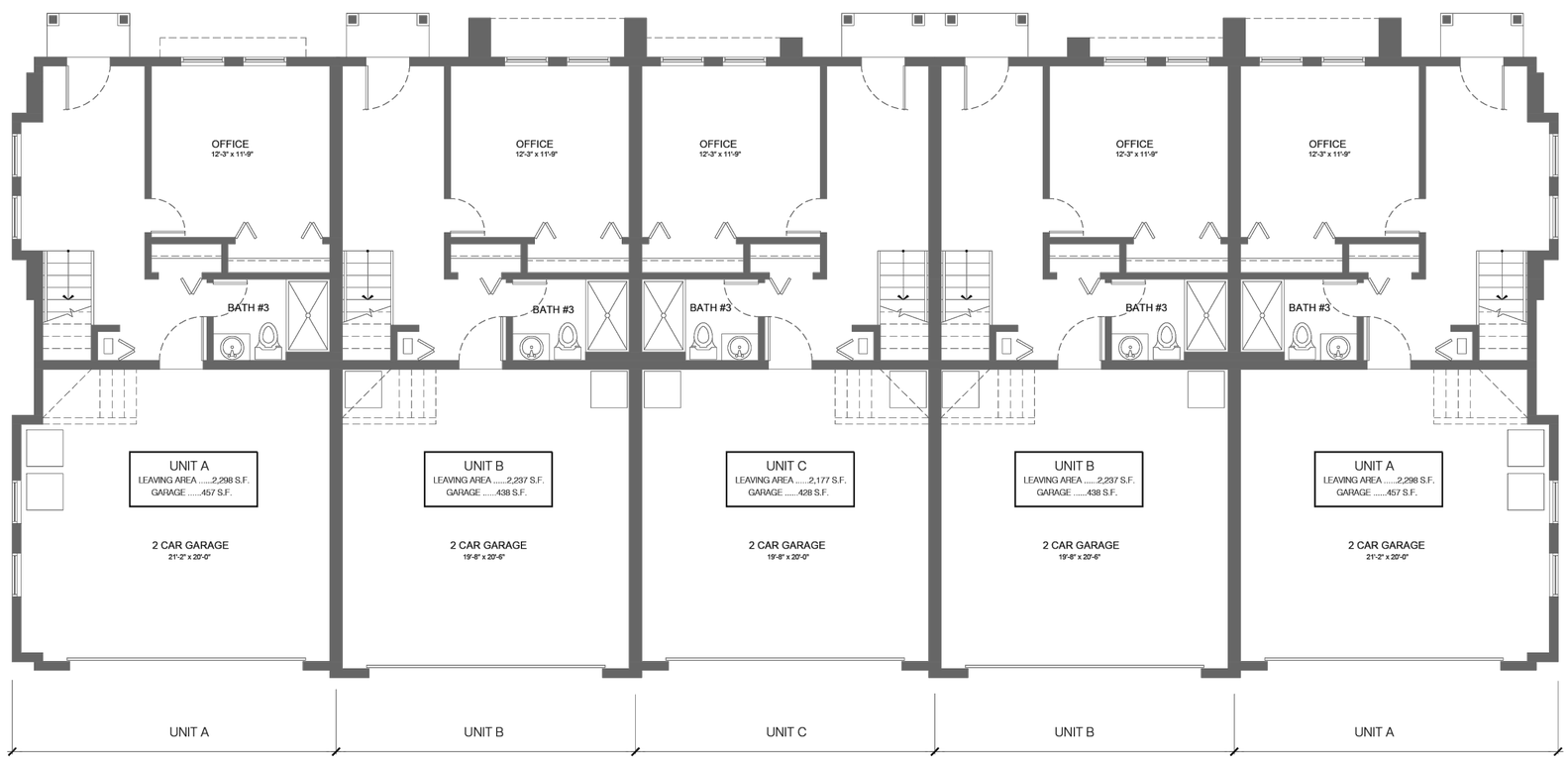
TYPICAL FIVE-UNIT TOWNHOME
(3RD. FLOOR PLAN)

© A STUDIO ARCHITECTS PLLC
SCALE: 3/16"=1'-0"



TYPICAL FIVE-UNIT TOWNHOME
(2ND. FLOOR PLAN)

© A STUDIO ARCHITECTS PLLC
SCALE: 3/16"=1'-0"



TYPICAL FIVE-UNIT TOWNHOME
(1ST. FLOOR PLAN)

© A STUDIO ARCHITECTS PLLC
SCALE: 3/16"=1'-0"

STUDIO
ARCHITECTS

8 SCALE AT 22X34
16 SCALE AT 11X17

0 8' 16' 32'

L-5.1 TOWNHOME FLOORPLANS

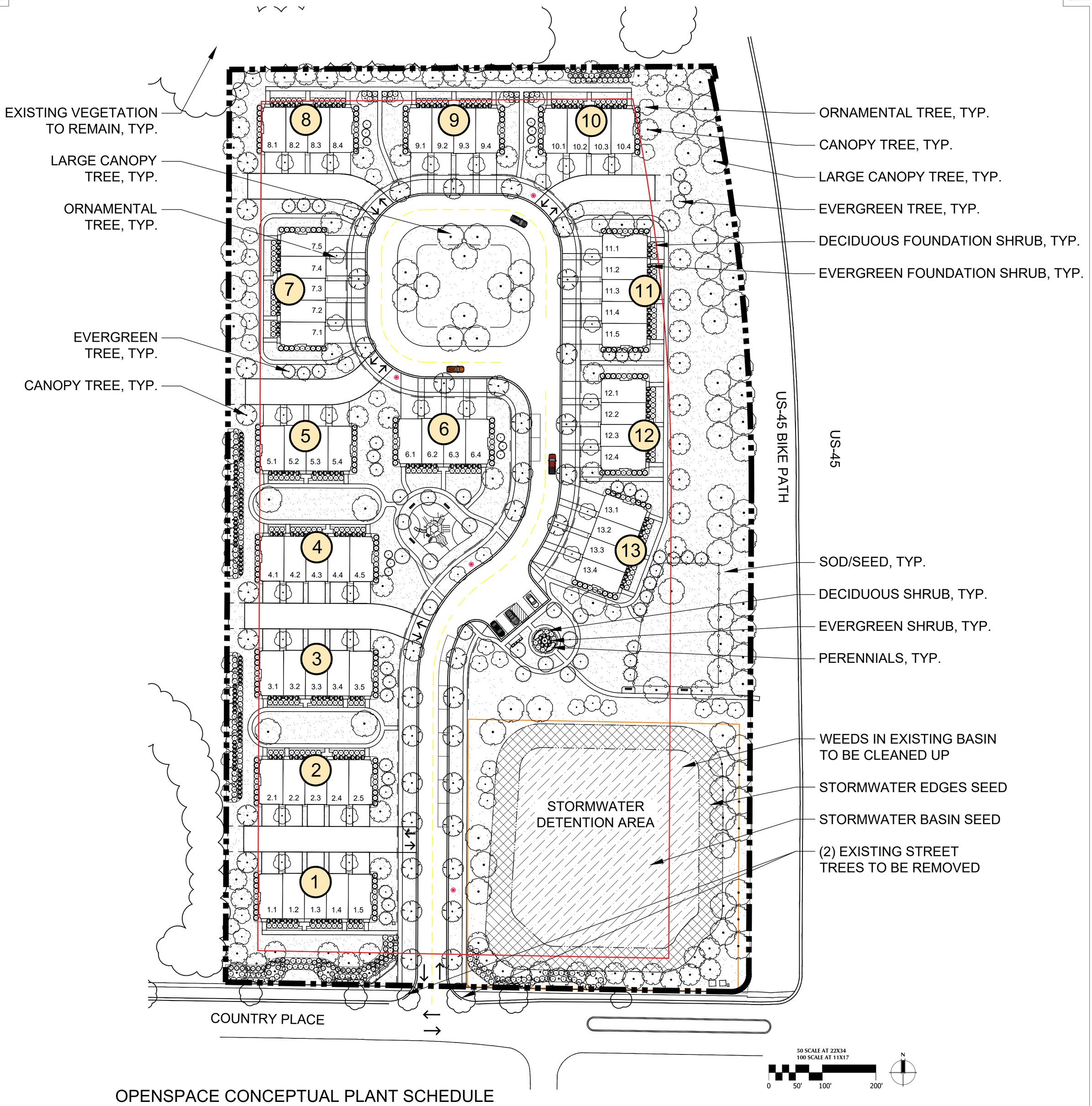
LINDENSTONE TOWNHOMES

LINDENHURST, IL

July 24th, 2025

VISTA LIVING, LLC.

teska associates
627 Grove Street
Evanston, Illinois



OPENSPACE CONCEPTUAL PLANT SCHEDULE

CANOPY / SHADE TREES
30 to 40 FOOT HEIGHT, B&B
ACER SACCHARUM / SUGAR MAPLE
CELTIS OCCIDENTALIS / HACKBERRY
GINKGO BILOBA 'AUTUMN GOLD' / AUTUMN GOLD GINKGO
LIQUIDAMBAR STYRACIFLUA 'ROTUNDILOBA' / SWEETGUM
PLATANUS X ACERIFOLIA / LONDON PLANETREE
QUERCUS ELLIPSOIDALIS / NORTHERN PIN OAK
QUERCUS 'CRIMSCHMIDT' / CRIMSON SPIRE OAK
TILIA CORDATA 'GREENSPIRE' / GREENSPIRE LINDEN
ULMUS PARVIFOLIA 'FRONTIER' / FRONTIER ELM
ULMUS 'NEW HORIZON' / NEW HORIZON ELM

EVERGREEN TREES
4 to 6 FOOT HEIGHT, B&B
CHAMAECYPARIS LAWSONIANA 'SMNCLBF' / PINPOINT® BLUE PORT ORFORD CEDAR
JUNIPERUS SCOPULORUM 'SKYROCKET' / SKYROCKET JUNIPER
PICEA / NORWAY SPRUCE
THUJA OCCIDENTALIS 'AMERICAN PILLAR' / AMERICAN PILLAR ARBORVITAE
THUJA OCCIDENTALIS 'SMARAGD' / EMERALD GREEN ARBORVITAE

ORNAMENTAL TREES
6 to 8 FOOT HEIGHT, B&B, SINGLE OR MULTI STEM
AMELANCHIER X GRANDIFLORA / APPLE SERVICEBERRY
CERCIS CANADENSIS / EASTERN REDBUD
CORNUS KOUSA / KOUSA DOGWOOD
CRATAEGUS CRUS-GALLI / COCKSPUR HAWTHORN
MALUS X `RED JADE` / RED JADE CRAB APPLE
SERVICEBERRY
TREE LILAC

SHRUBS
24" HEIGHT, B&B
HYDRANGEA /
JUNIPERUS / SEA GREEN JUNIPER
PHYSOC / NINEBARK
SYRINGA SPP. / LILAC
TAXUS X MEDIA / DENSE YEW
VIBURNUM DENTATUM / ARROWWOOD VIBURNUM

PER THE VILLAGE ORDINANCE LINDENHURST LANDSCAPING STANDARDS - TABLE 159-7.702 PLANT UNIT TYPE ALTERNATIVES

GENERAL INTERNAL ON-SITE LANDSCAPING			
TYPE OF PLANT	SIZE	REQUIRED	PROVIDED
CANOPY/SHADE TREES	2-2.5" CALIPER	31	31
UNDERSTORY TREES	1.5" CALIPER	31	32
EVERGREEN TREES	4-6' HEIGHT	31	31
SHRUBS (INCLUDES FOUNDATION SHRUBS)	24" HEIGHT	186	247

PERENNIALS OR GROUNDCOVER
1 GAL. @ 24" O.C.
ALLIUM 'MILLENIUM' / MILLENIUM ONION
ANEMONE X HYBRIDA 'SEPTEMBER CHARM' / SEPTEMBER CHARM ANEMONE
CALAMINTHA NEPETA 'MONTROSE WHITE' / CALAMINT
ECHINACEA PURPUREA / PURPLE CONEFLOWER
GERANIUM 'ROZANNE' / GERANIUM 'GERWAT'
RUDBECKIA FULGIDA ' GOLDSTRUM' / BLACK-EYED SUSAN

SOD/SEED
REINDERS DELUXE 50 LAWN SEED MIX / SEEDED LAWN

STORMWATER BASIN
STANTEC STORMWATER SEED MIX

STORMWATER EDGES
STANTEC ECONOMY PRAIRIE SEED MIX

L-6 LANDSCAPE PLAN

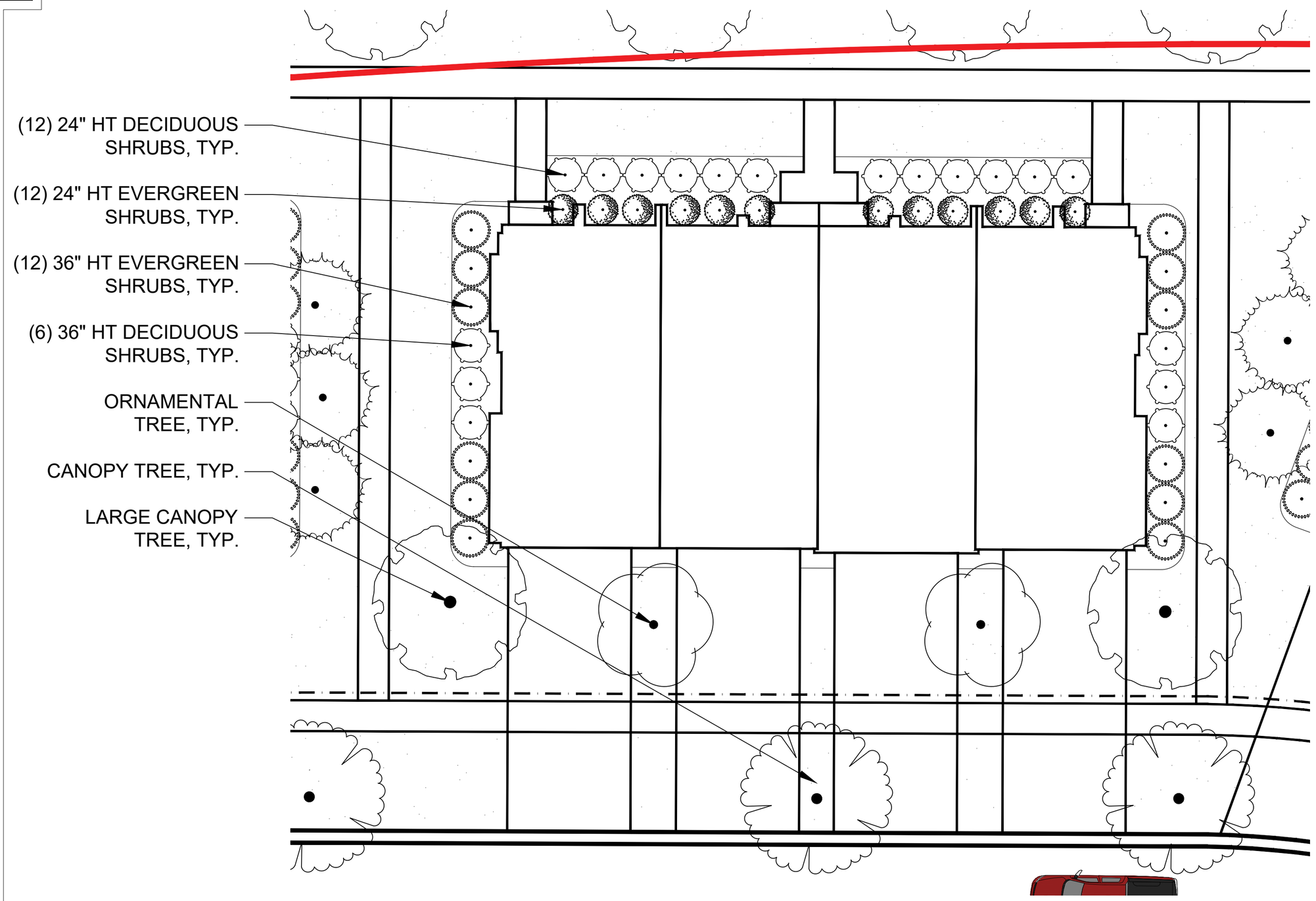
LINDENSTONE TOWNHOMES

LINDENHURST, IL

July 24th, 2025

VISTA LIVING, LLC.

teska associates
627 Grove Street
Evanston, Illinois

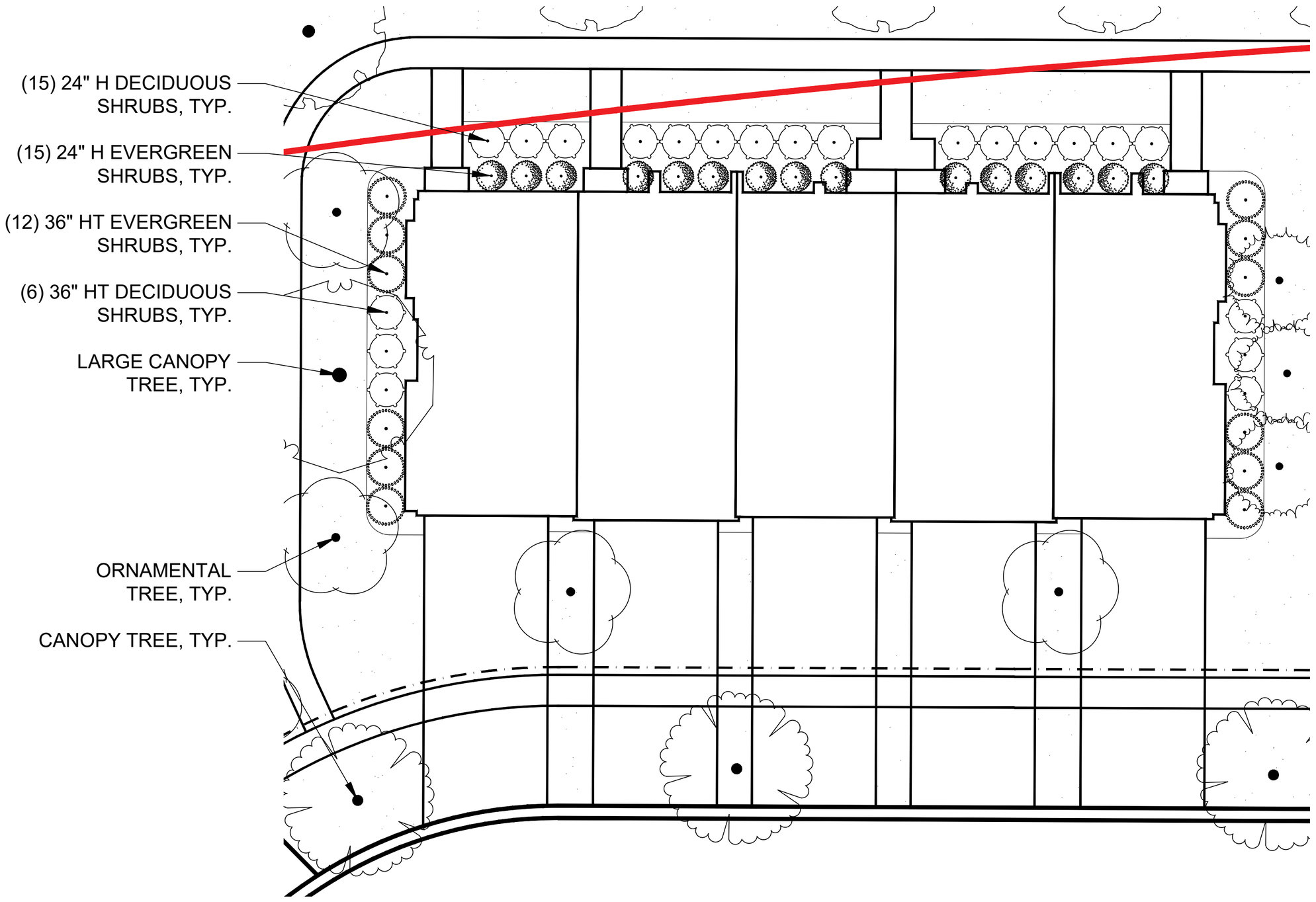


4-UNIT BUILDING LANDSCAPE ENLARGEMENT
- 42 SHRUBS PER 4-UNIT BUILDING (294 TOTAL)

10 SCALE AT 22X34
20 SCALE AT 11X17

0 10' 20' 40'

N



5-UNIT BUILDING LANDSCAPE ENLARGEMENT
- 48 SHRUBS PER 5-UNIT BUILDING (288 TOTAL)

10 SCALE AT 22X34
20 SCALE AT 11X17

0 10' 20' 40'

N

PER THE VILLAGE ORDINANCE LINDENHURST LANDSCAPING STANDARDS - TABLE 159-7.702 PLANT UNIT TYPE ALTERNATIVES

MINIMUM ON-SITE LANDSCAPING			
TYPE OF PLANT	SIZE	REQUIRED	PROVIDED
CANOPY/SHADE TREES	2-2.5" CALIPER	58	58
UNDERSTORY TREES	1.5" CALIPER	58	58
EVERGREEN TREES	4-6' HEIGHT	58	58
SHRUBS	24" HEIGHT	348	348

L-7 TOWNHOME LANDSCAPE ENLARGEMENTS

LINDENSTONE TOWNHOMES

LINDENHURST, IL

July 24th, 2025

VISTA LIVING, LLC.

teska associates
627 Grove Street
Evanston, Illinois

TILITY PLAN

30' MINIMUM REQUIRED REAR YARD SETBACK, PER VILLAGE ORDINANCE SECTION 159 TABLE 4.104

20' MINIMUM REQUIRED SIDE YARD SETBACK, PER VILLAGE ORDINANCE SECTION 159 TABLE 4.104

30' MINIMUM REQUIRED FRONT YARD SETBACK, PER VILLAGE ORDINANCE SECTION 159 TABLE 4.104

TURNING RADIUS ACCOMODATES FOR FIRETRUCK USED BY LAKE VILLA FIRE PROTECTION DISTRICT

75' MINIMUM REQUIRED SETBACK FROM ULTIMATE ARTERIAL STREET OR HIGHWAY R.O.W. LINE, PER VILLAGE ORDINANCE SECTION 159 TABLE 159-7.504

30' MINIMUM REQUIRED FRONT YARD SETBACK, PER VILLAGE ORDINANCE SECTION 159 TABLE 4.104

66' R.O.W. WITH 4' SIDEWALKS

30' ROAD WITH BOULEVARD ENTRANCE

LIGHT FIXTURE, TYP.

