



VILLAGE OF LINDENHURST
Regular Village Board Meeting Agenda
Monday, March 9, 2026
7:00 p.m.

- I. Call to Order
- II. Pledge of Allegiance
- III. Approval of the Minutes from the Regular Village Board Meeting of February 23, 2026
- IV. Bills Presented for Payment
- V. Board and Staff Reports
- VI. Public Comment on Agenda Items
- VII. New Business
 - a. Presentation: Metropolitan Mayors' Caucus – Homes for a Changing Region – Lindenhurst Housing Action Plan 2026
 - b. Ordinance 2026-3-2334: Amending the Lindenhurst Village Code, Title III, Chapter 33, "Police Department," by Providing for a New Section 12 Thereto Entitled "Public Safety Employee Benefits Act Administration"
 - c. Approval: Rose Tree Outfall Repair Project – Pay Application #1 – \$159,321.51
 - d. Discussion: FY 2026-2027 Draft Capital Improvement Plan
- 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
Regular Village Board Meeting Minutes
Monday, February 23, 2026
7:00 p.m.

- I. Call to Order
 - a. Trustee Dunham called the Regular Village Board Meeting to order at 7:00pm.
- II. Roll Call
 - a. Present were Trustees Pat Dunham, Patty Chybowski, Dawn Suchy, Heath Rosten, and Ron Grace.
 - b. Absent was Mayor Marturano and Trustee Dickson.
 - c. Also in attendance were Village Administrator Clay Johnson, Village Attorney Greg Jones, 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. Appoint Mayor Pro Tem
 - a. Trustee Suchy made a motion, seconded by Trustee Chybowski to appoint Trustee Dunham as Mayor Pro Tem for the Regular Village Board Meeting of February 23, 2026.
 - i. Roll Call
 - Aye – 5 Trustees Dunham, Chybowski, Suchy, Rosten, Grace
 - Nay – 0
 - Motion carried.
- IV. Pledge of Allegiance
- V. Approval of Minutes
 - a. Minutes from the Regular Village Board Meeting of February 9, 2026 were presented for approval.

- b. Trustee Grace made a motion, seconded by Trustee Suchy, to approve the minutes from the Regular Village Board Meeting of February 9, 2026 as presented.
 - i. Voice Vote
 - Aye – 5
 - Nay – 0
- Motion carried.

VI. Bills Presented for Payment

- a. Trustee Suchy made a motion, seconded by Trustee Chybowski, to approve the second set of bills for the month of February presented for payment in the amount of \$299,143.05 for invoices due on or before February 23, 2026.
 - i. Roll Call
 - Aye – 5 Trustees Dunham, Chybowski, Suchy, Rosten, Grace
 - Nay – 0
- Motion carried

VII. Board and Staff Reports

- a. Service Recognition – Phil Gaughran – 20 years
 - i. Superintendent of Public Works Charles Hernandez recognized Phil Gaughran for his 20 years of service and commended him for his hard work and dedication.
- b. Trustee Dunham reported the planning of the Memorial Day Celebration is underway. If you plan on walking in the St Patrick's Day parade, please let Mayor Marturano know as soon as possible.
- c. Trustee Suchy wished to express her appreciation for the Planning Commission training session. The training will be beneficial for the Commissioners and staff.
- d. Trustee Grace was approached by a member of the community about the road repair schedule. The schedule will be released with the upcoming Capital Budget.

- e. Village Administrator Clay Johnson relayed the following:
 - i. Received a notice from the EPA about our annual copper testing of tap water. Because we have not exceeded any actionable levels, we will move to a triennial testing program.
 - ii. The Unit Strength Training facilities is to hold a ribbon cutting for the newly completed expansion on February 28, 2026.
- f. Assistant to the Village Administrator Karleen Long announced a Save the Date for Restaurant Week, which is to be held March 14th through 21st.
- g. Superintendent of Public Works Charles Hernandez reported they are in a holding pattern as they do not want to take apart equipment in case of an ice or snow event.

VIII. Public Comment on Agenda Items

- a. None.

IX. New Business

- a. Presentation: Adam Hoover, Northern Illinois Municipal Electric Collaborative (NIMEC)
 - i. NIMEC representative, Adam Hoover provided a presentation pertaining to the following:
 - 1. Review of the electric facilities group bid.
 - 2. Potential of pursuing a community solar plan. This option has the potential of reducing electric cost by approximately 10%.; however, it comes with a 15-20 year commitment. Early termination requires a payment equal to one year of savings.
- b. Resolution 2026-2-2331R: Authorizing the Participation in the Northern Illinois Municipal Electric Collaborative (NIMEC) and Authorizing the Village Administrator to Approve a Contract with the Lowest Cost Electricity Provider for a Period Up to 36 Months

- i. NIMEC, a partner of the Village, has helped with aggregating some of our largest electric consumption accounts, and seeking the lowest cost bidder for that service. By combining our electric demand with numerous municipalities, NIMEC has been able to secure lower than market electric rates.
 - ii. In 2023, a three year agreement was executed for the wastewater treatment plant and streetlights (separately). This agreement locked in rates until May 2026.
 - iii. NIMEC is requesting authorization to once again bid our electric rates, along with 88 other municipalities.
 - iv. Trustee Suchy made a motion, seconded by Trustee Chybowski to adopt Resolution 2026-2-2331R authorizing the Village's participation in NIMEC and authorizing the Village Administrator to enter into a contract with the lowest cost electricity provider for a period of up to 36 months.
 1. Roll Call
Aye – 5 Trustees Dunham, Chybowski, Suchy, Rosten, Grace
Nay – 0
Motion carried.
- c. Resolution 2026-2-2332R: Approving and Making a Determination on Executive Session Meeting Minutes and Verbatim Recordings.
- i. On June 23, 2025, a semi-annual review of executive session minutes for possible release to the public was performed. The resolution identifies minutes recommended for approval of content and/or released to the public.
 - ii. Trustee Suchy made a motion, seconded by Trustee Chybowski to adopt Resolution 2026-2-2332R approving and making a determination on executive session minutes and verbatim recordings.
 1. Roll Call
Aye – 5 Trustees Dunham, Chybowski, Suchy, Rosten, Grace
Nay – 0
Motion carried.

- d. Resolution 2026-2-2333R: Amending the Employee Handbook for Updates to the Pay Plan and Compliance with the Family Neonatal Intensive Care Leave Act
 - i. The Resolution would include the following changes/updates:
 1. The Village's compensation and classification study were discussed at the December 8, 2025 Village Board Meeting. Staff was directed to incorporate the recommendations of the compensation study as follows:
 - a. Maintain the Village's open merit pay system.
 - b. Position the Village as an organization that pays its employees around the 60th percentile of peer communities.
 - c. Organize employees into a single classification system, eliminating the Operator and Management scales.
 - i. Grades of employees would generally band employees with similar levels of classification:
 1. Grades 1-6: Support and Operational Personnel
 2. Grades 7-9: Senior Support and Operational Personnel
 3. Grades 10-11: Assistant Directors and Directors
 2. Subsequent to this meeting, staff discussed a new employee recognition program. The Village Board was in support of the program.
 3. A new Neonatal Intensive Care Leave Act is set to go into effect June 1, 2026. This act provides up to ten unpaid workdays for employees who have a child receiving care in a neonatal intensive care unit (NICU). This leave is in addition to the Family and Medical Leave Act (FMLA).
 - ii. Trustee Chybowski made a motion, seconded by Trustee Grace to adopt Resolution 2026-2-2333R amending the Village's Employee Handbook for updates to the Pay Plan and for compliance with the family neonatal intensive care leave act.

1. Roll Call

Aye – 5 Trustees Dunham, Chybowski, Suchy, Rosten, Grace

Nay – 0

Motion carried.

e. Approval: Authorization to Adopt a Mission Square Governmental 401(a) Money Purchase Plan

- i. In an effort to avoid police officers from “double dipping”, or collecting two pensions, a bill was signed into law in 2017 preventing retired police officers from opting into a pension system a second time. Ie: returning as a police chief or an officer moving to a different municipality.
- ii. When attempting recruitment of lateral officers, having a sponsored retirement plan would allow the Village to remain competitive. Establishing a 401(a) program would closely resemble a traditional pension plan and meets statute requirements. Other municipalities have established this program for the same purpose, ie: South Barrington and Inverness.
- iii. Trustee Chybowski made a motion, seconded by Trustee Suchy to authorize the Village Administrator to execute a governmental money purchase plan 401(a) agreement with Mission Square Retirement.

1. Roll Call

Aye – 5 Trustees Dunham, Chybowski, Suchy, Rosten, Grace

Nay – 0

Motion carried.

f. Approval: Emergency Siren Repair – JS Communications Technologies – \$8,565

- i. Malfunctions were detected at the outdoor emergency alert sirens located at:
 1. High Point Drive well house.
 2. Wastewater treatment plant.

- ii. Currently the sirens will not sound when activated.
- iii. JS Communications, who is familiar with our system, examined the equipment, and provided a quote for repairs. Given this repair was not anticipated, contingency funds within the Village Facilities portion of the Community Capital Fund can be used for repair costs. The Police Department is investigating a rotational inspection program for sirens over a 3-4 year period.
- iv. Trustee Grace made a motion, seconded by Trustee Suchy to authorize the Village Administrator to execute a proposal from JS Communications Technologies for siren repairs at a cost not to exceed \$8,565.

- 1. Roll Call

- Aye – 5 Trustees Dunham, Chybowski, Suchy, Rosten, Grace

- Nay – 0

- Motion carried.

X. Public Comment

- a. A long-time resident wished to express his concerns pertaining to the existing Flock cameras.

XI. Executive Session

- a. None.

XII. Adjournment

- a. Trustee Chybowski made a motion, seconded by Trustee Suchy to adjourn the meeting.

- i. Voice Vote

- Aye – 5

- Nay – 0

- Motion carried.

- ii. The meeting was adjourned at 7:54pm.