NEIGHBORHOOD DOG PARK

NORTH

US-45 BIKE PATH

US-45

US ROUTE 45

FARMINGTON GREEN SUBDIVISION

COUNTRY PLACE

40 SCALE AT 22X34
80 SCALE AT 11X17

0 40' 80' 160'

N

L-8 LIGHTING & DIMENSIONAL SITE PLAN

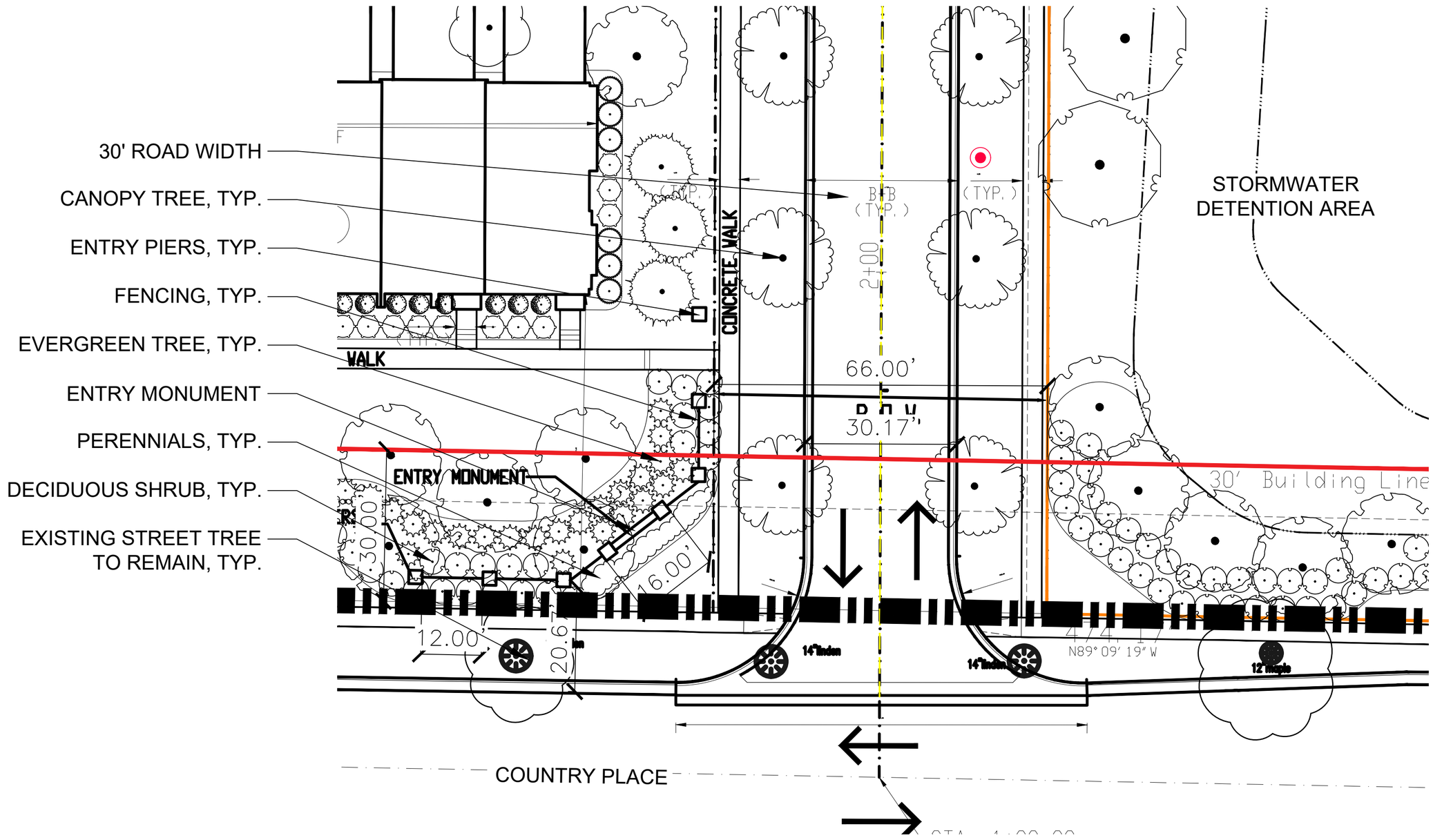
LINDENSTONE TOWNHOMES

LINDENHURST, IL

July 24th, 2025

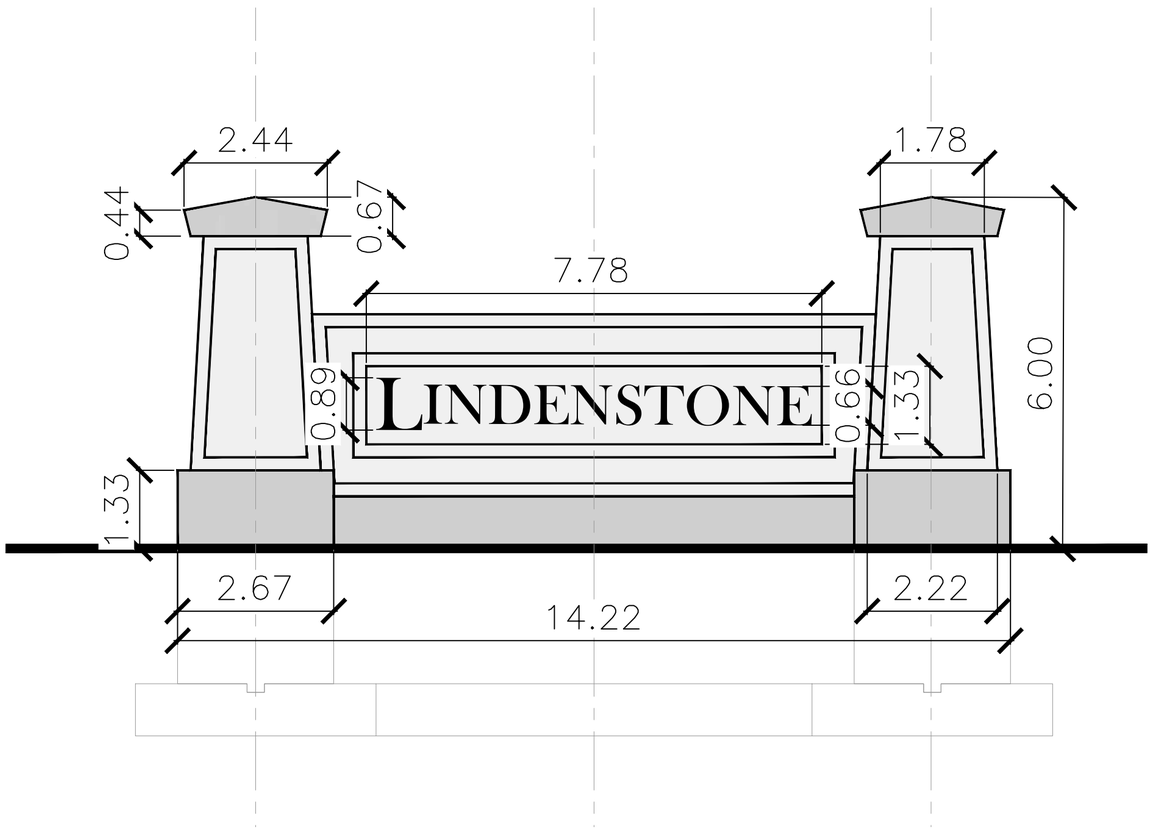
VISTA LIVING, LLC.

teska associates
627 Grove Street
Evanston, Illinois

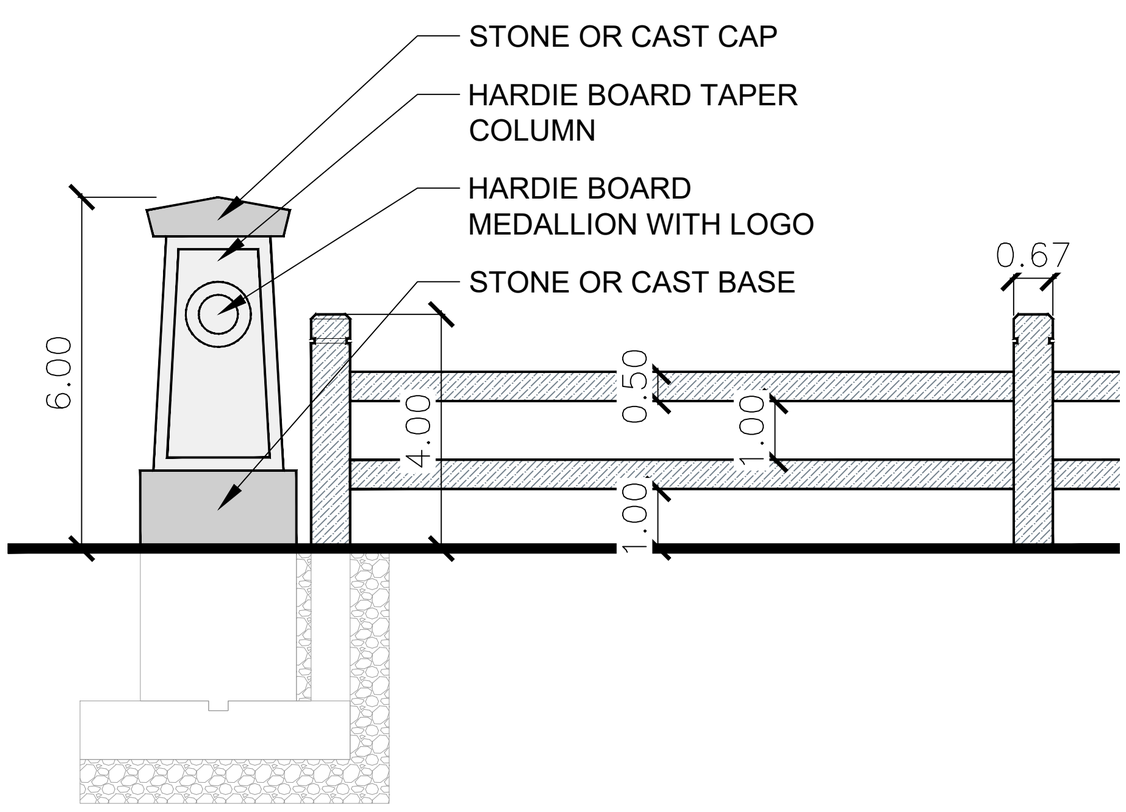


ENTRY SIGNAGE & LANDSCAPE ENLARGEMENT

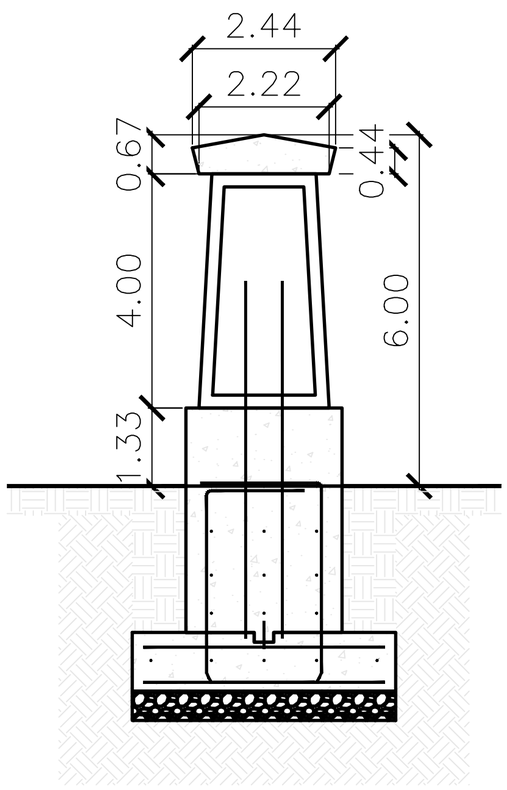
16 SCALE AT 22X34
32 SCALE AT 11X17
0 16' 32' 64'



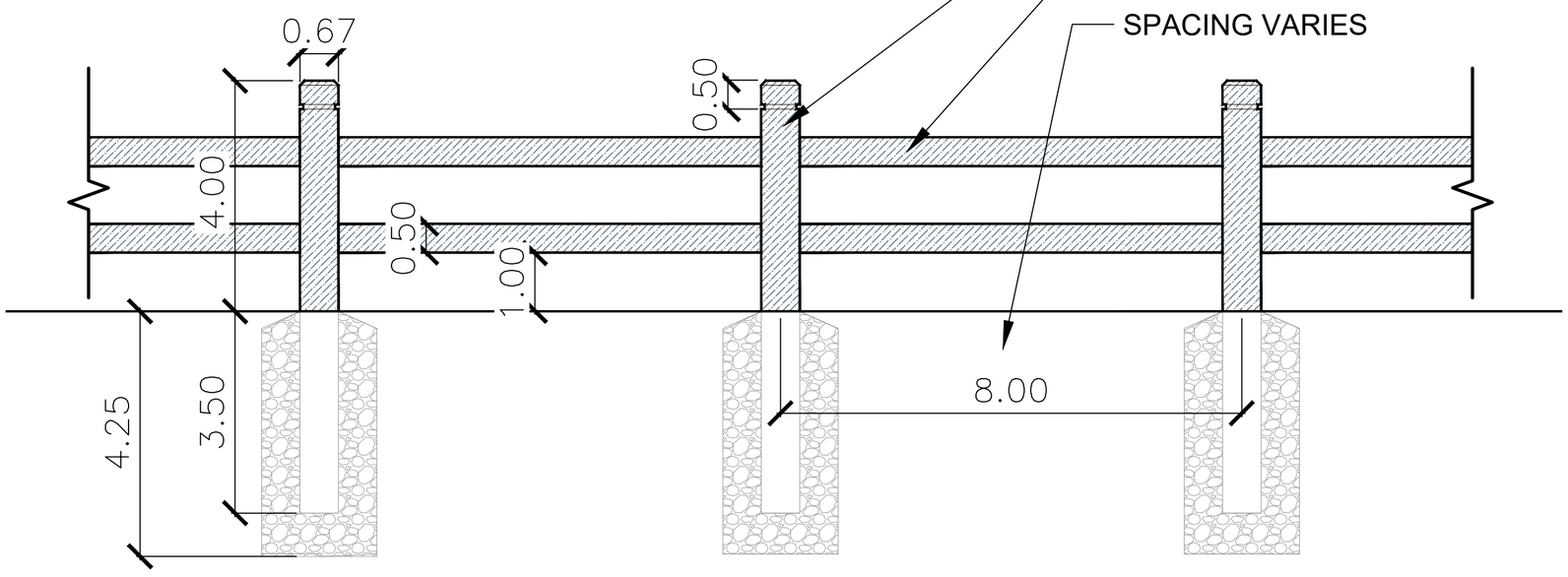
ENTRY MONUMENT



ENTRY PIER + FENCING



ENTRY PIER



ENTRY FENCING

2 SCALE AT 22X34
4 SCALE AT 11X17
0 2' 4' 8'

L-9 SIGNAGE PLAN & ELEVATIONS

LINDENSTONE TOWNHOMES

LINDENHURST, IL

July 24th, 2025

VISTA LIVING, LLC.

teska associates
627 Grove Street
Evanston, Illinois

TOPOGRAPHIC MAP

N

40 20 0 40

SCALE 1" = 40'

DATE : NOVEMBER 02, 2024 (TOPO. FIELD WORK)

LEGEND	EXISTING
WATER MAIN	W W W
WATER SERVICE	W W W
SANITARY SEWER	
STORM SEWER	
MANHOLE	◎
CATCH BASIN	○
INLET	□
CONTOUR	XXX.XX
DIRECTION OF FLOW	
SUMMIT	
TOP OF CURB ELEVATION	C XXX.XX
GUTTER FLOWLINE ELEVATION	G XXX.XX
PAVEMENT ELEVATION	P XXX.XX
TOP OF FOUNDATION ELEVATION	TF XXX.XX
FINISHED FIRST FLOOR ELEVATION	FF XXX.XX
SURFACE ELEVATION	XXX.X
TOP OF WALK ELEVATION	W XXX.XX
TOP OF WALL	TW XXX.XX
TREE/EVERGREEN TREE	10" 15"
FENCE (Wood)	
FENCE (Metal)	
ELECTRIC OVERHEAD LINE	
ELECTRIC	E
TELEPHONE	T
WATER SERVICE B-BOX	
FIRE HYDRANT	
POWER POLE	
DOWNSPOUT	DS

ROUTE

COUNTRY PLACE

NORTH US 45

FOUND IRON ROD AT 0.25' S ONLINE

N89° 37'34"E 452.53'

FOUND IRON ROD AT P.C.

FOUND IRON ROD AT P.C.

FOUND IRON ROD

FOUND CONCRETE MONUMENT

S89° 37'34"W 452.14'

S00° 04'47"E 852.93'

R=1880.40'
A=387.41'

R=15.00'
A=23.74'

N89° 09'19"W 474.17'

APPROXIMATE LOCATION OF 15' DRAINAGE EASEMENT

APPROXIMATE LOCATION OF STORM WATER DETENTION EASEMENT PER DOCUMENT 4094299

20' UTILITY & DRAINAGE EASEMENT PER DOCUMENT 4094299

APPROXIMATE LOCATION OF 20' TEMPORARY CONSTRUCTION EASEMENT PER DOCUMENT 4094299

FOUND IRON ROD AT CORNER

Wire Fence

Wood Fence

Concrete Fence

Gas Line

Existing Building

Exist. Building T/F 744.00

Exist. Building T/F 744.97

Exist. Building T/F 743.98

Exist. Building T/F 737.05

Exist. Building T/F 737.21

Flared End Section Inv 728.24

Flared End Section Inv 727.76

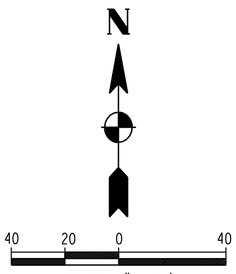
OCS w/ Headgrate Rim 732.00 18" RCP Inv 729.66 (SE/W/NE/S) 8' CONC. WALL WITH STEEL GRATE OVERFLOW EL 731.66 (TC/INVERCE-Restrictor Inv 726.66) (S/S/SW/SE-Restrictor Inv 727.66)

Flared End Section Inv 726.83

Sanitary Manhole Rim 730.00

Curb Inlet Rim 730.53 Inv 724.60 (SW/48" N) Inv 724.60 (SW/48" S)

PRELIMINARY SITE PLAN



SCALE 1" = 40'

DATE : NOVEMBER 02, 2024 (TOPO. FIELD WORK)

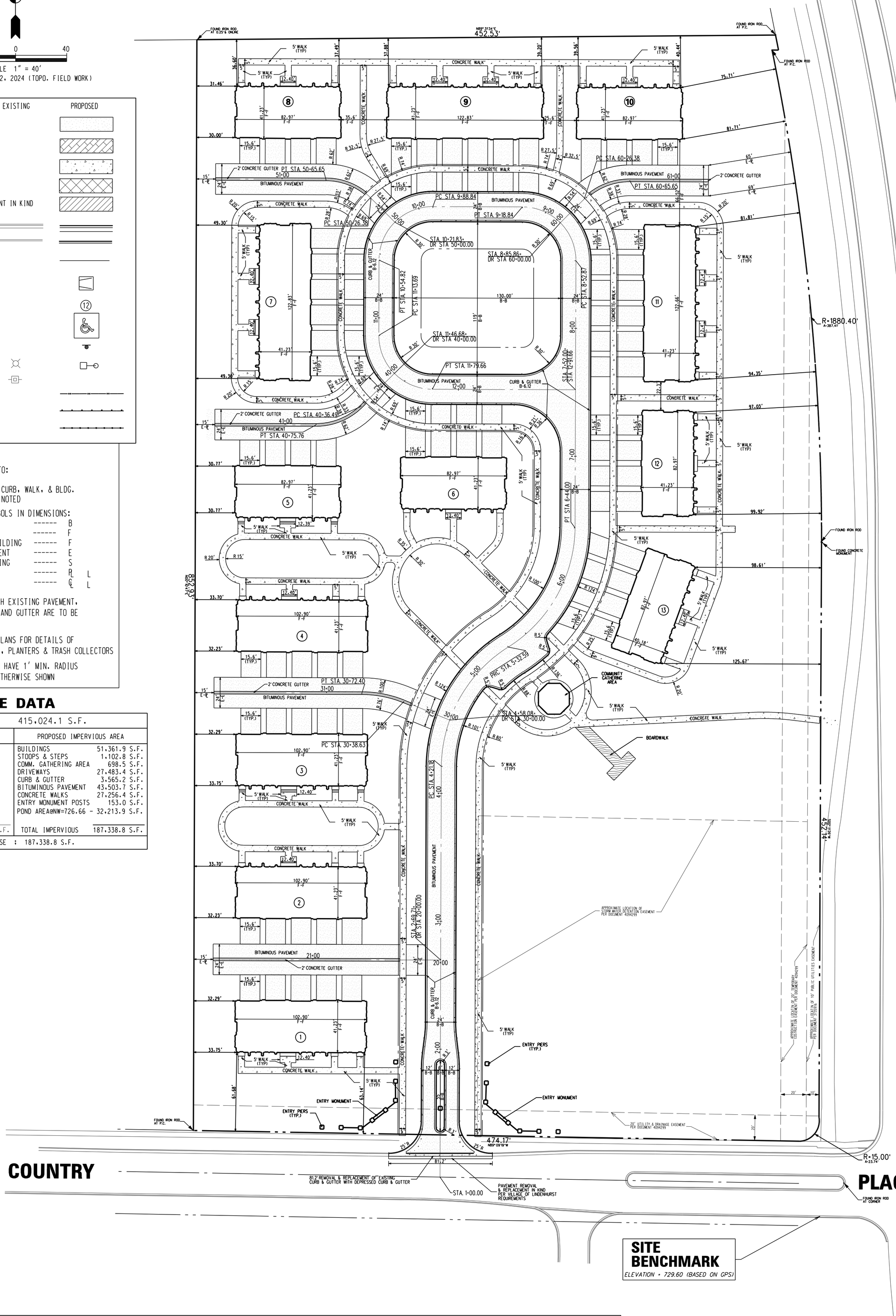
LEGEND	EXISTING	PROPOSED
BITUMINOUS PAVEMENT		
BRICK PAVER PAVEMENT		
CONC. PAVEMENT / WALK		
P.C.C. SIDEWALK		
PAVEMENT REMOVAL & REPLACEMENT IN KIND		
CURB & GUTTER		
BARRIER CURB		
PAVEMENT STRIPING		
HANDICAPPED RAMP		
PARKING SPACES		(12)
HANDICAPPED PARKING SYMBOL		
SIGN		
LIGHT		
POWER POLE		
SILT FENCE		
6' HIGH CONSTRUCTION FENCE		
TREE PROTECTION FENCE		

NOTE FOR PAVING:

1. ALL DIMENSIONS ARE TO:
   - BACK OF CURB
   - FACE OF INTEGRAL CURB, WALK, & BLDG. UNLESS OTHERWISE NOTED
   - ABBREVIATION SYMBOLS IN DIMENSIONS:
     a) BACK OF CURB ------ B
     b) FACE OF CURB OR FACE OF BUILDING ------ F
     c) EDGE OF PAVEMENT ------ E
     d) PAINTED STRIPING ------ S
     e) PROPERTY LINE ------ P.L.
     f) CENTER LINE ------ C.L.
2. ALL JOINTS MADE WITH EXISTING PAVEMENT, CURB, WALK OR CURB AND GUTTER ARE TO BE SAWCUT FULL DEPTH.
3. SEE ARCHITECTURAL PLANS FOR DETAILS OF LANDSCAPING DETAILS, PLANTERS & TRASH COLLECTORS
4. ALL CURB ISLANDS TO HAVE 1' MIN. RADIUS ON CORNERS UNLESS OTHERWISE SHOWN

SITE DATA

LOT AREA 415,024.1 S.F.		
EXISTING IMPERVIOUS AREA	PROPOSED IMPERVIOUS AREA	
VACANT LOT	BUILDINGS	51,361.9 S.F.
	STOOPS & STEPS	1,102.8 S.F.
	COMM. GATHERING AREA	698.5 S.F.
	DRIVEWAYS	27,483.4 S.F.
	CURB & GUTTER	3,565.2 S.F.
	BITUMINOUS PAVEMENT	43,503.7 S.F.
	CONCRETE WALKS	27,256.4 S.F.
	ENTRY MONUMENT POSTS	153.0 S.F.
	POND AREA@NW=726.66 -	32,213.9 S.F.
TOTAL IMPERVIOUS 0.0 S.F.	TOTAL IMPERVIOUS	187,338.8 S.F.
NET IMPERVIOUS COVERAGE INCREASE : 187,338.8 S.F.		



LEGAL DESCRIPTION:

THAT PART OF THE SOUTHEAST QUARTER OF SECTION 36 LYING SOUTH OF THE CENTER LINE OF THE PRIVATE LANE OR ROADWAY WHICH CENTER LINE IS DESCRIBED AS BEGINNING AT A POINT ON THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 36, 1232 FEET NORTH OF THE SOUTHEAST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION 36; RUNNING THENCE WESTERLY ON A STRAIGHT LINE 2649.35 FEET, MORE OR LESS, TO A POINT IN THE WEST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 36, 1171.1 FEET NORTH OF THE SOUTHWEST CORNER OF SAID QUARTER SECTION (EXCEPT THE NORTH 300 FEET THEREOF);

AND ALSO EXCEPT THE FOLLOWING DESCRIBED PARCEL:

COMMENCING AT THE SOUTHEAST CORNER OF THE AFORESAID SOUTHEAST QUARTER OF SECTION 36; THENCE NORTH 89 DEGREES 19 MINUTES 22 SECONDS WEST ALONG THE SOUTH LINE OF SAID SOUTHEAST 1/4, 59.15 FEET TO THE WEST RIGHT-OF-WAY OF U.S. ROUTE 45; THENCE NORTH 00 DEGREES 00 MINUTES 41 SECONDS EAST ALONG SAID WEST RIGHT-OF-WAY LINE, 66 FEET TO THE POINT OF BEGINNING; THENCE NORTH 89 DEGREES 19 MINUTES 22 SECONDS WEST, 508.95 FEET; THENCE NORTH 00 DEGREES 02 MINUTES 01 SECONDS WEST 852.93 FEET; THENCE NORTH 89 DEGREES 21 MINUTES 31 SECONDS EAST, 509.62 FEET TO THE WEST RIGHT-OF-WAY LINE OF SAID U.S. ROUTE 45; THENCE SOUTH 00 DEGREES 00 MINUTES 41 SECONDS WEST ALONG SAID WEST RIGHT-OF-WAY LINE, 654.65 FEET TO THE POINT OF BEGINNING;

ALSO EXCEPTING:

THAT PART OF THE SOUTHEAST QUARTER OF SECTION 36, TOWNSHIP 46 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN LAKE COUNTY, ILLINOIS, BEARINGS AND DISTANCES BASED ON THE ILLINOIS STATE PLANE COORDINATE SYSTEM, EAST ZONE, NAD83 (2011 ADJUSTMENT), WITH A COMBINED FACTOR OF 0.9998952584, DESCRIBED AS FOLLOWS:
COMMENCING AT THE SOUTHEAST CORNER OF SAID SOUTHEAST QUARTER; THENCE NORTH 89 DEGREES 08 MINUTES 00 SECONDS WEST ALONG THE SOUTH LINE OF SAID SOUTHEAST QUARTER, A DISTANCE OF 59.44 FEET TO THE WEST RIGHT-OF-WAY LINE OF U.S. ROUTE 45; THENCE NORTH 00 DEGREES 12 MINUTES 00 SECONDS EAST ALONG SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 66.00 FEET TO THE POINT OF BEGINNING; THENCE NORTH 89 DEGREES 08 MINUTES 00 SECONDS WEST, A DISTANCE OF 35.18 FEET TO A POINT OF CUSP; THENCE NORTHEASTERLY ALONG A CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 15.00 FEET AND A 21.34 FOOT CHORD, BEARING NORTH 45 DEGREES 32 MINUTES 00 SECONDS EAST, FOR AN ARC LENGTH OF 23.74 FEET TO A POINT OF TANGENCY; THENCE NORTH 00 DEGREES 12 MINUTES 00 SECONDS EAST, A DISTANCE OF 452.14 FEET TO A POINT OF CURVATURE; THENCE NORTHERLY ALONG A CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 1,888.40 FEET AND A 386.73 FOOT CHORD, BEARING NORTH 05 DEGREES 40 MINUTES 38 SECONDS WEST, FOR AN ARC LENGTH OF 387.41 FEET; THENCE NORTH 89 DEGREES 33 MINUTES 51 SECONDS EAST, A DISTANCE OF 5.10 FEET TO A POINT ON A CURVE; THENCE NORTHWESTERLY ALONG A CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 1,893.40 FEET AND A 11.96 FOOT CHORD, BEARING NORTH 11 DEGREES 42 MINUTES 20 SECONDS WEST, FOR AN ARC LENGTH OF 11.96 FEET TO A LINE 300 FEET SOUTH OF AND PARALLEL TO THE CENTERLINE OF A PRIVATE ROADWAY (SAID CENTERLINE DESCRIBED AS BEGINNING AT A POINT ON SAID EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 36, A DISTANCE OF 1,232 FEET NORTH OF SAID SOUTHEAST CORNER OF THE SOUTHEAST QUARTER OF SECTION 36; RUNNING THENCE WESTERLY ON A STRAIGHT LINE TO A POINT ON THE WEST LINE OF SAID SOUTHEAST QUARTER, 1,171.1 FEET NORTH OF THE SOUTHWEST CORNER OF SAID SOUTHEAST QUARTER); THENCE NORTH 89 DEGREES 32 MINUTES 53 SECONDS EAST ALONG SAID LINE, A DISTANCE OF 56.98 FEET TO SAID WEST RIGHT-OF-WAY LINE OF U.S. ROUTE 45; THENCE SOUTH 00 DEGREES 12 MINUTES 00 SECONDS WEST ALONG SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 864.65 FEET TO THE POINT OF BEGINNING.ALL IN SECTION 36, TOWNSHIP 46 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN LAKE COUNTY, ILLINOIS.

APPARENT CORRECTED EXCEPTION:
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COMMONLY KNOWN AS: 50 N. US HIGHWAY 45, LINDENHURST, IL 60046

NOTE:

PROPERTY LINES SHOWN HEREON ARE BASED ON "ALTA/NSPS LAND TITLE SURVEY" DONE BY:
IG CONSULTING, INC.
E-MAIL : ig@igconsulting.net
PHONE: (847)-215-1133 or (262)-878-6200
DATED: 09/04/2024

BENCHMARK REFERENCE:
GPS DEVICE: STONEXS10A GNSS RECEIVER WITH CARLSON SURVEYOR + DATA COLLECTOR REFERENCE STATION NEWORK TRIMBLE VRS(VIRTUAL REFERENCE STATION)

VERTICAL DATUM NAVD 88, HORIZONTAL DATUM NAVD 83, STATE PLAIN COORDINATE IL EAST

SITE BENCHMARK:
CENTER OF COVER OF SNITARY MANHOLE LOCATED AT SW CORNER OF N. US 45 ROUTE & COUNTRY PLACE AT THE SOUTH SIDE OF COUNTRY PLACE CONCRETE CURB

ELEVATION = 729.60 (NAVD 88 DATUM)

REGISTERED PROFESSIONAL ENGINEER NO. 062-40870

PREPARED FOR:

ROUTE 45 & COUNTRY PLACE TOWNHOMES
RT. 45 & COUNTRY PLACE
LINDENHURST, ILLINOIS 60046

ORDERED BY: ANVAR NASIROV - TEL.: 224-558-7823

DOUBLE M CIVIL ENGINEERING
PHONE 847-573-9758 ; E-mail : marek@doublemcivil.com
14048 W. PETRONELLA DRIVE SUITE # 102 LIBERTYVILLE, ILLINOIS 60048
ENGINEERS PLANNERS SURVEYORS

DATE	BY	REVISION
02-21-25	MK	PRELIMINARY ENGINEERING SUBMITTAL

DATE 01-11-2025	SCALE 1" = 40'	PROJECT NO. 82424	DRAWING NUMBER PR C-2
DESIGNED DRAWN MK	APPROVED JRK	FILE NO. 1-1-1	

PRELIMINARY GRADING PLAN

N

40 20 0 40

SCALE 1" = 40'

DATE : NOVEMBER 02, 2024 (TOPO. FIELD WORK)

LEGEND	EXISTING	PROPOSED
CONCRETE PAVEMENT / WALK		
BITUMINOUS DRIVEWAY		
WATER	W 6" W	
WATER SERVICE		
SANITARY SEWER		
STORM SEWER		
MANHOLE		
CATCH BASIN		
CONTOUR	XXX.XX	XXX.XX
DIRECTION OF FLOW		
SUMMIT		
TOP OF CURB ELEVATION	C XXX.XX	C XXX.XX
TOP OF DEPRESSED CURB ELEVATION		TDC XXX.XX
GUTTER FLOWLINE ELEVATION	G XXX.XX	G XXX XX
PAVEMENT ELEVATION	P XXX.XX	P XXX XX
TOP OF FOUNDATION ELEVATION	TF XXX.XX	TF XXX.XX
FINISHED FIRST FLOOR ELEVATION	FF XXX.XX	FF XXX.XX
TOP OF WALK ELEVATION	W XXX.XX	W XXX.XX
SWALE FLOW LINE ELEVATION	XXX.XX	FL XXX.XX
GRAVEL ELEVATION	Gravel XXX.XX	GR XXX.XX
SURFACE ELEVATION	XXX.XX	XXX.XX
TREE	10"	
EVERGREEN TREE	15"	
FENCE	(Chain Link) (Wood)	
SILT FENCE		
TREE FENCE PROTECTION		
6' HIGH CONSTRUCTION FENCE		
ELECTRIC OVERHEAD LINE		
ELECTRIC	E	
TELEPHONE	T	
WATER SERVICE B-BOX	W	
FIRE HYDRANT		
POWER POLE		
DOWNSPOUT DIRECTION	DS	DS
INLET PROTECTION		

ROUTE 45

COUNTRY PLACE

NORTH US 45

SITE BENCHMARK

ELEVATION = 729.60 (BASED ON GPS)

LEGAL DESCRIPTION:

THAT PART OF THE SOUTHEAST QUARTER OF SECTION 36 LYING SOUTH OF THE CENTER LINE OF THE PRIVATE LANE OR ROADWAY WHICH CENTER LINE IS DESCRIBED AS BEGINNING AT A POINT ON THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 36, 1232 FEET NORTH OF THE SOUTHEAST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION 36; RUNNING THENCE WESTERLY ON A STRAIGHT LINE 2649.35 FEET, MORE OR LESS, TO A POINT IN THE WEST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 36, 1171.1 FEET NORTH OF THE SOUTHWEST CORNER OF SAID QUARTER SECTION (EXCEPT THE NORTH 300 FEET THEREOF);

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COMMONLY KNOWN AS: 50 N. US HIGHWAY 45, LINDENHURST, IL 60046

JOHN R. KRZYZANOWSKI 062-40870 REGISTERED PROFESSIONAL ENGINEER OF ILLINOIS

Expiration 11/30/25

I HEREBY CERTIFY THAT THESE PLANS AND SPECIFICATIONS WERE DRAWN UNDER MY DIRECT SUPERVISION

JOHN KRZYZANOWSKI
REGISTERED PROFESSIONAL ENGINEER NO. 062-40870

NOTE:

PROPERTY LINES SHOWN HEREON ARE BASED ON "ALTA/NSPS LAND TITLE SURVEY" DONE BY:
IG CONSULTING, INC.
E-MAIL : ig@igconsulting.net
PHONE: (847)-215-1133 or (262)-878-6200

DATED: 09/04/2024

BENCHMARK REFERENCE:
GPS DEVICE: STONEXS10A GNSS RECEIVER WITH CARLSON SURVEYOR + DATA COLLECTOR REFERENCE STATION NEWORK TRIMBLE VRS(VIRTUAL REFERENCE STATION)

VERTICAL DATUM NAVD 88, HORIZONTAL DATUM NAVD 83, STATE PLAIN COORDINATE IL EAST

SITE BENCHMARK:
CENTER OF COVER OF SNITARY MANHOLE LOCATED AT SW CORNER OF N. US 45 ROUTE & COUNTRY PLACE AT THE SOUTH SIDE OF COUNTRY PLACE CONCRETE CURB

ELEVATION = 729.60 (NAVD 88 DATUM)

REGISTERED PROFESSIONAL ENGINEER NO. 062-40870

PREPARED FOR:

ROUTE 45 & COUNTRY PLACE TOWNHOMES
RT. 45 & COUNTRY PLACE
LINDENHURST, ILLINOIS 60046

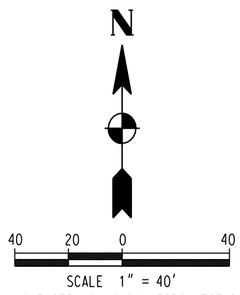
ORDERED BY: ANVAR NASIROV - TEL.: 224-558-7823

DOUBLE M CIVIL ENGINEERING
PHONE 847-573-9758 ; E-mail : marek@doublemcivil.com
14048 W. PETRONELLA DRIVE SUITE # 102 LIBERTYVILLE, ILLINOIS 60048
ENGINEERS PLANNERS SURVEYORS

DATE	BY	REVISION
02-21-25	MK	PRELIMINARY ENGINEERING SUBMITTAL

DATE 01-11-2025	SCALE 1" = 40'	PROJECT NO. 82424	DRAWING NUMBER PR C-3
DESIGNED DRAWN MK	APPROVED JRK	FILE NO. 1-1-1	

PRELIMINARY UTILITY PLAN



DATE : NOVEMBER 02, 2024 (TOPO. FIELD WORK)

LEGEND

	EXISTING	PROPOSED
WATER MAIN	W	W
VALVE VAULT	⊗	⊗
VALVE BOX	⊠	⊠
FIRE HYDRANT		
STORM SEWER	STM	
MANHOLE	◎	◎
CATCH BASIN	○	●
INLET	□	▣
SANITARY SEWER	SAN	
STREET SIGN		
LIGHT POLE		
POWER POLE		
GAS MAIN	G	
GAS VALVE	G	
TELEPHONE LINES	T	
UNDERGROUND ELECTRIC	E	
UTILITY CROSSING NUMBER		⬡
CLEANOUT, DOWNSPOUT		CO, DS
UNDERDRAIN		UD
PAVEMENT REMOVAL & REPLACEMENT		
MAJOR FLOOD ROUTE		
INLET & PIPE PROTECTION		

CALL JULIE TOLL FREE 1-800-892-0123

Joint Utility Locating Information for Excavators

Call 48 hours before you dig (Excluding Sat., Sun. & Holidays)

ROUTE

COUNTRY PLACE

NORTH US 45

FOUND IRON ROD AT 0.25' & ONLINE

FOUND IRON ROD AT P.C.

N89°37'34"E 452.53'

N89°37'34"W 452.14'

852.93' N00°02'26"E

474.17' N89°09'19"W

Wire Fence

Concrete Fence

Gas Line

Wood Fence

Guy Anchor

Utility Pole

Overhead Wires

Transformer

Gas Meter

Gas Valve

Water Valve

Water Hydrant

Sanitary Manhole

Storm Manhole

Catch Basin

Inlet

Light Pole

Power Pole

Telephone Pedestal

Electric Pedestal

Cable TV Pedestal

Mail Box

Sign

Bollard

Flood Light

Tree

Shrub

Bush

Hedge

Fence

Curb

Gutter

Sidewalk

Asphalt

Concrete

Brick

Stone

Gravel

Dirt

Grass

Water Main

Sanitary Sewer

Storm Sewer

Gas Main

Telephone Line

Electric Line

Cable TV Line

Overhead Line

Underground Line

Property Line

Easement Line

Setback Line

Right-of-Way Line

Centerline

Lot Line

Block Line

Subdivision Line

Section Line

Township Line

Range Line

Meridian Line

Baseline

Datum Line

Elevation Line

Contour Line

Spot Elevation

Benchmark

Control Point

Monument

Iron Rod

Iron Pipe

Concrete Monument

Stone Monument

Brass Cap

Nail

Spike

Hub

Stake

Flag

Paint Mark

Chiseled Mark

Scribed Mark

Punched Mark

Drilled Hole

Tapped Hole

Threaded Hole

Welded Hole

Soldered Hole

Glued Hole

Riveted Hole

Bolted Hole

Screwed Hole

Nailed Hole

Spiked Hole

Hubbed Hole

Staked Hole

Flagged Hole

Painted Hole

Chiseled Hole

Scribed Hole

Punched Hole

PRELIMINARY GRADING PLAN

N

20 10 0 20 40

SCALE 1" = 20'

DATE : NOVEMBER 02, 2024 (TOPO. FIELD WORK)

LEGEND

	EXISTING	PROPOSED
CONCRETE PAVEMENT / WALK		
BITUMINOUS DRIVEWAY		
WATER	W	
WATER SERVICE	W	
SANITARY SEWER		
STORM SEWER		
MANHOLE		
CATCH BASIN		
CONTOUR	XXX.XX	XXX.XX
DIRECTION OF FLOW		
SUMMIT		
TOP OF CURB ELEVATION	C XXX.XX	C XXX.XX
TOP OF DEPRESSED CURB ELEVATION		TDC XXX.XX
GUTTER FLOWLINE ELEVATION	G XXX.XX	G XXX.XX
PAVEMENT ELEVATION	P XXX.XX	P XXX.XX
TOP OF FOUNDATION ELEVATION	TF XXX.XX	TF XXX.XX
FINISHED FIRST FLOOR ELEVATION	FF XXX.XX	FF XXX.XX
TOP OF WALK ELEVATION	W XXX.XX	W XXX.XX
SWALE FLOW LINE ELEVATION	XXX.XX	FL XXX.XX
GRAVEL ELEVATION	Gravel XXX.XX	GR XXX.XX
SURFACE ELEVATION	XXX.XX	XXX.XX
TREE	10"	
EVERGREEN TREE	15"	
FENCE	(Chain Link) (Wood)	
SILT FENCE		
TREE FENCE PROTECTION		
6' HIGH CONSTRUCTION FENCE		
ELECTRIC OVERHEAD LINE		
ELECTRIC	E	
TELEPHONE	T	
WATER SERVICE B-BOX		
FIRE HYDRANT		
POWER POLE		
DOWNSPOUT DIRECTION	DS	DS
INLET PROTECTION		

NOTE:
PROPERTY LINES SHOWN HEREON ARE BASED ON "ALTA/NSPS LAND TITLE SURVEY" DONE BY:
IG CONSULTING, INC.
E-MAIL : ig@igconsulting.net
PHONE: (847)-215-1133 or (262)-878-6200
DATED: 09/04/2024

BENCHMARK REFERENCE:
GPS DEVICE: STONEX S10A GNSS RECEIVER WITH CARLSON SURVEYOR + DATA COLLECTOR REFERENCE STATION NEWORK TRIMBLE VRS(VIRTUAL REFERENCE STATION)

VERTICAL DATUM NAVD 88. HORIZONTAL DATUM NAVD 83. STATE PLAIN COORDINATE IL EAST

SITE BENCHMARK:
CENTER OF COVER OF SNITARY MANHOLE LOCATED AT SW CORNER OF N. US 45 ROUTE & COUNTRY PLACE AT THE SOUTH SIDE OF COUNTRY PLACE CONCRETE CURB

ELEVATION = 729.60 (NAVD 88 DATUM)

REGISTERED PROFESSIONAL ENGINEER NO. 062-40870

PREPARED FOR:

ROUTE 45 & COUNTRY PLACE TOWNHOMES
RT. 45 & COUNTRY PLACE
LINDENHURST, ILLINOIS 60046

ORDERED BY: ANVAR NASIROV - TEL.: 224-558-7823

DOUBLE M CIVIL ENGINEERING
PHONE 847-573-9758 : E-mail : marek@doublemcivil.com
14048 W. PETRONELLA DRIVE SUITE # 102 LIBERTYVILLE, ILLINOIS 60048
ENGINEERS PLANNERS SURVEYORS

DATE	BY	REVISION
02-21-25	MK	PRELIMINARY ENGINEERING SUBMITTAL

DATE 01/11/2025	SCALE 1" = 20'	PROJECT NO. 82424	DRAWING NUMBER PR C-5
DESIGNED DRAWN MK	APPROVED JRK	FILE NO. 1-1-1	

SITE BENCHMARK
ELEVATION = 729.60 (BASED ON GPS)

NORTH US 45 ROUTE

COUNTRY PLACE

FOUND IRON ROD AT CORNER

FF/TF 742.90
GF 741.90

FF/TF 740.10
GF 739.10

FF/TF 740.10
GF 739.10

DN 3R@6"

PROPOSED 2FT WIDTH V-SHAPE GUTTER (TYP.)