Date Approved: _____

Dominic Marturano, Mayor

Melissa Forsberg, Village Clerk

TREASURER'S BUDGET COMPARISON REPORT FOR VILLAGE OF LINDENHURST

EXP CHECK RUN DATES 02/24/2026 - 03/09/2026

POSTED AND UNPOSTED
OPEN AND PAID

Fund Description	Department Description	Invoice Line Description	Invoice Description	Amount	
Vendor Name: ACE HARDWARE					
GENERAL FUND	BUILDING & GROUNDS	CREDIT: DOUBLE PAID INVOICE	CREDIT: DOUBLE PAID INVOICE	(13.98)	DM
GENERAL FUND	PUBLIC WORKS	DRILL BITS & SPRAY NOZZLES	DRILL BITS & SPRAY NOZZLES	72.97	DM
REFUSE & RECYCLING 30		RENEW & RECYCLE SEEDS	RENEW & RECYCLE SEEDS	151.18	DM
			Vendor Total:	<u>210.17</u>	
Vendor Name: ALPHA RANGE					
GENERAL FUND	POLICE	ANNUAL FEE	ANNUAL FEE	1,200.00	M
			Vendor Total:	<u>1,200.00</u>	
Vendor Name: AMERICAN PLANNING ASSOC. - IL CHAPT					
GENERAL FUND	ADMINISTRATION	PLAN COMMISSIONER TRAINING	PLAN COMMISSIONER TRAINING	500.00	M
			Vendor Total:	<u>500.00</u>	
Vendor Name: ANTIOCH AUTO PARTS					
GENERAL FUND	PUBLIC WORKS	HOT BOX BATT REPL	HOT BOX BATT REPL	162.60	M
GENERAL FUND	PUBLIC WORKS	GREASE & CLEANER	GREASE & CLEANER	20.38	M
UTILITY FUND 60	SEWER & WATER ADMINISTRATION	HOT BOX BATT REPL	HOT BOX BATT REPL	109.09	M
UTILITY FUND 60	SEWER & WATER ADMINISTRATION	GREASE & CLEANER	GREASE & CLEANER	13.58	M
			Vendor Total:	<u>305.65</u>	
Vendor Name: APPLIED AIR LLC					
GENERAL FUND	POLICE	PD HEAT EXCHANGER	PD HEAT EXCHANGER	840.00	DM
			Vendor Total:	<u>840.00</u>	
Vendor Name: BAXTER & WOODMAN, INC					
GENERAL FUND	ENGINEERING & BUILDING	MISC. ENGINEERING - LIBRARY	MISC. ENGINEERING - LIBRARY	122.50	DM
COMMUNITY CAPITAL	ADMINISTRATION	ROSE TREE OUTFALL ENGINEERING	ROSE TREE OUTFALL ENGINEERING	6,723.62	DM
MISCELLANEOUS ESCROW 24		ESCROW - BRIARGATE	ESCROW - BRIARGATE	97.00	DM
MISCELLANEOUS ESCROW 24		ESCROW - LINDENSTONE	ESCROW - LINDENSTONE	183.00	DM
			Vendor Total:	<u>7,126.12</u>	
Vendor Name: BRAVO SERVICES, INC					
GENERAL FUND	BUILDING & GROUNDS	MARCH 2026 CUSTODIAL SERVICES	MARCH 2026 CUSTODIAL SERVICES	987.30	DM
GENERAL FUND	POLICE	MARCH 2026 CUSTODIAL SERVICES	MARCH 2026 CUSTODIAL SERVICES	987.30	DM
GENERAL FUND	PUBLIC WORKS	MARCH 2026 CUSTODIAL SERVICES	MARCH 2026 CUSTODIAL SERVICES	197.46	DM
UTILITY FUND 60	SEWER & WATER ADMINISTRATION	MARCH 2026 CUSTODIAL SERVICES	MARCH 2026 CUSTODIAL SERVICES	296.19	DM
			Vendor Total:	<u>2,468.25</u>	
Vendor Name: BROOKS-ALLAN					
GENERAL FUND	ADMINISTRATION	5 YEAR ANNIVERSARY GIFT - J. RYTIN	5 YEAR ANNIVERSARY GIFT - J. RYTIN	45.00	M
			Vendor Total:	<u>45.00</u>	
Vendor Name: BURRIS EQUIPMENT COMPANY					
COMMUNITY CAPITAL	ADMINISTRATION	VILLAGE FACILITIES AND EQUIPMENT	SALT BRINE SPRAY NOZZLES	84.32	M
			Vendor Total:	<u>84.32</u>	
Vendor Name: C.E.S. (LAKE VILLA)					
WATER/SEWER CAPITAL FUND 61	WATER/SEWER CAPITAL	LS 2 PUMP REPLACEMENT	LS 2 PUMP REPLACEMENT	101.00	M
			Vendor Total:	<u>101.00</u>	
Vendor Name: CENTRAL LAKE COUNTY J.A.W.A					
UTILITY FUND 60	WATER	CLCJAWA WATER - USAGE FOR FEBRUAR	CLCJAWA WATER - USAGE FOR FEBRUAR	81,665.32	M
			Vendor Total:	<u>81,665.32</u>	