PROPOSED 3FT WIDTH BERM TOP OF BERM EL 732.7

SILTATION BASIN 3 FEET DEPTH

SILTATION BASIN

APPROXIMATE LOCATION OF STORM WATER DETENTION EASEMENT PER DOCUMENT 4094299

DISTANCE OF DETENTION FROM R.O.W.
D = 10'+1-1/2Hd
D = 10'+1.5(735.2 - 726.1) = 23.65

DISTANCE FROM HW 731.66 TO R.O.W.:
D = 23.65'+(732.1- HW731.66)x100/25
D = 23.65'+1.76' = 25.41FT

SURFACE AREA
@ HW 731.66: A = 47,751.0 SF
@ NW 726.66: A = 32,213.9 SF

STORAGE VOLUME PROVIDED
@HW 731.66 = 4.6 Ac-FT
2-YR HW 728.20
100-YR HW 731.66

PROPOSED OCS MODIFICATION:
10-1/2" O PROP RESTRICTOR INV 726.66
11-0" O PROP RESTRICTOR INV 728.20

OCS with Steelgrate TO BE MODIFIED (SEE DETAIL)
Rim 731.66
Inv 726.66 (12" NW)
Inv 726.66 (36" HW-SE)
8" CONC. WALL WITH STEEL GRATE OVERFLOW, EL 731.66
(2"ORIFICE-Restrictor Inv 726.66)
(3.5"ORIFICE-Restrictor Inv 727.66)

TO REMAIN Flared End Section Inv 726.24

Flared End Section TO REMAIN Inv 727.76

20' DEPRESSED SWALE

20' MUTUAL INGRESS-EGRESS & DRAINAGE EASEMENT PER DOCUMENT 4094299

20' MUTUAL INGRESS-EGRESS & DRAINAGE EASEMENT PER DOCUMENT 3135916

APPROXIMATE LOCATION OF 20' TEMPORARY CONSTRUCTION EASEMENT PER DOCUMENT 4094299

APPROXIMATE LOCATION OF 10' PUBLIC UTILITIES EASEMENT

PROPOSED 3FT WIDTH BERM TOP OF BERM EL 732.7

EMERGENCY OVERFLOW EL 732.20

R=15.00'
A=23.74'

N89° 09'19"W 474.47'

STA. 1+00.00

HW 731.66
2-YR HW 728.2
NW 726.66
723.1
726.1
732.7

CB Rim 735.05

CB Rim 731.27 / 731.65

CB Rim 729.33 / 729.66 NW / 724.60 (36"x60" SW)

CB Rim 729.51

MH (Storm) Rim 735.42 Inv 730.12 (12" RCP)

MH (Storm) Rim 734.40 Inv

MH (Storm) Rim 731.66 Inv 726.96 (12" RCP)

MH (Storm) Rim 734.55 Inv 726.78 (12" SW) Inv 731.43 (3" O.C.S.)

MH (Storm) Rim 733.72 Inv 725.92

MH (Storm) Rim 731.66 Inv 726.66

MH (Storm/Grille) Rim 731.86 Inv 726.16

MH (Water) Rim 732.41

MH (San) Rim 733.88 Inv 723.74

MH (San) Rim 733.39 Inv 723.54

MH (San) Rim 729.60 Inv 719.40 (10" W) Inv 719.40 (18" N)

MH (Water) Rim 730.15

Transformer

Guy Anchor

Aux Valve Rim 729.95

Aerial Cable Approx. Loc. Rim 2 Inv 1

VV Rim 729.96

VV Rim 733.20

VV Rim 731.51

ATT Pedestal 730.54

ATT

Endsection Inv 726.44

Endsection Inv 725.85

Endsection Inv 733.85

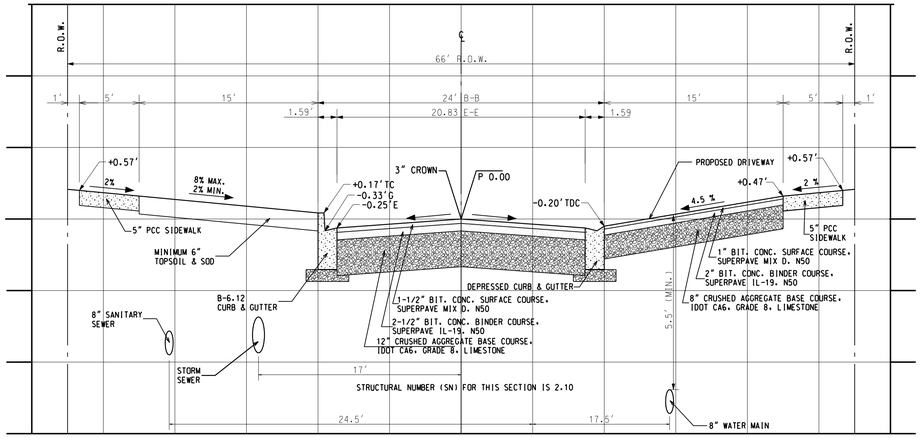
Endsection TO REMAIN Inv 727.07

Endsection TO REMAIN Inv 727.07

Endsection TO REMAIN Inv 732.27

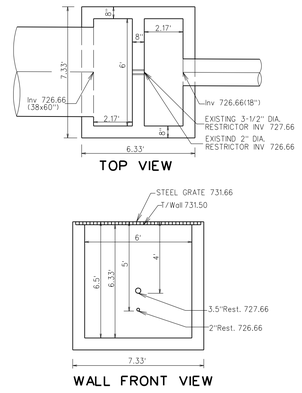
Endsection TO REMAIN Inv 732.27

Endsection TO REMAIN Inv 732.27



TYPICAL STREET SECTION

SCALE: 1"=6' (H)
1"=2' (V)



EXISTING OUTLET CONTROL STRUCTURE DETAIL – OCS

SUMMARY OF DETENTION POND

AREA OF SITE	= 9.53 Ac
OFFSITE BYPASS FROM HARVEST HILL SUBDIVISION (SEE STORMWATER CALCULATIONS FOR HARVEST HILL SUBDIVISION AND FARMINGTON GREEN SUBDIVISION by "SPIES & ASSOCIATES, Inc. ; dated 12-03-1997	= 43.09 Ac
OFFSITE BYPASS FROM FARMINGTON GREEN SUBDIVION (SEE STORMWATER CALCULATIONS FOR HARVEST HILL SUBDIVISION AND FARMINGTON GREEN SUBDIVISION by "SPIES & ASSOCIATES, Inc. ; done 12-03-1997	= 36.98 Ac
	TOTAL AREA = 89.60 Ac
ON SITE RUNOFF CURVE NUMBER	CN = 85.0
	NWL = 726.66
	2-YR HWL = 728.20
	100-YR HWL = 731.66
2-YR STORAGE VOLUME REQUIRED = 0.122 AC-FT/AC x 9.53 Ac	= 1.16 Ac-FT
2-YR STORAGE VOLUME PROVIDED	= 1.22 Ac-FT
100-YR STORAGE VOLUME REQUIRED = 0.44 AC-FT/Acx9.53 Ac	= 4.19 Ac-FT
100-YR STORAGE VOLUME PROVIDED	= 4.56 Ac-FT
2-YR ALLOWABLE RELEASE RATE: QR = 89.60 Ac x 0.04CFS/Ac	= 3.58 CFS
ACTUAL 2-YR RELEASE RATE WITH EXISTING 2" DIA & 3-1/2" DIA RESTRICTORS AND PROPOSED 10-1/2" DIA RESTRICTOR: QR	= 3.5 CFS
100-YR ALLOWABLE RELEASE RATE: QR = 89.60 Ac x 0.15 CFS/Ac	= 13.44 CFS
ACTUAL 100-YR RELEASE RATE WITH ADDITIONAL 11" DIA RESTRICTOR QR	= 13.1 CFS

2-YR RESTRICTORS: - EXISTING 2" DIA., 3-1/2" DIA. TO REMAIN
- PROPOSED 10-1/2" DIA, RESTRICTOR

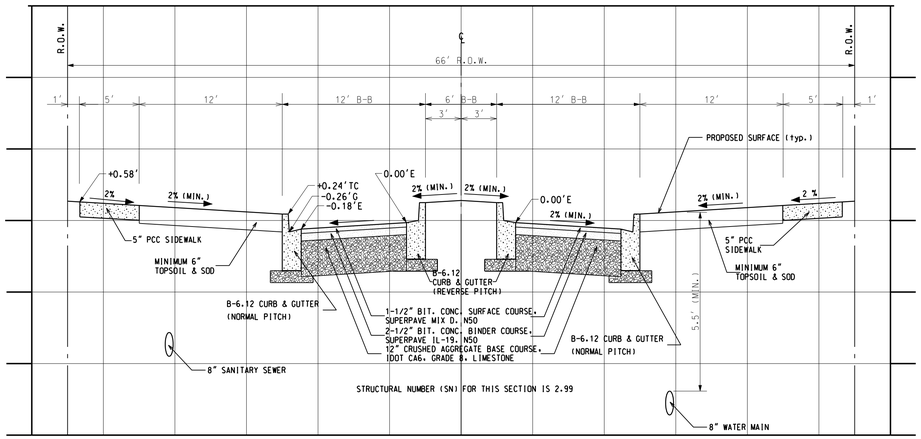
100-YR RESTRICTOR: - PROPOSED 11.0" DIA. RESTRICTOR

EXISTING OCS OVERFLOW WIER TOP OF STEEL GRATE ELEVATION = 731.66

EXISTING OCS - INFLOW PIPE 18" RCP TO REMAIN,
- OUTFLOW PIPE 38"•60" RCP TO REMAIN

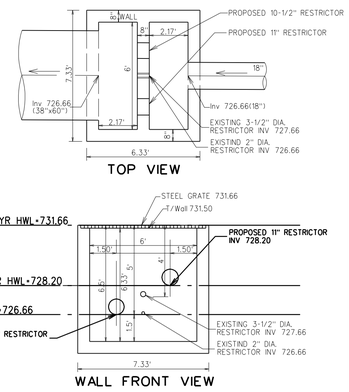


PICTURE of EXISTING OUTLET CONTROL STRUCTURE

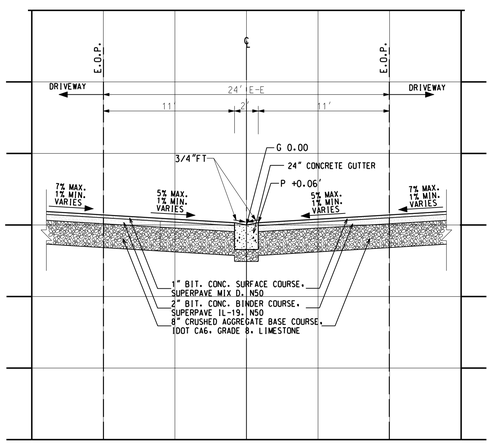


TYPICAL STREET SECTION WITH MEDIAN

SCALE: 1"=6' (H)
1"=2' (V)



MODIFIED EXISTING OUTLET CONTROL STRUCTURE DETAIL – OCS



TYPICAL COMMON DRIVE SECTION

SCALE: 1"=6' (H)
1"=2' (V)

– TYPICAL SECTIONS
– OUTLET CONTROL STRUCTURE DETAILS
– STORM WATER SUMMARY

REGISTERED PROFESSIONAL ENGINEER NO. 062-40870

PREPARED FOR:

ROUTE 45 & COUNTRY PLACE TOWNHOMES
RT. 45 & COUNTRY PLACE
LINDENHURST, ILLINOIS 60046

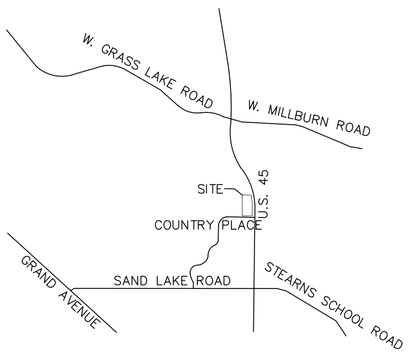
ORDERED BY: ANVAR NASIROV - TEL.: 224-558-7823

DOUBLE M CIVIL ENGINEERING
PHONE 847-573-9758 : E-mail : marek@doublemcivil.com
14048 W. PETRONELLA DRIVE SUITE # 102 LIBERTYVILLE, ILLINOIS 60048
ENGINEERS PLANNERS SURVEYORS

DATE	BY	REVISION
02-21-25	MK	PRELIMINARY ENGINEERING SUBMITTAL

DATE 01/11/2025	SCALE AS SHOWN	PROJECT NO. 82424	DRAWING NUMBER PR C-6
DESIGNED DRAWN MK	APPROVED JRK	FILE NO. 1-1-1	

PLAT OF EASEMENT



VICINITY MAP:
NOT TO SCALE

SUBJECT PROPERTY LEGAL DESCRIPTION:

THAT PART OF THE SOUTHEAST QUARTER OF SECTION 36 LYING SOUTH OF THE CENTER LINE OF THE PRIVATE LANE OR ROADWAY WHICH CENTER LINE IS DESCRIBED AS BEGINNING AT A POINT ON THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 36, 1232 FEET NORTH OF THE SOUTHEAST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION 36; RUNNING THENCE WESTERLY ON A STRAIGHT LINE 2649.35 FEET, MORE OR LESS, TO A POINT IN THE WEST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 36, 1171.1 FEET NORTH OF THE SOUTHWEST CORNER OF SAID QUARTER SECTION (EXCEPT THE NORTH 300 FEET THEREOF);

AND ALSO EXCEPT THE FOLLOWING DESCRIBED PARCEL:

THAT PART OF THE SOUTHEAST QUARTER OF SECTION 36, TOWNSHIP 46 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, TAKEN AS A TRACT, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF THE SOUTHEAST QUARTER OF SECTION 36 AFORESAID; THENCE NORTH 89 DEGREES 19 MINUTES 22 SECONDS WEST ALONG THE SOUTH LINE OF SAID SOUTHEAST QUARTER OF SECTION 36, 2648.62 FEET TO THE SOUTHWEST CORNER OF SAID SOUTHEAST QUARTER; THENCE NORTH 00 DEGREES 05 MINUTES 47 SECONDS EAST ALONG THE WEST LINE OF SAID SOUTHEAST QUARTER, 871.08 FEET; THENCE NORTH 89 DEGREES 21 MINUTES 31 SECONDS EAST, 2078.54 FEET; THENCE SOUTH 00 DEGREES 02 MINUTES 01 SECOND EAST, 852.93 FEET; THENCE SOUTH 89 DEGREES 19 MINUTES 22 SECONDS EAST, 567.96 FEET TO THE EAST LINE OF SAID SOUTHEAST QUARTER OF SECTION 36; THENCE SOUTH 00 DEGREES 06 MINUTES 34 SECONDS EAST ALONG THE EAST LINE OF SAID SOUTHEAST QUARTER, 66.01 FEET TO THE POINT OF BEGINNING, OF SAID TRACT CONTAINING 43.5852 ACRES, ALL IN LAKE COUNTY, ILLINOIS.

ALSO EXCEPTING:

THAT PART OF THE SOUTHEAST QUARTER OF SECTION 36, TOWNSHIP 46 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN LAKE COUNTY, ILLINOIS, BEARINGS AND DISTANCES BASED ON THE ILLINOIS STATE PLANE COORDINATE SYSTEM, EAST ZONE, NAD83 (2011 ADJUSTMENT), WITH A COMBINED FACTOR OF 0,9998952584, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SOUTHEAST QUARTER; THENCE NORTH 89 DEGREES 08 MINUTES 00 SECONDS WEST ALONG THE SOUTH LINE OF SAID SOUTHEAST QUARTER, A DISTANCE OF 59.44 FEET TO THE WEST RIGHT-OF-WAY LINE OF U.S. ROUTE 45; THENCE NORTH 00 DEGREES 12 MINUTES 00 SECONDS EAST ALONG SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 66.00 FEET TO THE POINT OF BEGINNING; THENCE NORTH 89 DEGREES 08 MINUTES 00 SECONDS WEST, A DISTANCE OF 35.18 FEET TO A POINT OF CUSP; THENCE NORTHEASTERLY ALONG A CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 15.00 FEET AND A 21.34 FOOT CHORD, BEARING NORTH 45 DEGREES 32 MINUTES 00 SECONDS EAST, FOR AN ARC LENGTH OF 23.74 FEET TO A POINT OF TANGENCY; THENCE NORTH 00 DEGREES 12 MINUTES 00 SECONDS EAST, A DISTANCE OF 452.14 FEET TO A POINT OF CURVATURE; THENCE NORTHERLY ALONG A CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 1,888.40 FEET AND A 386.73 FOOT CHORD, BEARING NORTH 05 DEGREES 40 MINUTES 38 SECONDS WEST, FOR AN ARC LENGTH OF 387.41 FEET; THENCE NORTH 89 DEGREES 33 MINUTES 51 SECONDS EAST, A DISTANCE OF 5.10 FEET TO A POINT ON A CURVE; THENCE NORTHWESTERLY ALONG A CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 1,893.40 FEET AND A 11.96 FOOT CHORD, BEARING NORTH 11 DEGREES 42 MINUTES 20 SECONDS WEST, FOR AN ARC LENGTH OF 11.96 FEET TO A LINE 300 FEET SOUTH OF AND PARALLEL TO THE CENTERLINE OF A PRIVATE ROADWAY (SAID CENTERLINE DESCRIBED AS BEGINNING AT A POINT ON SAID EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 36, A DISTANCE OF 1,232 FEET NORTH OF SAID SOUTHEAST CORNER OF THE SOUTHEAST QUARTER OF SECTION 36; RUNNING THENCE WESTERLY ON A STRAIGHT LINE TO A POINT ON THE WEST LINE OF SAID SOUTHEAST QUARTER, 1,171.1 FEET NORTH OF THE SOUTHWEST CORNER OF SAID SOUTHEAST QUARTER); THENCE NORTH 89 DEGREES 32 MINUTES 53 SECONDS EAST ALONG SAID LINE, A DISTANCE OF 56.98 FEET TO SAID WEST RIGHT-OF-WAY LINE OF U.S. ROUTE 45; THENCE SOUTH 00 DEGREES 12 MINUTES 00 SECONDS WEST ALONG SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 864.65 FEET TO THE POINT OF BEGINNING. ALL IN SECTION 36, TOWNSHIP 46 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN LAKE COUNTY, ILLINOIS.

NORTH

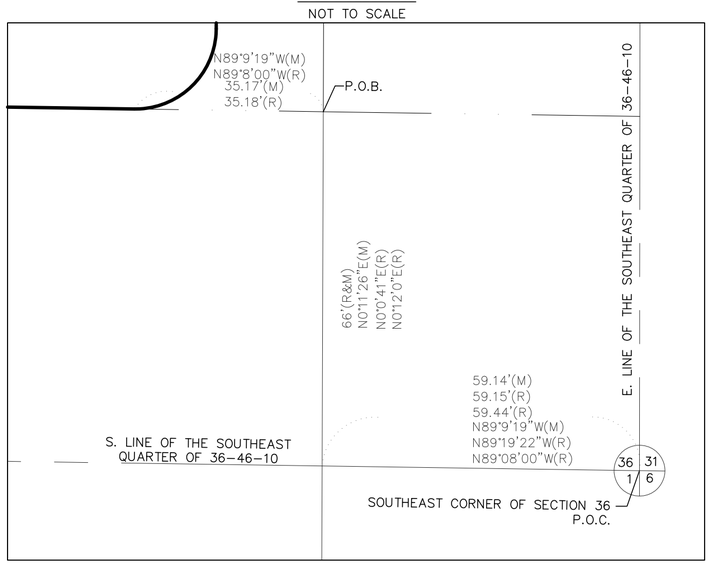
EASEMENT GRANT:

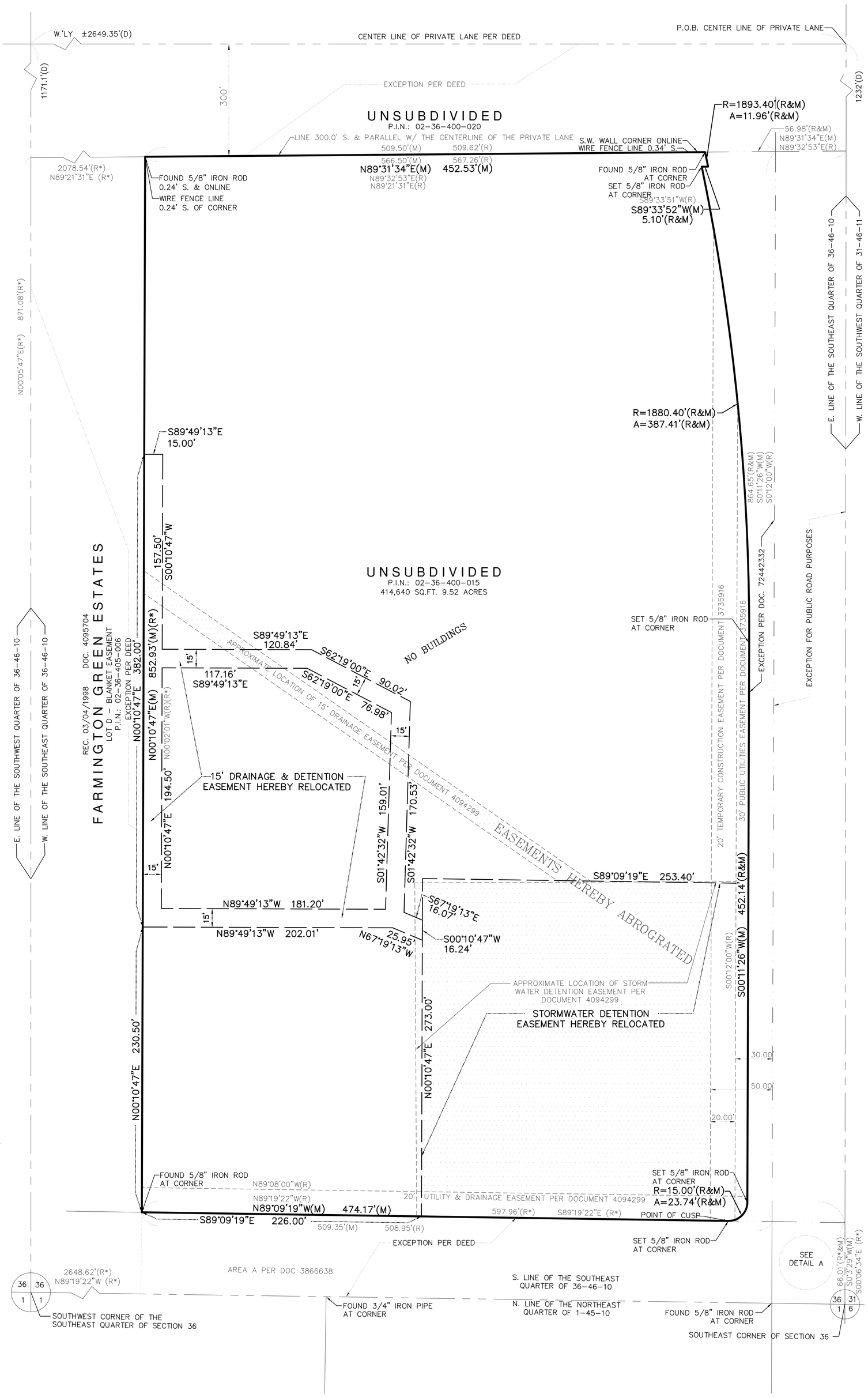
RELOCATING THE 15 FOOT DRAINAGE AND DETENTION EASEMENT AND THE STORMWATER DETENTION EASEMENT, BOTH GRANTED PER GRANT OF EASEMENT RECORDED MARCH 2ND, 1998 AS DOCUMENT 4094299 IN LAKE COUNTY, ILLINOIS, PER SECTION 3 OF SAID DOCUMENT TITLED RELOCATION.

LEGEND:

(R)	RECORD
(R*)	RECORD PER DOC. 4095704
(M)	MEASURED
(D)	DEED
R=	RADIUS
A=	ARC LENGTH
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCING
	EASEMENT LINE
	HEREBY VACATED EASEMENT
	SECTION LINE
	PROPERTY LINE

DETAIL A
NOT TO SCALE





OWNERS/GRANTORS:
MATTHEW CARFI AND CARMEN CARFI (PARCEL 1 / EXHIBIT A)
(MAINTENANCE TAKE OVER UPON SUBDIVISION OR BUILDING PERMIT ISSUED FOR PARCEL 1)

OWNERS/GRANTEES:
D.R. HORTON, INC. (AND FUTURE HOMEOWNER ASSOCIATION) (PARCEL 2 / EXHIBIT B)
COMMONWEALTH EDISON
AMERITECH CORPORATION
NORTH SHORE GAS COMPANY
VILLAGE OF LINDENHURST

SECTION 3.
RELOCATION

A) GRANTOR OR SUCCESSOR TENDERS NOTICE OF SUCH RELOCATION TO HORTON/ASSOCIATION
B) RELOCATION DOES NOT INTERFERE WITH DRAINAGE OF STORM WATER FROM PARCEL 2, OR THE USE AND ENJOYMENT OF PARCEL 2 BY OWNERS
C) FREE FLOW OF STORM WATER NOT OBSTRUCTED, INTERFERED, OR TERMINATED
D) DRAINAGE AREA AS RELOCATED HAS EQUAL OR GREATER CAPACITY
E) GRANTOR OR SUCCESSOR GETS REQUIRED PERMITS, APPROVALS, ETC.
F) GRANTOR OR SUCCESSOR EXECUTES AND DELIVERS EASEMENTS IN FAVOR OF PARCEL 2 ETC.

COMPLIANCE WITH THIS PROVISION SHALL AUTOMATICALLY AND WITHOUT FURTHER ACTION ABROGATE THE EASEMENTS HEREBY CREATED...GET VILLAGE ENGINEER LETTER.

CAN'T RELOCATE THE 20' UTILITY EASEMENT FOR COMED, AMERITECH, AND NORTH SHORE GAS.

SURVEYOR'S NOTES:

1. ONLY THOSE BUILDING LINE RESTRICTIONS OR EASEMENTS SHOWN ON A RECORDED SUBDIVISION PLAT ARE SHOWN HEREON UNLESS THE DESCRIPTIONS ORDERED TO BE SURVEYED CONTAINS A PROPER DESCRIPTION OF THE REQUIRED BUILDING LINES OR EASEMENTS.
2. ALL DISTANCES IN FEET AND DECIMAL PARTS THEREOF. NO DIMENSIONS TO BE ASSUMED FROM SCALING.
3. COMPARE YOUR DESCRIPTION AND SITE MARKINGS WITH THIS PLAT AND AT ONCE REPORT ANY DISCREPANCIES WHICH YOU MAY FIND.
4. BASIS OF BEARINGS: STATE PLANE COORDINATE SYSTEM, ILLINOIS EAST ZONE.

GRAPHIC SCALE

50' 0 25' 50' 100' 200'

(IN FEET)
1 inch = 50 ft.

STATE OF ILLINOIS
COUNTY OF COOK S.S.

PROJECT NUMBER 22596

PLAT OF EASEMENT
VACANT LAND
50 N. US HIGHWAY 45
LIDENHURST, IL

IG CONSULTING, INC.
CONSULTING CIVIL ENGINEERS & LAND SURVEYORS
300 MARQUARDT DRIVE WHEELING, ILLINOIS 60090 PH. (847) 215-1133 | FAX (847) 215-1177
1129 MAIN STREET UNION GROVE, WISCONSIN 53182 PH. (262) 878-6200 | ig@igconsulting.net

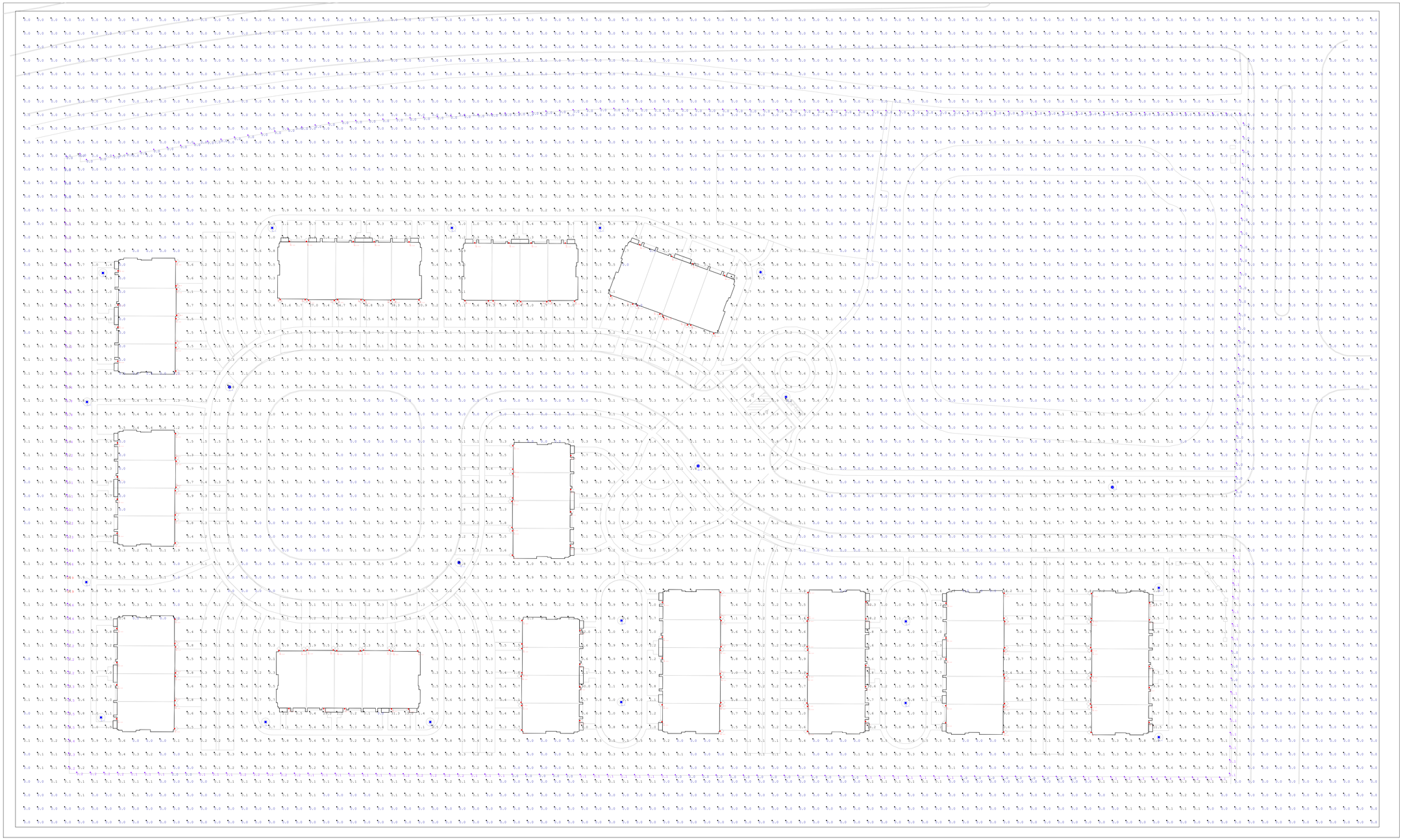
PREPARED FOR: AMJ ENTERPRISE DEVELOPMENT			SCALE: 1" = 50'
FIELD CREW: D.J.	FIELD WORK: 8/28/2024	DRAFTED BY: C.W.	CHECKED BY: J.H.

BY: _____
KEVIN C. LEWIS
ILLINOIS PROFESSIONAL LAND SURVEYOR #3681
LICENSE EXPIRES: NOVEMBER 30, 2026

COPYRIGHT AS DATED © IG CONSULTING, INC.

FIRM NO. 184-001330

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Not to Scale

NOTES
PG-ENLIGHTEN IS NEITHER LICENSED NOR INSURED TO DETERMINE CODE COMPLIANCE. CODE COMPLIANCE REVIEW BY OTHERS.
ANY VARIANCE FROM REFLECTANCE VALUES, OBSTRUCTIONS, LIGHT LOSS FACTORS OR DIMENSIONAL DATA WILL AFFECT THE ACTUAL LIGHT LEVELS OBTAINED.
THIS ANALYSIS IS A MATHEMATICAL MODEL AND CAN BE ONLY AS ACCURATE AS IS PERMITTED BY THE THIRD-PARTY SOFTWARE AND THE IES STANDARDS USED.
FIXTURE TYPES AND QUANTITIES MAY CHANGE BASED ON UNKNOWN OBSTRUCTIONS OR FIELD CONDITIONS. THESE CHANGES MAY RESULT IN AN INCREASED QUANTITY OF FIXTURES.
FIXTURE TYPES AND QUANTITIES BASED ON PROVIDED LAYOUT AND DRAWINGS ARE FOR REFERENCE ONLY. TYPES AND QUANTITIES MAY CHANGE WITH FUTURE REVISIONS.
CALCULATION GRID VALUES 10'-0" O.C.

Calculation Summary

Label	CalcType	Units	Avg	Max	Min	Max/Min	Avg/Min
FULL AREA CALC	Illuminance	Fc	0.38	53.7	0.0	N.A.	N.A.
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	17	C1	BEACON	LAJ30-24L-55-3K-5	Single	3642	3642	57	57	0.900
	174	W1	DALS	ADEN, LEDWALL-A - UP & DOWN	Single	2138	2138	27.3	27.3	0.900

PG enlighten

PROJECT NAME:
TOWNHOMES - RT. 45 & COUNTRY PLACE, LINDENHURST, ILLINOIS

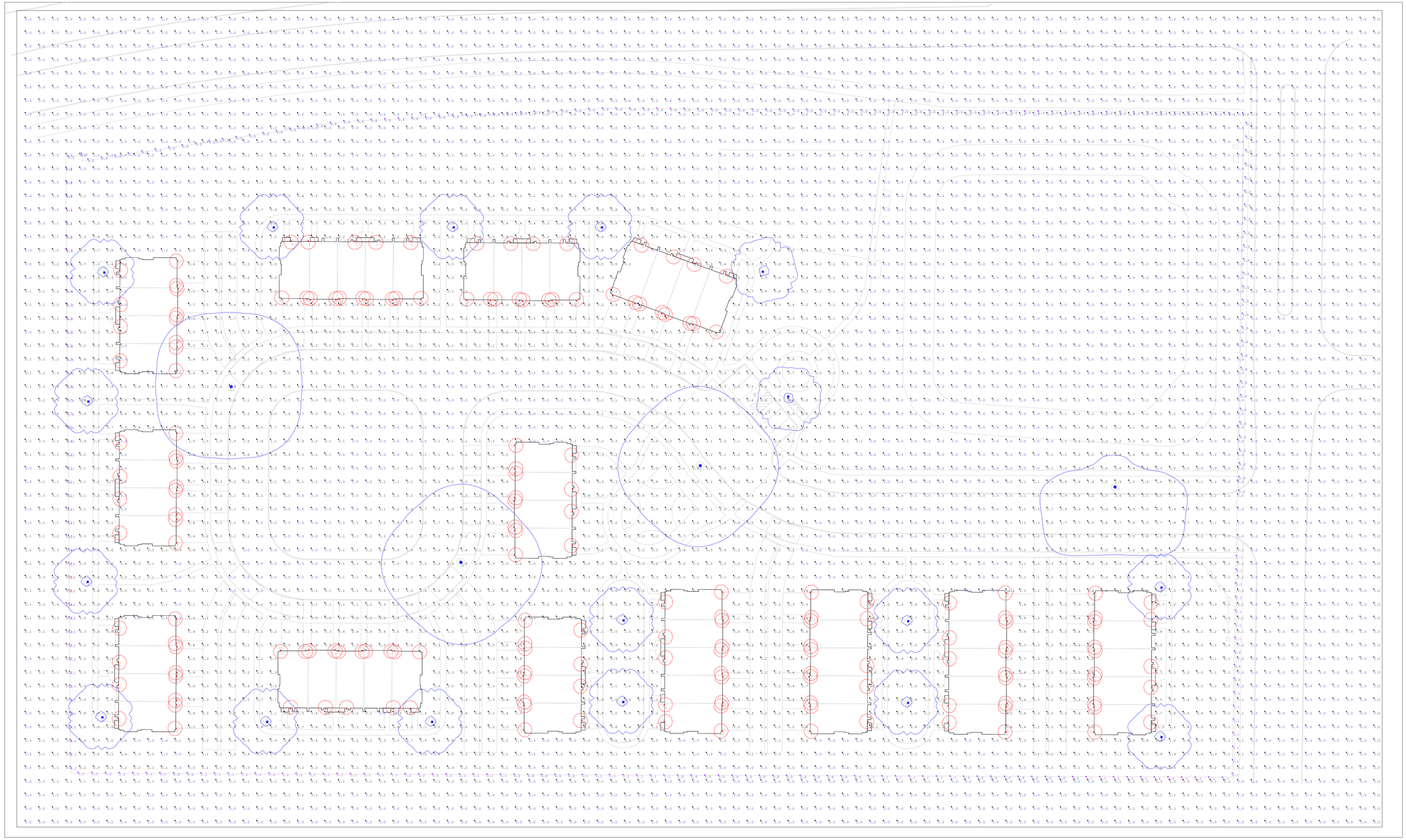
CLIENT NAME:
A STUDIO ARCHITECS PLLC

REVISIONS		
1	XX/XX/XXXX	DESCRIPTION
2	XX/XX/XXXX	DESCRIPTION
3	XX/XX/XXXX	DESCRIPTION

PG CONTACT:
Jim Sychta
jim.sychta@pg-enlighten.com
708.826.3600

DRAWN BY:
Josh Burge
josh.burge@pg-enlighten.com
847.228.1199

Date:6/27/2025



Not to Scale

NOTES

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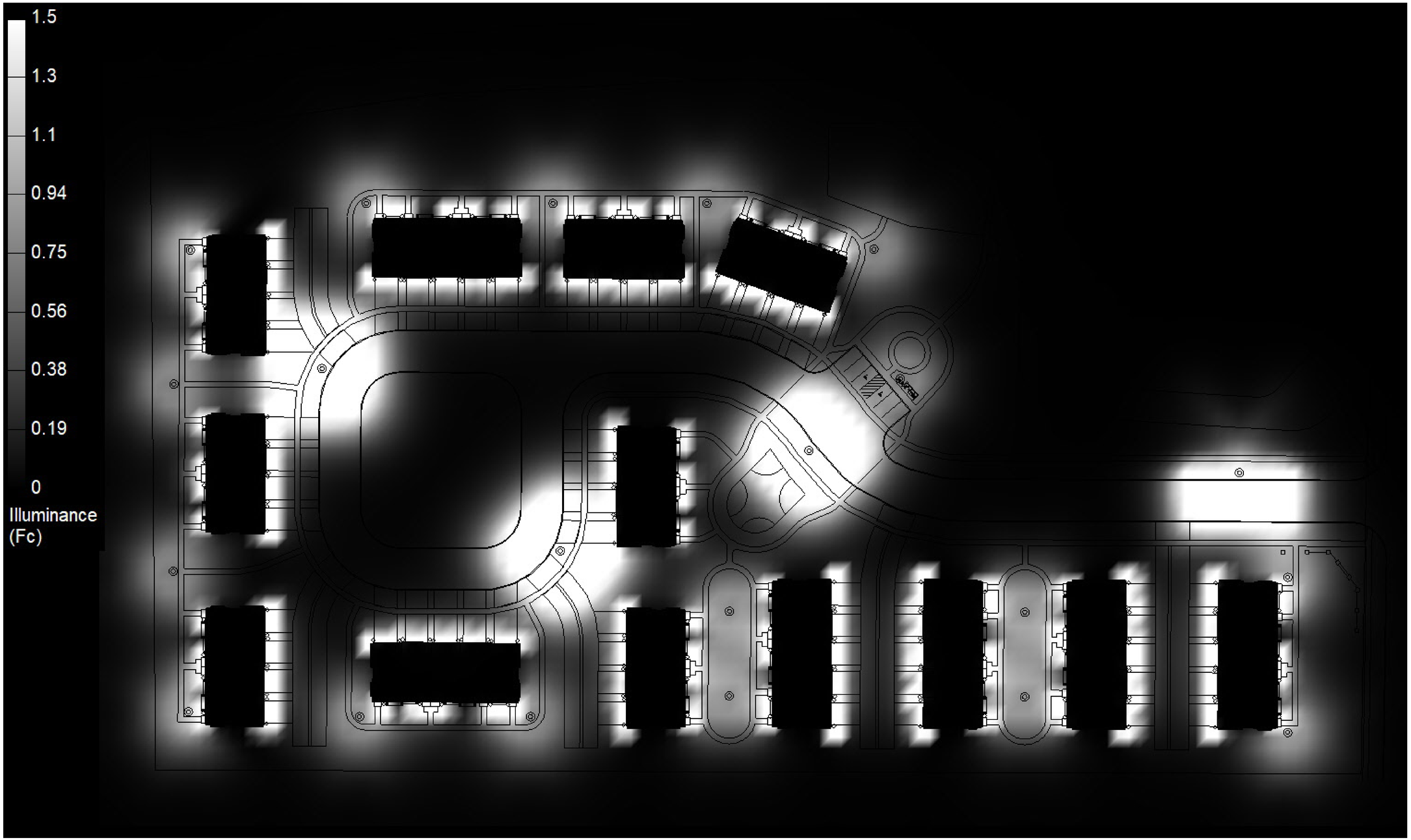
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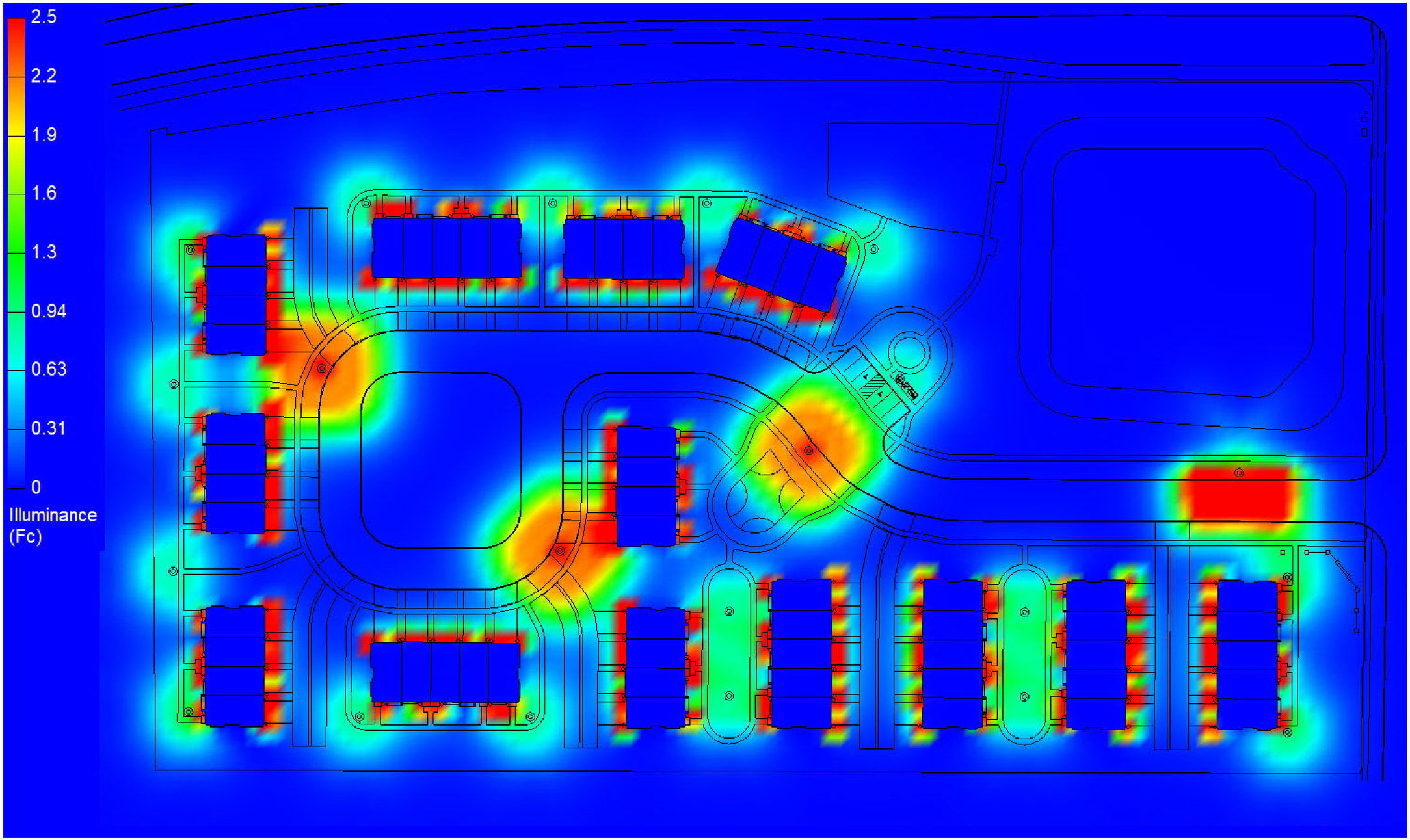
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October 13, 2025