TREASURER'S BUDGET COMPARISON REPORT FOR VILLAGE OF LINDENHURST

EXP CHECK RUN DATES 02/24/2026 - 03/09/2026

POSTED AND UNPOSTED
OPEN AND PAID

Fund Description	Department Description	Invoice Line Description	Invoice Description	Amount	
Vendor Name: CINTAS					
GENERAL FUND	BUILDING & GROUNDS	MATS FOR VH	MATS FOR VH	28.60	M
GENERAL FUND	POLICE	MATS FOR PD	MATS FOR PD	69.92	M
GENERAL FUND	PUBLIC WORKS	FLOOR MATS PW/UNIFORMS	FLOOR MATS PW/UNIFORMS	44.81	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	FIRST AID REFILL - PW	FIRST AID REFILL - PW	13.47	M
GENERAL FUND	PUBLIC WORKS	FIRST AID REFILL - PW	FIRST AID REFILL - PW	18.15	M
UTILITY FUND 60	SEWER & WATER ADMINISTRATION	FLOOR MATS PW/UNIFORMS	FLOOR MATS PW/UNIFORMS	121.76	M
UTILITY FUND 60	SEWER & WATER ADMINISTRATION	UNIFORMS	UNIFORMS	44.81	M
UTILITY FUND 60	SEWER & WATER ADMINISTRATION	FIRST AID REFILL - PW	FIRST AID REFILL - PW	20.21	M
UTILITY FUND 60	SEWER & WATER ADMINISTRATION	FIRST AID REFILL - PW	FIRST AID REFILL - PW	27.22	M
Vendor Total:				448.71	
Vendor Name: CIVICPLUS					
IT FUND		BEEHIVE SERVICE FEE	BEEHIVE SERVICE FEE	12,335.67	DM
Vendor Total:				12,335.67	
Vendor Name: COLETTE & ANO PLUMBING CO.					
GENERAL FUND	BUILDING & GROUNDS	VH TOILET REPAIR	VH TOILET REPAIR	241.50	M
Vendor Total:				241.50	
Vendor Name: COMCAST CABLE					
IT FUND		PW INTERNET- FEBRUARY 2026	PW INTERNET- FEBRUARY 2026	174.90	M
Vendor Total:				174.90	
Vendor Name: COMMONWEALTH EDISON					
GENERAL FUND	PUBLIC WORKS	ELECTRIC STREET LIGHTS	ELECTRIC STREET LIGHTS	233.37	M
GENERAL FUND	PUBLIC WORKS	ELECTRIC STREET LIGHTS	ELECTRIC STREET LIGHTS	83.76	M
Vendor Total:				317.13	
Vendor Name: COMPLETE OFFICE OF WISCONSIN					
GENERAL FUND	ADMINISTRATION	OPERATING SUPPLIES	OPERATING SUPPLIES	0.98	DM
GENERAL FUND	ADMINISTRATION	OPERATING SUPPLIES	OPERATING SUPPLIES	6.67	DM
GENERAL FUND	ADMINISTRATION	OPERATING SUPPLIES	OPERATING SUPPLIES	5.47	DM
GENERAL FUND	ADMINISTRATION	OPERATING SUPPLIES	OPERATING SUPPLIES	5.98	DM
GENERAL FUND	POLICE	OPERATING SUPPLIES	OPERATING SUPPLIES	3.92	DM
GENERAL FUND	POLICE	OPERATING SUPPLIES	OPERATING SUPPLIES	26.70	DM
GENERAL FUND	POLICE	OPERATING SUPPLIES	OPERATING SUPPLIES	21.87	DM
GENERAL FUND	POLICE	OPERATING SUPPLIES	OPERATING SUPPLIES	23.93	DM
GENERAL FUND	PUBLIC WORKS	OPERATING SUPPLIES	OPERATING SUPPLIES	43.95	DM
REFUSE & RECYCLING 30		OPERATING SUPPLIES	OPERATING SUPPLIES	0.98	DM
REFUSE & RECYCLING 30		OPERATING SUPPLIES	OPERATING SUPPLIES	6.67	DM
REFUSE & RECYCLING 30		OPERATING SUPPLIES	OPERATING SUPPLIES	5.47	DM
REFUSE & RECYCLING 30		OPERATING SUPPLIES	OPERATING SUPPLIES	5.98	DM
UTILITY FUND 60	SEWER & WATER ADMINISTRATION	OPERATING SUPPLIES	OPERATING SUPPLIES	43.95	DM
UTILITY FUND 60	SEWER & WATER ADMINISTRATION	OPERATING SUPPLIES	OPERATING SUPPLIES	3.92	DM
UTILITY FUND 60	SEWER & WATER ADMINISTRATION	OPERATING SUPPLIES	OPERATING SUPPLIES	26.69	DM
UTILITY FUND 60	SEWER & WATER ADMINISTRATION	OPERATING SUPPLIES	OPERATING SUPPLIES	21.88	DM
UTILITY FUND 60	SEWER & WATER ADMINISTRATION	OPERATING SUPPLIES	OPERATING SUPPLIES	23.92	DM
Vendor Total:				278.93	
Vendor Name: DAM, SNELL, & TAVEIRNE, LTD.					

TREASURER'S BUDGET COMPARISON REPORT FOR VILLAGE OF LINDENHURST

EXP CHECK RUN DATES 02/24/2026 - 03/09/2026

POSTED AND UNPOSTED
OPEN AND PAID

Fund Description	Department Description	Invoice Line Description	Invoice Description	Amount	
Vendor Name: DAM, SNELL, & TAVEIRNE, LTD.					
REFUSE & RECYCLING 30		ACCOUNTING SERVICES	ACCOUNTING SERVICES	326.00	DM
UTILITY FUND 60	SEWER & WATER ADMINISTRATION	ACCOUNTING SERVICES	ACCOUNTING SERVICES	1,304.00	DM
				Vendor Total:	1,630.00
Vendor Name: DEKIND COMPUTER CONSULTANTS					
GENERAL FUND	POLICE	APRIL 2026 MONTHLY IT SUPPORT SERV	APRIL 2026 MONTHLY IT SUPPORT SERV	2,805.00	DM
IT FUND		APRIL 2026 MONTHLY IT SUPPORT SERV	APRIL 2026 MONTHLY IT SUPPORT SERV	4,422.54	DM
				Vendor Total:	7,227.54
Vendor Name: DYNEGY ENERGY SERVICES					
UTILITY FUND 60	SEWER	ELEC SERV LIFT 11 - 6006041028	ELECTRICAL SERVICE AT LIFT STATION	106.84	DM
UTILITY FUND 60	SEWER	ELEC SERV LIFT 7 - 5424462083	ELECTRICAL SERVICE AT LIFT STATION	123.15	DM
UTILITY FUND 60	SEWER	ELEC SERV LIFT 5 - 2792695412	ELECTRICAL SERVICE AT LIFT STATION	937.05	DM
UTILITY FUND 60	SEWER	ELEC SERV LIFT 2 - 2335217062	ELECTRICAL SERVICE AT LIFT STATION	340.62	DM
UTILITY FUND 60	SEWER	ELEC SERV LIFT 9/10 - 8685211976	ELECTRICAL SERVICE AT LIFT STATION	184.67	DM
UTILITY FUND 60	SEWER	ELEC SERV LIFT 8 - 1823939243	ELECTRICAL SERVICE AT LIFT STATION	90.15	DM
UTILITY FUND 60	SEWER	ELEC SERV WWTF HEAT - 8743687588	ELECTRICAL SERVICE AT LIFT STATION	9,415.87	DM
UTILITY FUND 60	SEWER	ELEC SERV WWTF - 8743687588	ELECTRICAL SERVICE AT LIFT STATION	4,344.56	DM
UTILITY FUND 60	SEWER	ELEC SERV LIFT 1 - 1692275570	ELECTRICAL SERVICE AT LIFT STATION	354.20	DM
UTILITY FUND 60	SEWER	ELECTRIC SERVICE - 6372300400	ELECTRICAL SERVICE AT LIFT STATION	125.12	DM
UTILITY FUND 60	SEWER	ELECTRIC SERVICE - 1950936162	ELECTRICAL SERVICE AT LIFT STATION	126.08	DM
UTILITY FUND 60	SEWER	ELEC SERV LIFT 6 -6040121512	ELECTRICAL SERVICE AT LIFT STATION	481.57	DM
UTILITY FUND 60	WATER	ELEC SERV WH5 -6247442105	ELECTRICAL SERVICE AT LIFT STATION	676.75	DM
UTILITY FUND 60	WATER	ELEC SERV WH 1 - 4372068898	ELECTRICAL SERVICE AT LIFT STATION	147.64	DM
UTILITY FUND 60	WATER	PUMP STATION - 1832930131	ELECTRICAL SERVICE AT LIFT STATION	2,663.75	DM
UTILITY FUND 60	WATER	ELEC SERV WH 6 - 7337986924	ELECTRICAL SERVICE AT LIFT STATION	403.75	DM
UTILITY FUND 60	WATER	ELECTRIC SERVICE WH3 - 8743687588	ELECTRICAL SERVICE AT LIFT STATION	369.84	DM
UTILITY FUND 60	WATER	ELEC SERV WH2 - 9893106653	ELECTRICAL SERVICE AT LIFT STATION	107.73	DM
UTILITY FUND 60	WATER	ELEC SERV WH4 - 2747824206	ELECTRICAL SERVICE AT LIFT STATION	212.83	DM
				Vendor Total:	21,212.17
Vendor Name: FIRST AMERICAN BANK					
GENERAL FUND	ADMINISTRATION	CONSTANT CONTACT	CONSTANT CONTACT	98.00	M
GENERAL FUND	ADMINISTRATION	MARRIOT - CONFERENCE JOHNSON	MARRIOT - CONFERENCE JOHNSON	333.76	M
GENERAL FUND	ADMINISTRATION	MARRIOT - CONFERENCE LONG	MARRIOT - CONFERENCE LONG	333.76	M
GENERAL FUND	ADMINISTRATION	MARRIOT - CONFERENCE SHAW	MARRIOT - CONFERENCE SHAW	333.76	M
GENERAL FUND	ADMINISTRATION	SAM'S CLUB - EEC SOUPER-BOWL SUPPL	SAM'S CLUB - EEC SOUPER-BOWL SUPPL	23.91	M
GENERAL FUND	ADMINISTRATION	DOLLAR TREE - EEC SOUPER-BOWL SUP	DOLLAR TREE - EEC SOUPER-BOWL SUP	4.58	M
GENERAL FUND	ADMINISTRATION	AMAZON - OPERATING SUPPLIES	AMAZON - OPERATING SUPPLIES	46.98	M
GENERAL FUND	ADMINISTRATION	AMAZON - OPERATING SUPPLIES	AMAZON - OPERATING SUPPLIES	1.86	M
GENERAL FUND	ADMINISTRATION	AMAZON - OPERATING SUPPLIES	AMAZON - OPERATING SUPPLIES	3.54	M
GENERAL FUND	POLICE	AMAZON - PD FIRST AID REFILL	AMAZON - PD FIRST AID REFILL	37.10	M
GENERAL FUND	POLICE	GRANITE - TELEPHONE PD	GRANITE - TELEPHONE PD	269.86	M
GENERAL FUND	POLICE	DOUBLETREE HOTELS - CONFERENCE HOL	DOUBLETREE HOTELS - CONFERENCE HOL	166.88	M
GENERAL FUND	POLICE	SAM'S CLUB - EEC SOUPER-BOWL SUPPL	SAM'S CLUB - EEC SOUPER-BOWL SUPPL	23.91	M
GENERAL FUND	POLICE	DOLLAR TREE - EEC SOUPER-BOWL SUP	DOLLAR TREE - EEC SOUPER-BOWL SUP	4.58	M
GENERAL FUND	POLICE	AMAZON - OPERATING SUPPLIES	AMAZON - OPERATING SUPPLIES	7.45	M
GENERAL FUND	POLICE	AMAZON - OPERATING SUPPLIES	AMAZON - OPERATING SUPPLIES	14.19	M
GENERAL FUND	PUBLIC WORKS	WALMART - K-FIRE REPLACEMENT MATER	WALMART - K-FIRE REPLACEMENT MATER	35.22	M
GENERAL FUND	PUBLIC WORKS	WALMART - K-FIRE REPLACEMENT MATER	WALMART - K-FIRE REPLACEMENT MATER	91.18	M
GENERAL FUND	PUBLIC WORKS	WALMART - K-FIRE REPLACEMENT MATER	WALMART - K-FIRE REPLACEMENT MATER	11.95	M