Village Board Meeting
Agenda Item Cover Sheet

Agenda Item: B. Police Pension Municipal Compliance Report

Alignment with Strategic Plan:

- ☐ C Community Branding & Engagement
- ☐ G Responsible Growth & Development
- ☐ F Future Ready Operations
- ☐ I Capital Infrastructure Planning & Improvements
- ☐ B Business Recruitment & Retention
- ☒ U Operational/Unaffiliated

Budgetary Impact: N/A

Within Budget: ☐ Yes ☐ No

Suggested Motion: Move to accept the Municipal Compliance Report for the Lindenhurst Police Pension and place the document on file with the Village Clerk.

Voting Record:

- ☐ Trustee Chybowski
- ☐ Trustee Dickson
- ☐ Trustee Dunham
- ☐ Trustee Grace
- ☐ Trustee Rosten
- ☐ Trustee Suchy
- ☐ Mayor Marturano

THE VILLAGE OF LINDENHURST, ILLINOIS
POLICE PENSION FUND

PUBLIC ACT 95-0950
MUNICIPAL COMPLIANCE REPORT

FOR THE FISCAL YEAR ENDED
APRIL 30, 2025

2301 E. Sand Lake Road
Lindenhurst, IL 60046
Phone: 847.356.5400
Fax: 847.356.8270
www.lindenhurstil.org

Lauterbach & Amen, LLP
CERTIFIED PUBLIC ACCOUNTANTS
668 NORTH RIVER RD. • NAPERVILLE, ILLINOIS 60563
PHONE 630.393.1483 • FAX 630.393.2516
www.lauterbachamen.com

September 29, 2025

Members of the Pension Board of Trustees
Lindenhurst Police Pension Fund
Lindenhurst, Illinois

Enclosed please find a copy of your Municipal Compliance Report for the Lindenhurst Police Pension Fund for the fiscal year ended April 30, 2025. We have prepared the report with the most recent information available at our office. Should you have more current information, or notice any inaccuracies, we are prepared to make any necessary revisions and return them to you.

The President and Secretary of the Pension Fund are required to sign the report on page 3. If not already included with the enclosed report, please also include a copy of the Pension Fund's most recent investment policy.

The signed Public Act 95-0950 - Municipal Compliance Report must be provided to the Municipality before the tax levy is filed on the last Tuesday in December. We are sending the report via email to promote an environmentally-friendly work atmosphere.

If you have any questions regarding this report, please contact your Client Manager or PSA.

Respectfully submitted,

Lauterbach & Amen, LLP

LAUTERBACH & AMEN, LLP

THE VILLAGE OF LINDENHURST, ILLINOIS
POLICE PENSION FUND

Public Act 95-950 - Municipal Compliance Report
For the Fiscal Year Ending April 30, 2025

The Pension Board certifies to the Board of Trustees of the Village of Lindenhurst, Illinois on the condition of the Pension Fund at the end of its most recently completed fiscal year the following information:

1) The total cash and investments, including accrued interest, of the fund at market value and the total net position of the Pension Fund:

	Current Fiscal Year	Preceding Fiscal Year
Total Cash and Investments (including accrued interest)	$13,603,232	$12,329,235
Total Net Position	$13,607,980	$12,329,823

2) The estimated receipts during the next succeeding fiscal year from deductions from the salaries of police officers and from other sources:

Estimated Receipts - Employee Contributions	$158,300
Estimated Receipts - All Other Sources	
Investment Earnings	$884,200
Municipal Contribution	$735,489

3) The estimated amount required during the next succeeding fiscal year to (a) pay all pensions and other obligations provided in Article 3 of the Illinois Pension Code, and (b) to meet the annual requirements of the fund as provided in Sections 3-125 and 3-127:

(a) Pay all Pensions and Other Obligations	$720,200
(b) Annual Requirement of the Fund as Determined by:	
Illinois Police Officers' Pension Investment Fund	N/A
Private Actuary - Lauterbach & Amen, LLP	
Recommended Municipal Contribution	$735,489
Alternative Municipal Contribution	$540,022

THE VILLAGE OF LINDENHURST, ILLINOIS
POLICE PENSION FUND

Public Act 95-950 - Municipal Compliance Report
For the Fiscal Year Ending April 30, 2025

4) The total net income received from investment of assets along with the assumed investment return and actual investment return received by the fund during its most recently completed fiscal year compared to the total net income, assumed investment return, and actual investment return received during the preceding fiscal year:

	Current Fiscal Year	Preceding Fiscal Year
Net Income Received from Investment of Assets	$1,061,121	$966,746
Assumed Investment Return		
Illinois Police Officers' Pension Investment Fund	N/A	6.800%
Private Actuary - Lauterbach & Amen, LLP	6.500%	6.500%
Actual Investment Return	8.184%	8.196%

5) The total number of active employees who are financially contributing to the fund:

Number of Active Members	15

6) The total amount that was disbursed in benefits during the fiscal year, including the number of and total amount disbursed to (i) annuitants in receipt of a regular retirement pension, (ii) recipients being paid a disability pension, and (iii) survivors and children in receipt of benefits:

	Number of	Total Amount Disbursed
(i) Regular Retirement Pension	9	$538,972
(ii) Disability Pension	0	$0
(iii) Survivors and Child Benefits	0	$0
Totals	9	$538,972

THE VILLAGE OF LINDENHURST, ILLINOIS
POLICE PENSION FUND

Public Act 95-950 - Municipal Compliance Report
For the Fiscal Year Ending April 30, 2025

7) The funded ratio of the fund:

	Current Fiscal Year	Preceding Fiscal Year
Illinois Police Officers' Pension Investment Fund	N/A	77.47%
Private Actuary - Lauterbach & Amen, LLP	76.52%	75.34%

8) The unfunded liability carried by the fund, along with an actuarial explanation of the unfunded liability:
Unfunded Liability:

Illinois Police Officers' Pension Investment Fund	N/A
Private Actuary - Lauterbach & Amen, LLP	$4,233,948

The accrued liability is the actuarial present value of the portion of the projected benefits that has been accrued as of the valuation date based upon the actuarial valuation method and the actuarial assumptions employed in the valuation. The unfunded accrued liability is the excess of the accrued liability over the actuarial value of assets.

9) Please see attached Investment/Cash Management policy if applicable

Please see Notes Page attached.

CERTIFICATION OF MUNICIPAL POLICE
PENSION FUND COMPLIANCE REPORT

The Board of Trustees of the Pension Fund, based upon information and belief, and to the best of our knowledge, hereby certify pursuant to §3-143 of the Illinois Pension Code 40 ILCS 5/3-143, that the preceding report is true and accurate.

Adopted this _____ day of _____, 2025

President _____ Date _____

Secretary _____ Date _____

THE VILLAGE OF LINDENHURST, ILLINOIS
POLICE PENSION FUND

Public Act 95-950 - Municipal Compliance Report
For the Fiscal Year Ending April 30, 2025

INDEX OF ASSUMPTIONS

1) Total Cash and Investments - as Reported at Market Value in the Audited Financial Statements for the Years Ended April 30, 2025 and 2024.

   Total Net Position - as Reported in the Audited Financial Statementsfor the Years Ended April 30, 2025 and 2024.

2) Estimated Receipts - Employee Contributions as Reported in the Audited Financial Statements for the Year Ended April 30, 2025 plus 3.25% Increase (Actuarial Salary Increase Assumption) Rounded to the Nearest $100.

   Estimated Receipts - All Other Sources:

   Investment Earnings - Cash and Investments as Reported in the Audited Financial Statements for the Year Ended April 30, 2025, times 6.5% (Actuarial Investment Return Assumption) Rounded to the Nearest $100.

   Municipal Contributions - Recommended Tax Levy Requirement as Reported by Lauterbach & Amen, LLP, Actuarial Valuation for the Year Ended April 30, 2025.

3) (a) Pay all Pensions and Other Obligations - Total Non-Investment Deductions as Reported in the Audited Financial Statements for the Year Ended April 30, 2025, plus a 25% Increase, Rounded to the Nearest $100.

   (b) Annual Requirement of the Fund as Determined by:

   Illinois Police Officers' Pension Investment Fund - No April 30, 2025 Actuarial Valuation available at the time of this report.

   Private Actuary - Lauterbach & Amen, LLP:

   Recommended Amount of Tax Levy as Reported by Lauterbach & Amen, LLP in the April 30, 2025 Actuarial Valuation.

   Alternative Amount of Tax Levy as Reported by Lauterbach & Amen, LLP in the April 30, 2025 Actuarial Valuation.

INDEX OF ASSUMPTIONS

4) Net Income Received from Investment of Assets - Investment Income (Loss) net of Investment Expense, as Reported in the Audited Financial Statements for the Years Ended April 30, 2025 and 2024.

   Assumed Investment Return:

   Illinois Police Officers' Pension Investment Fund - Preceding Fiscal Year Interest Rate Assumption as Reported in the April 30, 2024 Actuarial Valuation. No April 30, 2025 Actuarial Valuation available at the time of this report.
   Private Actuary - Current and Preceding Fiscal Year Interest Rate Assumption as Reported in the Years Ended April 30, 2025 and 2024 Actuarial Valuations.

   Actual Investment Return -Net Income Received from Investments as Reported Above as a Percentage of the Average of the Beginning and Ending Balances of the Fiscal Year Cash Investments, Excluding Net Investment Income, Gains, and Losses for the Fiscal Year Return Being calculated, as Reported in the Audited Financial Statements for the Fiscal Years Ended April 30, 2025 and 2024.

5) Number of Active Members - Illinois Department of Insurance Annual Statement for April 30, 2025 - Schedule P.

6) (i) Regular Retirement Pension - Illinois Department of Insurance Annual Statement for April 30, 2025 - Schedule P for Number of Participants and Expense page 1 for Total Amount Disbursed.

   (ii) Disability Pension - Same as above.

   (iii) Survivors and Child Benefits - Same as above.

INDEX OF ASSUMPTIONS

7) The funded ratio of the fund:

Illinois Police Officers' Pension Investment Fund - Preceding Fiscal Year Net Present Assets as a percentage of Total Assets as Reported in the April 30, 2024 Actuarial Valuation. No April 30, 2025 Actuarial Valuation available at the time of this report.

Private Actuary - Current and Preceding Fiscal Year Net Present Assets as a percentage of Total Assets as Reported in the April 30, 2025 and 2024 Actuarial Valuations.

8) Unfunded Liability:

Illinois Police Officers' Pension Investment Fund - Deferred Asset (Unfunded Accrued Liability) - No April 30, 2025 Actuarial Valuation available at the time of this report.

Private Actuary - Deferred Asset (Unfunded Accrued Liability) as Reported by Lauterbach & Amen, LLP in the April 30, 2025 Actuarial Valuation.

October 13, 2025

Village Board Meeting
Agenda Item Cover Sheet

Agenda Item: C. 2025 Village of Lindenhurst Communications Plan Update

Alignment with Strategic Plan:

- ☒ C — Community Branding & Engagement
- ☐ G — Responsible Growth & Development
- ☐ F — Future Ready Operations
- ☐ I — Capital Infrastructure Planning & Improvements
- ☐ B — Business Recruitment & Retention
- ☐ U — Operational/Unaffiliated

Budgetary Impact: N/A

Within Budget: ☐ Yes ☐ No

Suggested Motion: Move to adopt the 2025 update to the Village of Lindenhurst Communications Plan.

Voting Record:

- ☐ Trustee Chybowski
- ☐ Trustee Dickson
- ☐ Trustee Dunham
- ☐ Trustee Grace
- ☐ Trustee Rosten
- ☐ Trustee Suchy
- ☐ Mayor Marturano

Date: October 10, 2025
To: Clay Johnson, Village Administrator
From: Karleen Long, Assistant to the Village Administrator
Re: 2025 Village Communications Plan Update

In February 2019, the Village adopted its first-ever communications plan. The goal of the original communications plan established the foundation to engage and inform the public, which was identified as a need in the 2018 Community Survey. The original communications plan was updated in May 2023, which built on the 2019 plan by defining the structure and policy of Village communication efforts by determining which Village staff members distribute information, establishing consistency and a solidified voice across Village platforms, and providing guidance on when to respond to comments left on social media platforms. The updated plan also provided key performance indicators for the social media platform to be met by January 2024.

Since the latest update on the Village's communications plan, the Village has made significant progress on the goals identified within the plan:

- Launched the monthly e-newsletter to meet the desires of residents in the 2022 Community Survey, who wanted the Village to keep residents informed on special projects, construction projects, and initiatives.
- Redesigned the Village's print newsletter to align with the Village's identified color palette and update visual appeal.
- Expanded newsletter content for three of the six Village Voice editions to include more content for residents, including a specific page for Economic Development.
- Created a consistent and cohesive Village communications brand using the Village's color palette, font selection, and graphics.
    - Created a sub-brand for the Village's economic development initiatives, with templates and specific color palettes.
- Created Village social media templates for specific Village functions (ex., community alerts, village board meeting notification, e-newsletter and newsletter publishing, and construction updates) to create brand recognition.
- Continued reporting monthly key performance indicators, which provided progress updates on Village communication platforms.

A summary of the progress made on key performance indicators that were identified in the May 2023 update is provided below:

Communication Platform	Indicator	May 2023 Benchmark	October 2025 Update
Website	Views	NA due to website update	10,543
Facebook	Views	1,000	91,944
	Reach	8,800	24,792
	Content Interaction**	Not tracked in 2023	1,191
	Followers	4,200	4,822
Instagram	Views	60	11,889
	Reach	550	1,253
	Content Interaction**	Not tracked in 2023	174
	Followers	1,068	1,323
Twitter	Followers	500	515
E-News	Subscribers	2,750	2,503
Nixle	Subscribers	2,200	2,296

After reviewing the progress of the 2023 Communications Plan update, Village staff identified the need for another update to formally incorporate current practices. The 2025 updates to the plan formalize the Village's brand and provide staff with practical tools through a communications style guide and guidance for both internal and external communications. These items are designed to support clear, consistent, and compelling written and visual communication to better serve the public.

The communications style guide establishes Poppins as the Village's primary font family. Chosen for its use on the Village website, Poppins is consistently used by Village staff across all platforms, from newsletters to social media graphics to reinforce a professional and recognizable Village of Lindenhurst brand.

For internal communications, such as email signatures and internal Village documents, staff are also asked to use the Village's primary font family. To support this effort, email signature templates have been provided for Village staff (Administration and Public Works) and the Village's Police Department to utilize.

For external communications, such as Village Board reports, letters to residents, and formal memorandums, staff are expected to use the Village's primary font family. Templates for memorandums, press releases, community alerts, letterheads, and agendas are provided to ensure a consistent look across Village departments and commissions. The external communications section also defines each template and its appropriate use, helping streamline the Village's overall communications.

The 2025 communications plan update also updates Appendix 3, referencing the social media key performance indicators. Specific goals for the Village website and social media platforms were set in the 2023 communications plan update, expected to be met in 2024. Although the Village met these goals, staff is recommending that the static numbers referenced in the old plan be removed and replaced with the definition of the various social media key performance indicators that are being monitored. Defining the key performance indicators serves as an important reminder of the KPI's that measure true progress on communications: engagement, followers, and open rate. Staff recommends removing these static goals because this is also duplicative when compared to tracking monthly key performance indicators in the Village's Strategic Priority Dashboard.

Village of Lindenhurst
COMMUNICATIONS PLAN

Updated October 2025



Engage With Us

www.lindenhurstil.org 847-356-8252 @LindenhurstIL

@lindenhurstil www.lindenhurstil.org/nixle

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Village of Lindenhurst Communication Plan

Village Vision

The Village of Lindenhurst endeavors to be the friendliest and most appealing community in Lake County; enriched by small-town values and traditions, fostering an atmosphere where citizens and businesses can thrive.

Village Mission

The Village of Lindenhurst, in partnership with our community, continuously strives to provide a safe, healthy, and vibrant environment through quality customer service, public safety, progressive leadership, and financial responsibility.

Village Core Principles

Vision	Embracing innovative solutions for a better future.
Accountability	Demonstrating transparency through ethical, efficient government.
Leadership	Inspiring and expecting the best of ourselves, each other, and our community.
Unity	Connecting people through collaborative engagement.
Excellence	Striving to be our best through integrity, teamwork, and exceptional customer service, nurturing a friendly, desirable place to live.

Section 1: Plan Purpose, Protocol, and Information Distributors

- Generate useful, accessible content
- Establish cohesive content standards
- Designate responsive public information distributors
- Structure communication engagement guidelines
- Share crisis communication plan
- Establish public engagement behavior standards, procedures, and platforms
- Support internal communication standards

Section 1.1 Public Information Protocol & Roles

The Public Information Officer (PIO) coordinates Village communications. A copy of any mass communication (such as press releases, Nixle Alerts, letters to large numbers of residents or businesses, etc.) from any Department to the public will be sent to the PIO or designee (e.g., Content Editor, Social Media Manager, or Website Administrator). Upon request, a Mayor or elected official may serve as the Public Information Officer (PIO) in response to media inquiries. Note that PIOs and designees may hold multiple roles. For ease of reading, PIO will be used to refer to the PIO and/or their designee(s).

- Roles of Designees:
    - **Content Editor** – Village Voice Newsletter and other forms of written material
    - **Social Media Manager** – All social media platforms
    - **Website Administrator** – Village website formatting and content

Section 1.2 Public Information Distributors

The table below lists the individuals responsible for public information distribution in each department.

Department	Information Distributor/s
Administration, Finance, Human Resources, Information Technology	Village Administrator
Community Development	Economic Development Coordinator
Public Works	Director of Operations
Police/Social Services	Chief of Police

Section 1.3 Content Authority

The PIO may remove any content that violates the Communications Plan or for any other reason deemed necessary. The PIO has the authority to edit any communication submissions for clarity, accuracy, and professionalism.

Section 2: Village Content Guidelines

Our goal is to consistently produce informative, accessible, and transparent content for our residents, businesses, visitors, and other stakeholders.

Section 2.1 Appropriate and Inappropriate Content

Content should promote the Village's mission and adhere to our core values. It will comply with all Village policies, including those described in the Employee Handbook's Electronic Communications Policy. Content will be crafted keeping the suggested Style Guide and Content Quick Guide in mind.

Appropriate content includes:

- Village and Village Partner news, events, programs, services, and initiatives.
  - Partners are groups with whom we share a common mission, event, or project.
- Resources relevant to residents, businesses, and visitors.
- Policies, crises, and environmental factors that affect the region.

Inappropriate content includes, but is not limited to:

- Confidential or proprietary information, unless authorized for disclosure.
- Commentary or personal opinions.
- Language or material that may be considered profane, offensive, or obscene.
- Content in support of or opposition to political campaigns, excluding Village referenda.
- Content promoting goods or services not otherwise available to the public (i.e., promoting receipt of free food or services).
  - The Village will not promote or advertise for business; however, Grand Openings can be posted as a Welcome to the Community.
    - The following shall not be considered promotional for a private entity:
      a) Information regarding approval or impending development/construction projects;
      b) Village events in partnership with/or hosted by a local business (please see *Section 2.2*);
      c) Village-initiated content in furtherance of Village economic development aims.
- Content that discriminates on the basis of race, color, age, religion, gender, marital status, military status, citizenship status, economic status, national origin, disability, or sexual orientation.

- Information that may compromise the safety or security of the public or public systems.

Section 2.2 Promoting Events

Although the Village will not advertise for businesses, Village-sponsored events located at a Village business may be promoted on our social media platforms. This outreach will generate interest and increase participation.

To ensure accurate and timely postings of events:

- Content, including high-resolution artwork and/or pictures, should be submitted to the PIO with adequate lead time before the event.
- If a Village work area is coordinating the event, the event coordinator should work proactively with the PIO to create the proper messaging and media strategy.
- The nature of the event will determine which platform is most suitable for outreach; however, all events should be added to the Village website, its calendar, and hard-copy promotional materials, when applicable.
    - The PIO may select multiple strategies to increase awareness, social media impressions, and event participation through "Save-the-Date" messages, Press Releases, recurring informational series, social media event pages, and the like.

Section 2.3 Accessible and Transparent

Web accessibility refers to the design of websites, tools, and technologies that enable people with disabilities to use them. They can also aid those who do not speak English fluently. Our Content Quick Guide in *Appendix 1* is a valuable tool for accessible and transparent content.

- Our website can be easily translated into various languages. PDFs cannot; when possible, write your content into the website.
- Links should be directed where intended, and when possible, open in a new window instead of changing the page.
- The W3C Web Accessibility Initiative (WAI) develops technical specifications, guidelines, techniques, and supporting resources for accessibility solutions. These are considered international standards for web accessibility, and we should strive to follow them. These standards aim to make content accessible to screen readers, as well as other accessibility options. Screen readers are software that allow blind or visually impaired users to read the text displayed on the computer screen using a speech synthesizer or braille display.
    - To help screen readers, hyperlinks must provide context of where the link is going. Instead of "Click here" or "Learn more", use "online payment", "meeting agenda", "building permit", or other descriptive language.

        - An image should have “alt text” saved to it. This text is displayed if an image is unable to load and is read aloud to individuals with visual impairments.
        - Using built-in heading features in Microsoft Word or on our website (H1, H2, H3, etc.) helps screen reader users speed-read through a page or document and focus on the information they want.
        - If generating a table without detailed supporting text, request assistance from the website developer to make it screen-reader accessible.
        - Content should have visual contrast to facilitate ease of viewing. This means white text should not be placed on a light beige background.
- Content should be clear and concise. By being concise, the content will resonate with a broader audience. Our Content Quick Guide has helpful tips.
    - Avoid industry jargon if simpler language is available. While our jargon may be more technically accurate, it will confuse the general public.
    - Content should include contact information to allow for follow-up questions.

Section 2.4 Templates

To maintain a unified and professional look, templates have been created for the following:

- Letterhead (general)
- Press Release
- Memorandum
- Community Alert

For more brand and style suggestions, review Section 12: External Communications. All templates can be found on the Village Hall Common Drive at \\VOLH-RDS22\Common\Logos & Templates.

Section 2.5 Logo Use

Official Village logos are available on the Village Hall Common Drive at \\VOLH-RDS22\Common\Logos & Templates. The Village’s logo should be used on official communications, such as resident mailings, letterhead, envelopes, business cards, and press releases. Approved department logos may be used instead of or in addition to the Village’s logo.

Village Administration may grant permission to use our logos to community-based or recognized non-profit organizations. The Village’s logo may not be used on personal documents/materials, to promote a private business (unless used to promote a co-sponsored community event).

Section 3: Website and Newsletter

The Village website is the core of our communication outreach. When possible, all other communication avenues should direct back to the website.

Section 3.1 Content Responsibility

The Content Editor will write the copy for the Village Newsletter, website, and social media platforms to ensure a consistent "voice," and in keeping with the Village's branding and goals. Pages will have timely and seasonally appropriate information (e.g., snow plowing in winter, bicycle regulations in the summer, etc.). Each department should review its website content on occasion to ensure accuracy and that the information is up to date.

The Website Administrator will be responsible for website content and submitting relevant news articles and calendar events for approval by their Department Manager on the homepage. The Website Administrator will, on a quarterly basis, check the website for broken links and outdated information. Calendar content will be reserved for Village and Village Partner events and meetings.

Resources Content Quick Guide *(Appendix 1)* and Communication Calendar *(Appendix 4)* are helpful tools.

Section 3.2 Legal Notices

The Village Clerk, or their designee, will ensure that the required meeting notices and agendas for Village Board Meetings are posted to the website in accordance with the Illinois Open Meetings Act and any subsequent legislation regulating internet notice posting.

Section 3.3 Minutes and Agenda Online Retention Guidelines

The Village of Lindenhurst remains transparent with the public regarding its public meetings. The Village will post all meeting minutes and agenda packets from Village Boards and Committees on the Village website for the previous five years.

Section 3.4 Village Voice Newsletter

Village Voice Newsletters are distributed bi-monthly: January/February, March/April, May/June, July/August, September/October, November/December.

- **Newsletter Timeline:**
  - **January/February Edition**
    - Last Monday of November: Department Head approved submissions due to the Content Editor.
    - 2nd Monday of December: Newsletter submission to the printer.
    - Last Monday of December: Post Newsletter on website, and email website Newsletter link to Finance Assistant for inclusion in utility bill.
  - **March/April Edition**
    - 2nd Monday of February: Department Head approved submissions due to the Content Editor.
    - 3rd Friday of February: Newsletter submission to the printer.
    - Last Monday of February: Post Newsletter on website, and email website Newsletter link to Finance Assistant for inclusion in utility bill.
  - **May/June Edition**
    - 1st Monday of April: Department Head approved submissions due to the Content Editor.
    - 2nd Friday of April: Newsletter submission to the printer.
    - Last Monday of April: Post Newsletter on website, and email website Newsletter link to Finance Assistant for inclusion in utility bill.
  - **July/August Edition**
    - 1st Monday of June: Department Head approved submissions due to the Content Editor.
    - 2nd Friday of June: Newsletter submission to the printer.
    - Last Monday of June: Post Newsletter on website, and email website Newsletter link to Finance Assistant for inclusion in utility bill.
  - **September/October Edition**
    - 1st Monday of August: Department Head approved submissions due to the Content Editor.
    - 2nd Friday of August: Newsletter submission to the printer.
    - Last Monday of August: Post Newsletter on website, and email website Newsletter link to Finance Assistant for inclusion in utility bill.
  - **November/December Edition**
    - 1st Monday of October: Department Head approved submissions due to the Content Editor.
    - 2nd Friday of October: Newsletter submission to the printer.

        - Last Monday of October: Post Newsletter on website, and email website Newsletter link to Finance Assistant for inclusion in utility bill.
- Content should include all pertinent information, as well as photos or images that meet platform standards as outlined in the Village's Communication Plan.
    - All content should be reviewed by the Department Head before publication.
- Newsletter content is generated by the Content Editor. The Mayor shall also be able to provide content as space allows. Submissions from other government agencies may be included, provided that they are informational for the greater public and not intended to generate revenue for a respective organization.
- One year of Newsletters will be archived on the website. Additional Newsletters will be archived by the Village Administrator's Office.

Section 4: Announcements

Posted Press Releases, Meeting Agendas, and the Village Hall's front counter electronic display announce important community information, photographs, and other public relations items as approved by the PIO and Department Head, if appropriate. These rules and guidelines are to ensure proper and best use of the signs.

Section 4.1 Village Hall Lobby Display Cabinet

The display cabinet is reserved for Village communications, events, or campaigns with which the Village is a direct partner. Examples include Meeting Agendas, Press Releases, Job Openings, and general announcements as approved by the PIO.

Section 5: Social Media

Official Village social media accounts are an extension of all Village communications. Social networking sites should link back to the official Village website for access to forms, documents, and other relevant information. Our social media accounts can amplify partner agency messages or awareness of local businesses, as approved by the PIO and department head, if appropriate.

All social media pages must be in the Village's name, and the formation of any official Village subsidiary pages must first be approved by the PIO. The login, password, and employee access list must be submitted to the Public Information Officer (PIO). The PIO will have the final determination of who can post on each account. Village elected officials are encouraged to consult with the PIO on the content of responses to social media posts, to ensure an accurate and consistent message.

Each account must have a primary and secondary administrator who are familiar with the Communications Plan and IT Technology Use Policy.

Each Social Media Page will include a statement of scope and comment policy.

Section 5.1 Facebook, Instagram, Twitter, and LinkedIn

Comments containing any of the following content will not be permitted on the Village of Lindenhurst social media sites and are subject to removal and/or restriction by the PIO:

1. Obscene, sexual, or pornographic content and/or language
2. Content that promotes discrimination based on race, age, religion, gender, or other protected classes
3. Content that violates a legal ownership interest (copyright or trademark)
4. Threats to any person
5. Conduct that violates any federal, state, or local law or encourages illegal activity
6. Promotion of any commercial activities not related to the Village of Lindenhurst business
7. Spam or links to malware/viruses
8. Content that advocates or promotes a candidate, referendum, or campaign; does not apply to Village-sponsored referenda for purposes of educating the public.
9. A comment posted by a member of the public on any Village of Lindenhurst social media site is the opinion of the poster only, and publication of a comment does not imply endorsement of, or agreement by, the Village of Lindenhurst, nor do the comments necessarily reflect the opinions or policies of the Village of Lindenhurst.

- The Village of Lindenhurst reserves the right to deny access to Village of Lindenhurst social media sites for any individual who repeatedly violates the Village of Lindenhurst social media policy, at any time and without prior notice.
- All comments posted to any Village of Lindenhurst social site are bound by the social media platform's terms of use, and the Village of Lindenhurst reserves the right to report any violation of the platform's terms of use to the platform.
- Users who enter private or personal information on Village of Lindenhurst social media sites do so at their own risk, and the Village of Lindenhurst is not responsible for any damages resulting from the public display of, or failure to remove, private or personal information. Content posted on the Village of Lindenhurst social media sites may be subject to disclosure under the Illinois Freedom of Information Act.
- This policy and terms of use may be amended from time to time, without further notice.

- Be timely, concise, and conscientious in response to comments. Information should be directed back to primary Village resources, such as Department contacts or the website, when possible. (View our response guide to determine when a response should be provided.)
- Do not alter previous posts except when necessary. Another person should review all posts before they are shared.
- Posts will be shared regularly and pre-scheduled, when possible, to allow for consistent, reliable posting. Seasonal items and holidays are examples of posts that can be pre-scheduled for future use. Regularly review scheduled items to ensure the content remains relevant and appropriate. (Please see *Appendix 4*: *Communications Calendar*.) Disable scheduled posts when they may be distracting, such as during an emergency or other critical situations.
- Hashtags will be investigated for appropriate content history and approved by the PIO before use.
- All posts should have image or video content and, when possible, link back to our website. All photos shall have "Alt Tags" to improve accessibility as discussed in the Content Quick Guide (*Appendix 1*).
- When sharing posts on behalf of another agency or non-profit, the Village will share their post and will not create the post for them. This protects the Village from responsibility if the information in the post becomes inaccurate.
- Posts will be archived in compliance with state and federal law.
- Posts that may generate follow-up phone calls will be made in consultation with the Department Head.
- Copies of posts shall be shared with the PIO.

Section 5.2 New Platform Evaluation

No social media page will be created without approval from the PIO. Additional communication platforms must be evaluated and are subject to approval by the Public Information Officer (PIO). Consideration will include:

- Viability of Platform: Is the platform offering content in a new or more successful way than existing platforms? Is it expected to remain stable for an extended period? Will residents use this platform?
- Resources: Does the platform take too much additional staff time? Does the platform have an extra cost?
- Tone: Is the platform's tone and intent consistent with Village values?

Section 5.3 After-hours Social Media Engagement

Social media engagement is based on trust and consistency. The Social Media Manager will not post content or reply to comments after hours, as they cannot consistently reply to all

content after hours. Responding to some content when convenient can create an unattainable expectation of responsiveness. There are limited exceptions.

- Emergency and public safety content will be posted promptly, including after-hours.
- Comment standards will be adhered to after-hours, and comments that violate these standards will be hidden or removed promptly.
- During after-hours events, such as Food Trucks or Recycling Events, content may be posted, and comments may be answered related to these events.

Section 6: Press Releases/Media Interviews, Utility Bill Postings and Inserts

Section 6.1 Press Release and Media Engagement

Press releases and media interviews must be pre-approved by and documented with the Public Information Officer (PIO). The PIO shall be promptly notified of all requests for media interviews. The Press Release Template can be found in Section 12: External Communications.

Section 6.2 Utility Bill Postings and Inserts

To request an announcement on the "Village Bulletin Board" section of our Utility Bills, postings require approval from the PIO and must be requested by the 25th of the month before the next month's utility bills.

- Utility Bill inserts require approval from the PIO. They must be requested by the 25th of the month preceding the month for which the utility bills are due to ensure they are submitted to our distribution agency.

Section 7: Mass Public and Crisis Communication Plan

Section 7.1 Crisis Communication and Emergency Operations

Follow the Emergency Operations Plan. (Accessible online by approved parties)

Section 7.2 Nixle and Mass General Public Notification

The Village uses Nixle communications as a mass alert notification system. When possible, all Nixle notifications and notification areas will be reviewed by the PIO or designee before release. Preapproved topics include:

- Road Closures
- Flooding and Severe Weather
- Public Safety Emergency Response
- Missing Person
- Reports of Police or Criminal Activity
- Boil Order

PIO, Public Works, or Police Department can issue Nixle notifications. Additional access may be provided at the Village Administrator's discretion. When releasing a message, be aware of the time of day. Also, be brief with text message content due to character limitations by cellphone providers (Less than 160 characters).

Section 8: Database Policy

Section 8.1 Keep Contact Data Up to Date

During interactions, when possible, staff will confirm resident contact information in their Department-approved database (e.g., Utility Billing, Beehive). This information may then be used for approved Village Communication.

Section 9: Strategic Communication

Strategic communication aligns internal and external communication with our mission, core values, financial plan, and overall strategic goals.

Section 9.1 Keeping Colleagues Informed

- Copies of mass notifications that may generate questions will be shared with staff who field general inquiries. The PIO should also include where to direct inquiries. This can consist of social media posts that could reasonably be expected to generate questions.
- The PIO will also evaluate if a partner agency should be informed of the notification.
- All Village staff and Board Members shall receive a digital copy of the Village Voice Newsletter.

Section 9.2 Communication Training

- On a biennial basis, Executive Staff and Public Information Distributors will receive communication training.
- Topics may include: Communication Plan, IT Policy, FOIA, and Accessibility

Section 9.3 Communication Plan Updates

- This policy will be reviewed and updated biennially or on an as-needed basis.
- Village staff will present to the Village Board strategic communication goals, to be updated every three years.

Section 10: Communications Style Guide

The Village of Lindenhurst's brand conveys the identity of our community and the municipal government. Our brand expresses our organizational purpose, dedication to public service, and commitment to the Village's mission, vision, and values. The communications style guide and the internal and external communications guide are intended to serve as a toolkit to

help staff better serve the public through clear, consistent, and compelling written and visual communication.

Section 10.1 Typography

Fonts, like colors, significantly impact the overall mood of a communication. Fonts have personality characteristics that influence the perceived voice and tone as you imagine the intent of the person writing the text you are reading.

The Village's primary font family is Poppins. This font was selected because it serves as the primary font for the Village website and will facilitate consistent use from websites to publications.

Primary Font Family: Poppins

Headings: Poppins Bold (Size 18)

Subheadings: Poppins Bold (Size 12)

Body: Poppins (Size 11)

When the Poppins font family cannot be used, the standard Microsoft Office font family can be substituted using the same font sizes as above.

Alternate Font Family: Calibri (Standard Microsoft Office Font Family)

Headings: Calibri Bold (Size 18)

Subheadings: Calibri Bold (Size 12)

Body: Calibri (Size 11)

Section 11: Internal Communications

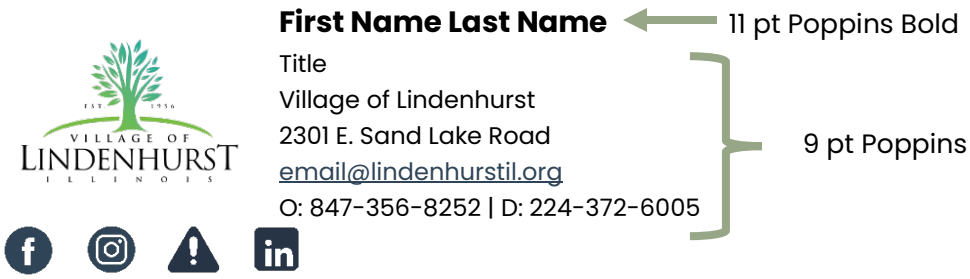
It's recommended that the standard type font for internal communications, such as email signatures, and Village internal documents, use the Village primary font families. Having a consistent internal communication style helps further the commitment to the Village brand as a whole.

Section 11.1 Email Signatures

A consistent email signature that adheres to the Communications Style Guide standards adds a professional touch and fosters an immediate connection to the Village brand. All Village employees should use the email signature block provided below.

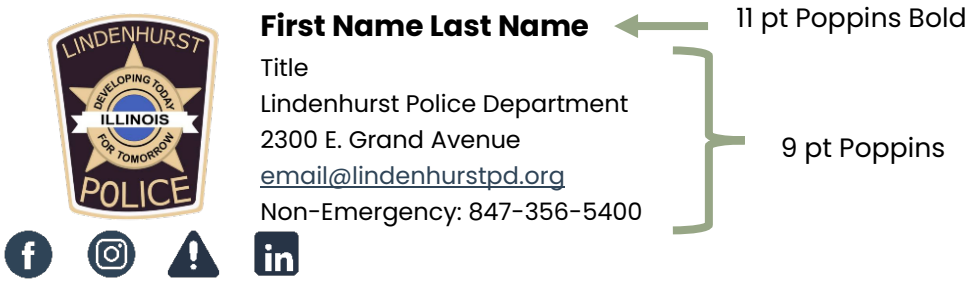
The Village has two templates for email signatures: one for Village Administration and Public Works, and another for the Police Department. To update your signature in Microsoft Outlook, go to File→ Options → Mail → Signatures. Once in the signatures settings, please copy and paste one of the templates below and update it with your staff information.

Templates for Village Staff (Administration and Public Works):



*** Direct line is optional for staff to add*

Templates for Village Staff (Police):



Section 11.2 Email Body

Please note that Poppins, the Village's primary font family, may not display as intended for email recipients outside our organization when creating email content. Therefore, it is recommended that the standard Microsoft Office font family be used for the body text of the email, aside from the email signature.

Section 12: External Communications

It's recommended that the standard type font for Village publications, such as Village Board reports, letters to residents, and formal memorandums, use the Village primary font families. When preparing the types of materials, staff should use the templates provided. These templates will help eliminate inconsistent communication templates between Village departments and streamline the look of Village publications.

Section 12.1 Memorandum

Memorandums are used to communicate internal or formal updates between Village staff, Village departments, and the Village Board. This can be used to justify budget or policy recommendations.

Section 12.2 Press Release

This mode of communication formally shares information about Village activities, decisions, events, or programs with the media and the public. The tone is professional, informative, and official. Common examples include announcements about community initiatives, development projects, policy updates, events, personnel changes, and milestone achievements. Press releases are typically distributed to media contacts, posted on official websites, and may be picked up by news outlets. They are generally longer in length and provide more detailed context. Press Releases must include a staff contact's name and phone number, serving as the designated spokesperson or subject matter expert.

Section 12.3 Community Alert

A community alert is a notification issued immediately during high-priority situations that require timely community action. These alerts provide actionable information, such as what residents should do, avoid, or watch for. The tone is direct, urgent, and safety-focused. Common examples include active shooter situations, dangerous suspects at large, severe weather emergencies, missing persons (especially children), and hazardous material spills. Community alerts are typically distributed through emergency alert systems, social media, and local news interruptions, and are usually brief and to the point. Community Alerts must include the name and phone number of a staff contact who serves as the designated spokesperson or subject matter expert.

Section 12.4 Letterhead

The official letterhead of the Village of Lindenhurst. This should be used when delivering correspondence from the Village to residents, businesses, or other community stakeholders.

Section 12.5 Agenda

The official Village of Lindenhurst agenda template can be formatted for all Village Boards and Commissions. This should be used when sending out the agenda packets and posting the agenda for Village Boards and Commissions.

External Communication templates can be found in \\VOLH-RDS22\Common\Logos & Templates and in Appendix 5.

APPENDIX 1: Content and Style Guides

While our Communication Plan outlines content standards, this guide serves as a straightforward "how-to" reference.