TREASURER'S BUDGET COMPARISON REPORT FOR VILLAGE OF LINDENHURST

EXP CHECK RUN DATES 02/24/2026 - 03/09/2026

POSTED AND UNPOSTED
OPEN AND PAID

Fund Description	Department Description	Invoice Line Description	Invoice Description	Amount	
Vendor Name: FIRST AMERICAN BANK					
GENERAL FUND	PUBLIC WORKS	MAKEAWOODSIGN - REPLACEMENT ROUTER	MAKEAWOODSIGN - REPLACEMENT ROUTER	210.50	M
GENERAL FUND	PUBLIC WORKS	AMAZON - STYRO HEAT BAR	AMAZON - STYRO HEAT BAR	17.50	M
IT FUND		ZOOM VIDEO COMMUNICATIONS	ZOOM VIDEO COMMUNICATIONS	15.99	M
MISCELLANEOUS ESCROW 24		AMAZON - ARBORIST HELMET REPLACEME	AMAZON - ARBORIST HELMET REPLACEME	63.99	M
REFUSE & RECYCLING 30		AMAZON - OPERATING SUPPLIES	AMAZON - OPERATING SUPPLIES	1.86	M
REFUSE & RECYCLING 30		AMAZON - OPERATING SUPPLIES	AMAZON - OPERATING SUPPLIES	3.54	M
UTILITY FUND 60	SEWER & WATER ADMINISTRATION	GRANITE - TELEPHONE PW	GRANITE - TELEPHONE PW	595.72	M
UTILITY FUND 60	SEWER & WATER ADMINISTRATION	IL ARBORSIT ASSOC. - MEMBERSHIP DU	IL ARBORSIT ASSOC. - MEMBERSHIP DU	135.00	M
UTILITY FUND 60	SEWER & WATER ADMINISTRATION	EXPERTLY - WEBINAR	EXPERTLY - WEBINAR	279.00	M
UTILITY FUND 60	SEWER & WATER ADMINISTRATION	SAM'S CLUB - EEC SOUPER-BOWL SUPPL	SAM'S CLUB - EEC SOUPER-BOWL SUPPL	23.92	M
UTILITY FUND 60	SEWER & WATER ADMINISTRATION	DOLLAR TREE - EEC SOUPER-BOWL SUP	DOLLAR TREE - EEC SOUPER-BOWL SUP	4.59	M
UTILITY FUND 60	SEWER & WATER ADMINISTRATION	CREDIT - AMAZON - PW ADDING MACHIN	CREDIT - AMAZON - PW ADDING MACHIN	(95.20)	M
UTILITY FUND 60	SEWER & WATER ADMINISTRATION	AMAZON - PW ADDING MACHINE	AMAZON - PW ADDING MACHINE	95.20	M
UTILITY FUND 60	SEWER & WATER ADMINISTRATION	AMAZON - OPERATING SUPPLIES	AMAZON - OPERATING SUPPLIES	7.45	M
UTILITY FUND 60	SEWER & WATER ADMINISTRATION	AMAZON - PW LABEL TAPE	AMAZON - PW LABEL TAPE	23.38	M
UTILITY FUND 60	SEWER & WATER ADMINISTRATION	AMAZON - OPERATING SUPPLIES	AMAZON - OPERATING SUPPLIES	14.20	M
UTILITY FUND 60	SEWER & WATER ADMINISTRATION	WALMART - K-FIRE REPLACEMENT MATER	WALMART - K-FIRE REPLACEMENT MATER	35.23	M
UTILITY FUND 60	SEWER & WATER ADMINISTRATION	WALMART - K-FIRE REPLACEMENT MATER	WALMART - K-FIRE REPLACEMENT MATER	91.19	M
UTILITY FUND 60	SEWER & WATER ADMINISTRATION	WALMART - K-FIRE REPLACEMENT MATER	WALMART - K-FIRE REPLACEMENT MATER	11.96	M
UTILITY FUND 60	SEWER & WATER ADMINISTRATION	AMAZON - REPLACEMENT SPICE RACK	AMAZON - REPLACEMENT SPICE RACK	26.99	M
UTILITY FUND 60	SEWER & WATER ADMINISTRATION	MAKEAWOODSIGN - REPLACEMENT ROUTER	MAKEAWOODSIGN - REPLACEMENT ROUTER	210.50	M
UTILITY FUND 60	SEWER & WATER ADMINISTRATION	AMAZON - STYRO HEAT BAR	AMAZON - STYRO HEAT BAR	17.49	M
			Vendor Total:	<u>3,632.47</u>	
Vendor Name: GEARY ELECTRIC, INC					
GENERAL FUND	PUBLIC WORKS	LIGHT REPAIR - 2546 FOREST VIEW RD	LIGHT REPAIR - 2546 FOREST VIEW RD	1,771.39	M
			Vendor Total:	<u>1,771.39</u>	
Vendor Name: GEWALT HAMILTON ASSOCIATES, INC					
GENERAL FUND	ENGINEERING & BUILDING	GENERAL ENGINEERING & GIS DATA &	GENERAL ENGINEERING & GIS DATA & A	660.00	DM
			Vendor Total:	<u>660.00</u>	
Vendor Name: GRAINGER, INC.					
GENERAL FUND	PUBLIC WORKS	DUCT FOIL TAPE	DUCT FOIL TAPE	21.38	DM
			Vendor Total:	<u>21.38</u>	
Vendor Name: GREAT AMERICAN TIRE & AUTO					
GENERAL FUND	POLICE	#85 - OIL & FILTER CHANGE	#85 - OIL & FILTER CHANGE	73.64	M
GENERAL FUND	POLICE	#83 - OIL & FILTER CHANGE	#83 - OIL & FILTER CHANGE	73.59	M
GENERAL FUND	POLICE	#87 - OIL & FILTER CHANGE	#87 - OIL & FILTER CHANGE	73.64	M
			Vendor Total:	<u>220.87</u>	
Vendor Name: GROOT INDUSTRIES, INC					
REFUSE & RECYCLING 30		GROOT BILLING CONTRACT	GROOT BILLING CONTRACT	112,897.79	DM
			Vendor Total:	<u>112,897.79</u>	
Vendor Name: HINCKLEY SPRINGS					
GENERAL FUND	ADMINISTRATION	OPERATING SUPPLIES	WATER FOR VH/PD	62.95	M
GENERAL FUND	POLICE	OPERATING SUPPLIES	WATER FOR VH/PD	202.56	M
			Vendor Total:	<u>265.51</u>	
Vendor Name: ILLINOIS DEPARTMENT OF TRANSPORTATI					
GENERAL FUND	PUBLIC WORKS	TRAFFIC SIGNAL	TRAFFIC SIGNAL	1,367.55	M

TREASURER'S BUDGET COMPARISON REPORT FOR VILLAGE OF LINDENHURST

EXP CHECK RUN DATES 02/24/2026 - 03/09/2026

POSTED AND UNPOSTED
OPEN AND PAID

Fund Description	Department Description	Invoice Line Description	Invoice Description	Amount	
Vendor Name: ILLINOIS DEPARTMENT OF TRANSPORTATI					
				Vendor Total:	1,367.55
Vendor Name: IMRF VILLAGE OF LINDENHURST					
I.M.R.F./F.I.C.A. 06	ADMINISTRATION	VILLAGE OF LINDENHURST IMRF - FEB	VILLAGE OF LINDENHURST IMRF - FEB	7,744.85	M
REFUSE & RECYCLING 30		VILLAGE OF LINDENHURST IMRF - FEB	VILLAGE OF LINDENHURST IMRF - FEB	484.05	M
UTILITY FUND 60	SEWER & WATER ADMINISTRATION	VILLAGE OF LINDENHURST IMRF - FEB	VILLAGE OF LINDENHURST IMRF - FEB	7,906.20	M
				Vendor Total:	16,135.10
Vendor Name: IPBC					
GENERAL FUND	ADMINISTRATION	EMPLOYER CONTRIBUTION - MARCH 2026	EMPLOYER CONTRIBUTION - MARCH 2026	4,605.80	M
GENERAL FUND	ENGINEERING & BUILDING	EMPLOYER CONTRIBUTION - MARCH 2026	EMPLOYER CONTRIBUTION - MARCH 2026	1,201.23	M
GENERAL FUND	POLICE	EMPLOYER CONTRIBUTION - MARCH 2026	EMPLOYER CONTRIBUTION - MARCH 2026	31,880.07	M
GENERAL FUND	PUBLIC WORKS	EMPLOYER CONTRIBUTION - MARCH 2026	EMPLOYER CONTRIBUTION - MARCH 2026	8,088.06	M
REFUSE & RECYCLING 30		EMPLOYER CONTRIBUTION - MARCH 2026	EMPLOYER CONTRIBUTION - MARCH 2026	1,734.67	M
UTILITY FUND 60	SEWER & WATER ADMINISTRATION	EMPLOYER CONTRIBUTION - MARCH 2026	EMPLOYER CONTRIBUTION - MARCH 2026	17,448.62	M
				Vendor Total:	64,958.45
Vendor Name: JETCO, LTD					
WATER/SEWER CAPITAL FUND 61	WATER/SEWER CAPITAL	WATER TOWER NO. 1 REPAIRS	WATER TOWER NO. 1 REPAIRS	70,400.00	M
				Vendor Total:	70,400.00
Vendor Name: KOSCO FLAGS & FLAGPOLES L.L.C.					
GENERAL FUND	BUILDING & GROUNDS	FLAG STOCK - POW-MIA	FLAG STOCK - POW-MIA	79.50	M
				Vendor Total:	79.50
Vendor Name: LRS, LLC					
GENERAL FUND	PUBLIC WORKS	EARLY SPRING STREET SWEEPING	EARLY SPRING STREET SWEEPING	3,544.35	M
				Vendor Total:	3,544.35
Vendor Name: MASTER TRUCK & TRAILER, LLC					
GENERAL FUND	PUBLIC WORKS	TRK 23 PLOW HARNESS	TRK 23 PLOW HARNESS	613.35	M
				Vendor Total:	613.35
Vendor Name: MENARDS - ANTIOCH					
GENERAL FUND	PUBLIC WORKS	LUBRICANTS & BATTERY CHARGER	LUBRICANTS & BATTERY CHARGER	21.55	DM
GENERAL FUND	PUBLIC WORKS	CLEANING SUPPLIES	CLEANING SUPPLIES	53.52	DM
GENERAL FUND	PUBLIC WORKS	MAILBOX SUPPLIES	MAILBOX SUPPLIES	472.18	DM
GENERAL FUND	PUBLIC WORKS	LUBRICANTS & BATTERY CHARGER	LUBRICANTS & BATTERY CHARGER	24.99	DM
UTILITY FUND 60	SEWER & WATER ADMINISTRATION	CLEANING SUPPLIES	CLEANING SUPPLIES	80.27	DM
UTILITY FUND 60	SEWER & WATER ADMINISTRATION	LUBRICANTS & BATTERY CHARGER	LUBRICANTS & BATTERY CHARGER	25.44	DM
UTILITY FUND 60	SEWER & WATER ADMINISTRATION	LUBRICANTS & BATTERY CHARGER	LUBRICANTS & BATTERY CHARGER	13.93	DM
				Vendor Total:	691.88
Vendor Name: MORTON SALT, INC.					
MOTOR FUEL TAX 15	PUBLIC WORKS	ROAD SALT - STOCK	ROAD SALT - STOCK	5,507.08	M
MOTOR FUEL TAX 15	PUBLIC WORKS	ROAD SALT - STOCK	ROAD SALT - STOCK	5,767.26	M
MOTOR FUEL TAX 15	PUBLIC WORKS	ROAD SALT - STOCK	ROAD SALT - STOCK	5,557.95	M
				Vendor Total:	16,832.29
Vendor Name: NORTH SHORE GAS					
UTILITY FUND 60	SEWER	GAS LIFT 1 - 0608497314-00001	GAS AT LIFT STATIONS & WELL HOUSES	0.00	M
UTILITY FUND 60	SEWER	GAS LIFT 2 - 0612073780-00001	GAS AT LIFT STATIONS & WELL HOUSES	4.15	M
UTILITY FUND 60	SEWER	GAS LIFT 3 - 0605241424-00001	GAS AT LIFT STATIONS & WELL HOUSES	0.00	M