Appendix 1.1 Content Quick Guide

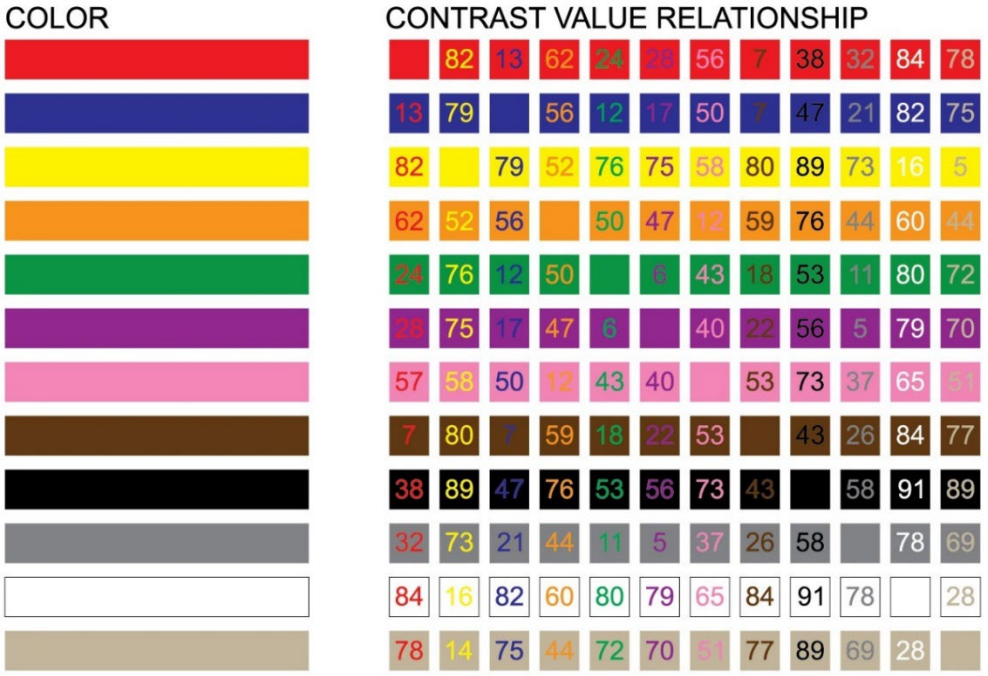
1. Content should be up-to-date, include seasonal topics, and be clear and concise.
    a. Keep content understandable; the best practice is to write at an 8th-grade level. The Hemingway App is a great tool to check your reading level and correct common stylistic errors and challenges. Just paste your content and review its suggestions. While an 8th-grade level is challenging to achieve, there are usually opportunities to simplify the content.
    b. Avoid industry jargon if simpler language is available. While our jargon may be more technically accurate, it may confuse the general public.
2. All links direct users to their intended destinations and meet accessibility standards.
    a. Due to the way screen readers (text-to-audio or braille) work for those with visual impairments, hyperlinks should provide context for where the link is going.
    b. Instead of "Click Here" or Learn More," use "online payment," "meeting agenda," "Building permit," or other link descriptive language.
    c. Use the "Open in a new Window" option for hyperlinks to keep users oriented on our site.
3. Ensure that the Village website images meet the recommended size based on the type of photo on the Village website. Each photo size has specific dimensions, which are listed when users log in on the back end of the Village website. It is essential to ensure the correct photo dimensions, as they can impact the display and the appearance to residents.
4. Images should have "alt text" saved to them. Alt text is a description of the image that can be read aloud by screen readers and appears if an image fails to load.
    a. If an image shows water rates and we do not explain the rates in the same detail in the article, those with visual impairments are getting less information.
5. Visual contrast is essential; white text on beige is hard to read. View the Style Guide for more.
6. Other concepts to keep in mind:
    a. Using built-in heading features in Microsoft Word or on our website (H1, H2, H3, etc.) helps screen reader users speed-read through a page or document and focus on the information they want. Do not simply bold or adjust the size of title content, as this does not translate to accessibility tools.
    b. If using a table without detailed text support, do a help ticket for screen reader use.

c. Is there something you provide in person that can be done electronically? By putting the content online, you can increase access for residents.
d. Can your PDF be typed into the website? Or can it be converted into a fillable web form? PDFs are less accessible, so it's best to avoid them whenever possible.

Appendix 1.2 Style Guide

Consistent styling supports our brand image and establishes trust in our content. Consistent styling can include maintaining contrast standards, adhering to approved logo use, and utilizing pre-approved color schemes.

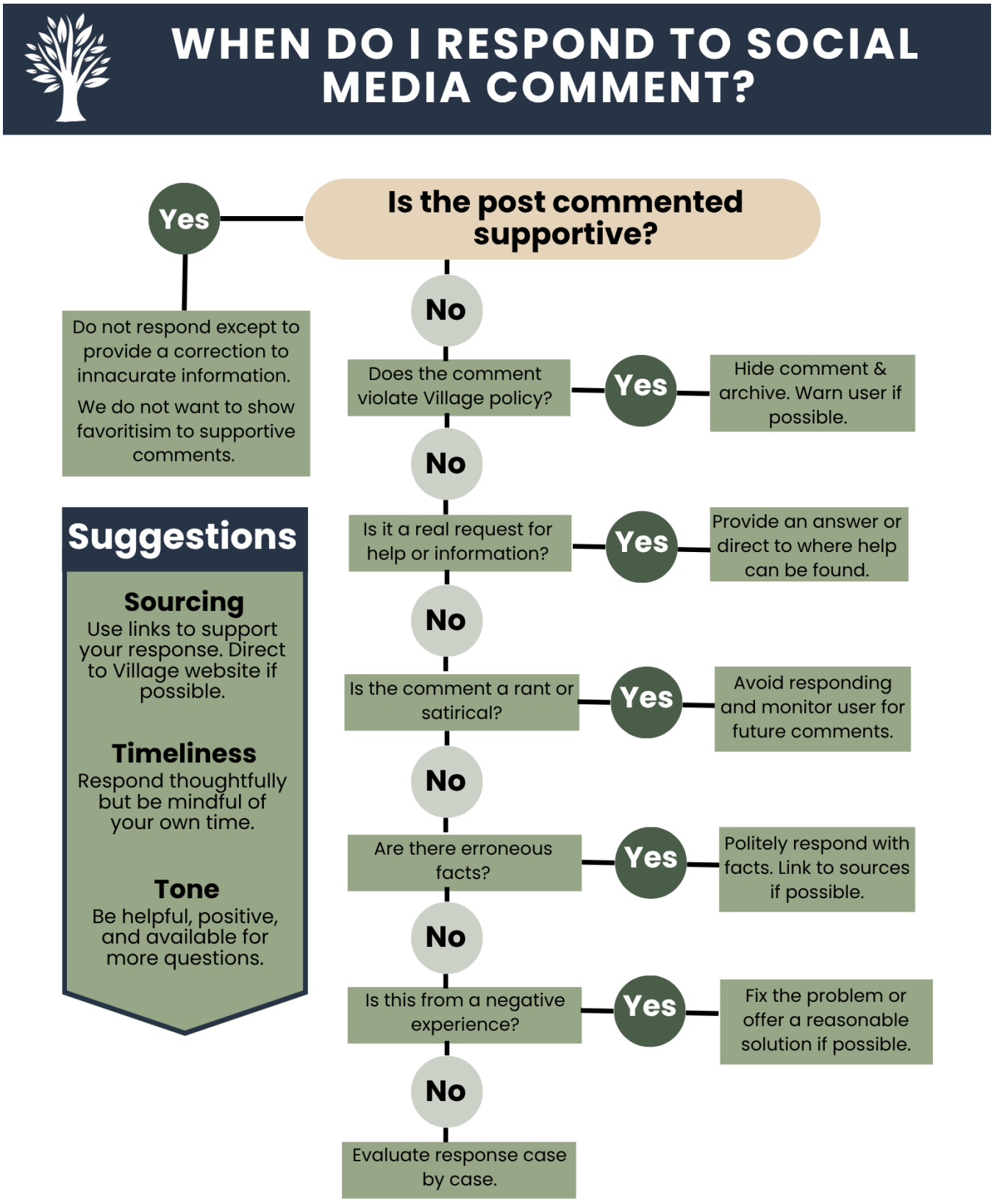
1. Content should have visual contrast to facilitate ease of viewing. This means white text should not be placed on a light beige background. Below is a chart demonstrating good and bad contrast options. Maintain a contrast level of 70 or higher to ensure good visual content.



2. Pre-approved colors include the Village website color palette:



APPENDIX 2: When Do I Respond?



APPENDIX 3: Social Media Key Performance Indicators

To gauge the effectiveness of Village communications and ensure the Village's message is being received, the Village tracks key performance indicators (KPIs) across all social media platforms. All social media key performance indicators are published monthly in the Village's Strategic Priority Dashboard at www.lindenhurstil.org/dashboards.

Social Media Engagement: This KPI measures how users interact with Village of Lindenhurst content and how it gets distributed to others, including content interaction and reach on Facebook and Instagram.

Social Media Followers: This KPI shows follower counts across Village Social Media Platforms. This includes Facebook, Instagram, E-Newsletter, Twitter, and Nixle (Community Notification System). To assess progress, this key performance indicator also tracks the percentage change from month to month, showing how the follower count grows or declines.

Website Views: Our goal for all social media posts is to direct users to resources on the Village website, as it serves as the central repository for Village information and services. To track progress in getting residents to visit the website, the Village has a website views key performance indicator, which shows the number of people visiting the website on a monthly basis.

E-Newsletter Open Rate: In the 2022 community survey, residents ranked the Village's efforts to keep them informed about special projects, construction projects, and initiatives as one of the bottom-rated attributes, with 27% satisfaction. This survey prompted the Village to revamp its e-newsletter, which is sent out monthly and aims to update residents on the latest news regarding Village projects, events, and services. This key performance indicator tracks the open rate, which is the percentage of recipients on the distribution list who open and read the e-newsletter. This KPI is a good way to understand the effectiveness of the Village's message. This KPI also compares the Village's open rate against the government standard.

APPENDIX 4: Communications Calendar

APPENDIX 4: Communications Calendar

Social Media (SM)*, LinkedIn (LI), Website Page (WB), Calendar (CL), Newsletter (NL), Utility Bill (UB), Constant Contact (CC)

*Facebook, Instagram, Twitter	Post Date	SM	LI	WB	CL	NL	UB	CC
January								
Cold Weather Tips/Ready.gov Winter Safety		X				X		X
Commercial Development		X	X	X		X		X
Refuse Rates				X		X	X	X
MLK		X	X		X	X		
New Year: Closure Refuse		X		X	X			
ReportFraud.ftc.gov		X						X
Shoveling Safety		X				X		X
Snowmobile Regulations						X		X
Snowplow Hazards						X		X
Groot Christmas Tree Pick-up		X			X	X		X
February								
Parking Restrictions		X				X		X
Senior Tax Prep Services offered by Township		X						X
Ride Lake County Paratransit		X				X		X
President's Day: Closure, NOT a refuse holiday		X		X	X	X		X
Lake County 311 (United Way of Lake County)	11-Feb	X	X			X		X
Seasonal Help		X	X	X				X
Living with Wildlife		X				X		X
Mission & Vision Statements/Core Principles: VALUE		X	X			X		X
Food Bank Drop-Off Reminder		X				X		X
March								
Spring Clean-up (Bulk Item pick-up, donation/recycling locations, etc.)		X				X		X
Spring Forward		X			X	X		
InvoiceCloud Utility Bill Payment Options		X				X	X	X
JULIE 811		X						X
Elections		X						X
Officer of the Year		X	X			X		X

APPENDIX 4: Communications Calendar

Social Media (SM)*, LinkedIn (LI), Website Page (WB), Calendar (CL), Newsletter (NL), Utility Bill (UB), Constant Contact (CC)

*Facebook, Instagram, Twitter	Post Date	SM	LI	WB	CL	NL	UB	CC
Social Security Scams		X						X
Hydrant Flushing		X		X				X
Slam the Scam Day	10-Mar	X		X		X		X
Be Aware of Watershed Locations		X				X		X
Shop Local Small Businesses		X	X	X		X		X
Solicitors		X		X				
50/50 Replacement Programs		X		X				X
Electronic Recycling Locations				X		X		X
Landscape Waste Collection Commencement Date		X		X		X		X
April								
Yard Waste Service Begins (incl. sticker purchasing locations)		X		X	X	X		X
Child Abuse Prevention Month		X						
Safe Digging Month 811		X						
Bulk Item Pick-up		X						X
Draft Budget				X				X
Water Quality Report				X		X		X
Budget Hearing				X	X			X
Ordiance Reminders						X		X
Bike Paths/Pedestrian Safety		X				X		X
Flood Safety/Insurance		X						X
Garage Sale Ordinances		X				X		X
Utility Scams		X						X
IRS Scams		X						X
Public Service Recognition Week		X						X
Workzone Awareness Week		X						X
Village Green Initiatives & Sustainability Commitment, Greenest Region Compact (GRC2), Earth Day Reminders		X	X	X		X		X

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Social Media (SM)*, LinkedIn (LI), Website Page (WB), Calendar (CL), Newsletter (NL), Utility Bill (UB), Constant Contact (CC)

*Facebook, Instagram, Twitter	Post Date	SM	LI	WB	CL	NL	UB	CC
Tree Trimming		X		X				X
May								
Water Restrictions		X		X		X		X
Water Main/Hydrant Flushing Schedule		X		X				X
Where do my property taxes go?		X		X		X	X	X
Cop on a Rooftop Event		X						X
Village Projects		X		X		X		
Village Budget				X		X		X
Protecting the Health & Appearance of our Lakes		X		X		X		X
Water Sewer Rates				X		X	X	X
Construction Permits Needed List/Application Info				X		X		X
Happy Mother's Day		X						
Fire Safety		X				X		X
Reminder: Stagnant Water Prohibited		X		X		X		X
Culvert 50/50 Program & Maintenance Tips		X		X		X		X
Memorial Day Ceremony; No Garbage pick-up		X				X		X
Native Plants		X		X		X		X
Live Music in the Parks Schedule		X		X	X	X		X
June								
Concerts, Events Begin		X		X	X	X		X
Pet Preparedness Month		X						
Elder Abuse Prevention Month		X						X
Fireworks Safety		X		X		X		X
Extreme Heat		X						X
Pollinator Week		X						X
Juneteenth	19-Jun	X						
Happy Fathers' Day		X						
Lindenhurst Citizens' Academy Application Process		X				X		X
Nuisance Trees		X				X		X

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Social Media (SM)*, LinkedIn (LI), Website Page (WB), Calendar (CL), Newsletter (NL), Utility Bill (UB), Constant Contact (CC)

*Facebook, Instagram, Twitter	Post Date	SM	LI	WB	CL	NL	UB	CC
July								
4th of July Holiday Hours		X		X	X	X		
Consumer Confidence Report (CCR) Notification				X		X		X
Ordinance Reminders (Landscape Maintenance, Parking, Inop Vehicles, Garage Sales, Structure Maintenance, Garbage Storage/Debris)						X		X
Heat Safety		X						X
Food Truck Event: Save-the-Date		X		X		X		X
Fireworks Safety		X						X
Water Restrictions		X				X		X
Economic Development		X	X	X		X		X
Stay Connected (Social Media Platform Reminders)		X	X	X		X		X
Native Plants & Drought/Rain Barrel 50/50 Program		X		X				X
August								
School Safety		X		X		X		X
Food Truck Event		X		X	X	X		X
Lindenfest		X			X	X		
Village Project Updates				X		X		
National Night Out								
Rx Drop-off Bin at LPD		X				X		X
8-11 Safe Digging	11-Aug	X				X		X
Shoes/Textile Recycling Bins		X						
Labor Day Closure/No garbage pick-up		X		X	X	X		
Ordinance Reminders: Water Conservation, Garage Sales, Burning Restrictions				X		X		X
September								
Make Sure House Numbers Visible		X		X		X		X
Labor Day: Refuse Holiday Meeting Reschedule		X		X	X	X		X
Fire Prevention Week (October)		X				X		

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Social Media (SM)*, LinkedIn (LI), Website Page (WB), Calendar (CL), Newsletter (NL), Utility Bill (UB), Constant Contact (CC)

*Facebook, Instagram, Twitter	Post Date	SM	LI	WB	CL	NL	UB	CC
Sept. 11th		X						
Back-to-School Safety		X						X
ComEd Tree Trimming		X						X
Hydrant Flushing		X		X				X
Nixle/Smart911						X		X
Veterans' Day Ceremony		X		X	X	X		X
October								
Cyber Security Awareness Month		X						X
Crime Prevention Month		X						X
Yom Kippur (Jewish Day of Atonement)		X						
Hydrant Flushing Schedule		X		X				X
Indigenous Peoples' Day		X						
First Responder Recognition (Fire/Police/911 Dispatch/PW)		X						
Domestic Violence Awareness Month		X						
Fall Back		X			X			
Keep Cats Indoors						X		
Halloween Hours & Safety Tips		X		X	X			X
Unlimited Leaf Pick-up		X		X		X	X	X
Pumpkin/Electronics Recycling				X		X		X
November								
ERIN Snow Angel Volunteer Sign-up		X		X		X		X
50/50 Tree Reimbursement Program		X		X		X		X
Holiday Light Recycling		X						X
Santa Parade		X		X	X			X
Disconnect Hoses/Shut Off Exterior Spigots		X						X
Final Landscape Waste Pick-up		X		X	X	X	X	X
Holiday Safety/Like it, Lock it		X						X
Holiday Hours: Refuse Delayed		X		X	X	X		X

APPENDIX 4: Communications Calendar

Social Media (SM)*, LinkedIn (LI), Website Page (WB), Calendar (CL), Newsletter (NL), Utility Bill (UB), Constant Contact (CC)

*Facebook, Instagram, Twitter	Post Date	SM	LI	WB	CL	NL	UB	CC
Small Business Saturday		X				X		X
SWALCO Household Chemical Disposal		X				X		X
Winter Season Tips and Reminders		X				X		X
Ordinance Reminders: Snowmobile Regulations, Parking Restrictions, Snowplow Hazards (BB Nets/Garbage Cans)						X		X
Ice & Ice Fishing Safety & Regulations						X		X
Shop Local Small Businesses		X	X	X		X		X
December								
Green Holiday Shopping and Disposal		X		X				X
Toys for Tots Collection		X				X		X
Santa Parade		X		X	X	X		X
Holiday Hours and Refuse		X		X	X	X		X
Shoveling Safety		X				X		X
Snowmobile Reminder		X				X		X
Happy Chanukah, Merry Christmas, Happy Kwanzaa, Happy New Year		X						
Shop with a Cop Recap		X						
Resolve to be Ready: Plan for emergencies		X						X
ERIN Program		X	X	X		X		X
Anytime								
Emergency Notification: Smart 911 and Nixle		X	X	X				X
Leash Law/Animal Waste Pick-up Reminder		X				X		X
Job Opportunities		X		X		X		X
Illicit Discharge						X		X
50/50 Programs		X		X		X		X
Lock It or Lose It		X				X		X
Senior Housing Assistance		X				X		X
Energy Assistance		X				X		X

APPENDIX 4: Communications Calendar

Social Media (SM)*, LinkedIn (LI), Website Page (WB), Calendar (CL), Newsletter (NL), Utility Bill (UB), Constant Contact (CC)

*Facebook, Instagram, Twitter	Post Date	SM	LI	WB	CL	NL	UB	CC
Lake Villa Township Community Services		X				X		X
RX Drop Box		X				X		X
Utility Scams		X				X		X
Living with Wildlife		X				X		
ERIN Program		X		X		X		X
SWALCO Online Recycling Guide		X		X		X		X
Park District Events		X				X		
Senior Services/Neighbor Support		X				X		X
Board Agenda Items		X		X				X
PD Community Outreach Events		X	X	X		X		X
988 Lifeline		X				X		X
Shop Local		X	X	X		X		X
Strategic Plan Progress		X	X			X		X
Constant Contact Sign-up for Village News		X				X		
311 Beehive Service Request System		X				X		X
Recycling Best Practices		X				X		X
Online Village Services Available (permits, utility billing, etc.)		X				X		X
Public Works Activities (road program, hydrant flushing, etc.)		X		X		X		X
Economic Development (new business programs, resulting new developments, etc.)		X	X	X		X		X
SWALCO Events		X				X		X

APPENDIX 5: External Communications Templates

Village of Lindenhurst

Memorandum

Date: October 7, 2025
To: First Name Last Name, Title
From: First Name Last Name, Title
Re: Topic of Memo

This is the beginning of the Village of Lindenhurst memorandum.

Village of Lindenhurst

PRESS RELEASE

For Immediate Release
October 7, 2025

Contact:
First Name Last Name
Title
Phone Number

Title

Lindenhurst, IL—

Village of Lindenhurst Police Department

PRESS RELEASE

For Immediate Release
October 7, 2025

Contact:
First Name Last Name
Title
Phone Number

Title

Lindenhurst, Illinois—

Village of Lindenhurst

COMMUNITY ALERT

For Immediate Release
October 7, 2025

Contact:
First Name Last Name
Title
Phone Number

Title

Lindenhurst, IL—

October 7, 2025

First Name Last Name
Address

Re: Subject of Letter

Dear XX,

October 7, 2025

First Name Last Name
Address

Re: Subject of Letter

Dear XX,

VILLAGE OF LINDENHURST
Insert Village Meeting Agenda
Day, Month XX, 202X
X:00 p.m.

I. Call to Order

II. Pledge of Allegiance

III. Approval of the Minutes from the Regular Village Board Meeting of Month Day, 202X

IV. Bills Presented for Payment

V. Board and Staff Reports

VI. Public Comment on Agenda Items

VII. New Business

   a. New Business Item A

VIII. Public Comment

IX. Executive Session

X. Adjournment

Rules for Public Comment: The Village of Lindenhurst welcomes comments from the public during the designated sections of the Village Board meeting. We ask that you keep your comments respectful, civil, and constructive to matters of public policy. Those wishing to comment will be limited to three (3) minutes per person and the total time allotted for public comment will be thirty (30) minutes. The Chair will recognize speakers and may deny someone who has previously addressed the Board an additional opportunity to speak. (VOL Village Code §30.22)