TREASURER'S BUDGET COMPARISON REPORT FOR VILLAGE OF LINDENHURST

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Fund Description	Department Description	Invoice Line Description	Invoice Description	Amount	
Vendor Name: NORTH SHORE GAS					
UTILITY FUND 60	SEWER	GAS LIFT 4 - 0604620538-00001	GAS AT LIFT STATIONS & WELL HOUSES	0.00	M
UTILITY FUND 60	SEWER	GAS LIFT 10 - 0608845582-00001	GAS AT LIFT STATIONS & WELL HOUSES	0.00	M
UTILITY FUND 60	SEWER	GAS LIFT 9 - 0611592466-00001	GAS AT LIFT STATIONS & WELL HOUSES	0.00	M
UTILITY FUND 60	WATER	GAS WELL HOUSE 1 - 0604115867-0000	GAS AT LIFT STATIONS & WELL HOUSES	0.00	M
UTILITY FUND 60	WATER	GAS WELL HOUSE 2 - 0611622660-0000	GAS AT LIFT STATIONS & WELL HOUSES	0.00	M
UTILITY FUND 60	WATER	GAS WELL HOUSE 2 - 7500011178776	GAS AT LIFT STATIONS & WELL HOUSES	0.00	M
UTILITY FUND 60	WATER	GAS WELL HOUSE 2 - 0612121410-0000	GAS AT LIFT STATIONS & WELL HOUSES	0.00	M
UTILITY FUND 60	WATER	GAS WELL HOUSE 1 - 0611622660-0000	GAS AT LIFT STATIONS & WELL HOUSES	0.00	M
Vendor Total:				4.15	
Vendor Name: NORTH STAR JCB					
COMMUNITY CAPITAL	ADMINISTRATION	FRONT END LOADER CARRYING FORKS	FRONT END LOADER CARRYING FORKS	12,633.77	M
Vendor Total:				12,633.77	
Vendor Name: PAYROLL - EXPENSES					
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	2,993.86	M
REFUSE & RECYCLING 30		GARBAGE FICA	PAYROLL- EMPLOYER COSTS	187.12	M
UTILITY FUND 60	SEWER & WATER ADMINISTRATION	S & W FICA	PAYROLL- EMPLOYER COSTS	3,056.23	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
Vendor Total:				6,237.21	
Vendor Name: PAYROLL - GROSS PAYS					
GENERAL FUND	ADMINISTRATION	ADMIN SALARIES	PAYROLL GROSS COMPENSATION	7,987.49	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 MERIT BONUS	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	CONTINGENCIES	PAYROLL GROSS COMPENSATION	0.00	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 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 OFFICERS SALARIES	PAYROLL GROSS COMPENSATION	61,480.71	M
GENERAL FUND	POLICE	POLICE P/T OFFICERS SALARIES	PAYROLL GROSS COMPENSATION	1,886.18	M
GENERAL FUND	POLICE	POLICE OVERTIME	PAYROLL GROSS COMPENSATION	2,691.87	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 P/T CSO SALARIES	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	15,648.22	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	917.97	M
GENERAL FUND	PUBLIC WORKS	STREET ON-CALL	PAYROLL GROSS COMPENSATION	1,021.20	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 SICK TIME COMP	PAYROLL GROSS COMPENSATION	0.00	M
GENERAL FUND	PUBLIC WORKS	STREET PT LABORER	PAYROLL GROSS COMPENSATION	581.40	M
REFUSE & RECYCLING 30		GARBAGE FUND SALARIES	PAYROLL GROSS COMPENSATION	2,827.76	M

TREASURER'S BUDGET COMPARISON REPORT FOR VILLAGE OF LINDENHURST

EXP CHECK RUN DATES 02/24/2026 - 03/09/2026

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Fund Description	Department Description	Invoice Line Description	Invoice Description	Amount	
Vendor Name: PAYROLL - GROSS PAYS					
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
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	7,365.37	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 SICK TIME COMP	PAYROLL GROSS COMPENSATION	0.00	M
UTILITY FUND 60	SEWER	SEWER SALARIES	PAYROLL GROSS COMPENSATION	15,648.22	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	917.97	M
UTILITY FUND 60	SEWER	SEWER ON-CALL	PAYROLL GROSS COMPENSATION	1,021.20	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 PT LABORER	PAYROLL GROSS COMPENSATION	581.40	M
UTILITY FUND 60	WATER	WATER SALARIES	PAYROLL GROSS COMPENSATION	7,854.69	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	428.41	M
UTILITY FUND 60	WATER	WATER ON-CALL	PAYROLL GROSS COMPENSATION	510.60	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 PT LABORER	PAYROLL GROSS COMPENSATION	290.70	M
			Vendor Total:	<u>134,849.06</u>	
Vendor Name: PAYROLL - PROCESSING FEES					
GENERAL FUND	ADMINISTRATION	ADMIN PAYLOCITY	PAYROLL - PAYLOCITY FEES	217.69	M
REFUSE & RECYCLING 30		GARBAGE FUND PAYLOCITY	PAYROLL - PAYLOCITY FEES	48.38	M
UTILITY FUND 60	SEWER & WATER ADMINISTRATION	W&S ADMIN PAYLOCITY	PAYROLL - PAYLOCITY FEES	217.69	M
			Vendor Total:	<u>483.76</u>	
Vendor Name: PETER BAKER & SON CO.					
MOTOR FUEL TAX 15	PUBLIC WORKS	COLD PATCH	COLD PATCH	296.00	M
			Vendor Total:	<u>296.00</u>	
Vendor Name: PITNEY BOWES GLOBAL FINANCIAL SERVI					
GENERAL FUND	ADMINISTRATION	RENTAL CHARGE - DEC. 20, 2025 - M	RENTAL CHARGE - DEC. 20, 2025 - M	195.12	DM
			Vendor Total:	<u>195.12</u>	
Vendor Name: POLICE EXECUTIVE RESEARCH FORUM					
GENERAL FUND	POLICE	PERF DUES - LINAS	PERF DUES - LINAS	250.00	M
			Vendor Total:	<u>250.00</u>	
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:	<u>200.00</u>	
Vendor Name: SAFEUILT LLC LOCKBOX 88135					
GENERAL FUND	POLICE	CODE ENFORCEMENT - FEBRUARY 2026	CODE ENFORCEMENT - FEBRUARY 2026	2,327.36	M
			Vendor Total:	<u>2,327.36</u>	
Vendor Name: SONDAY SERVICES					
UTILITY FUND 60	WATER	WATER MAIN REPAIR - WITCHWOOD & S	WATER MAIN REPAIR - WITCHWOOD & S	5,600.00	DM

TREASURER'S BUDGET COMPARISON REPORT FOR VILLAGE OF LINDENHURST

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Vendor Name: SONDAY SERVICES					
			Vendor Total:	5,600.00	
Vendor Name: STRAND ASSOCIATES, INC.					
WATER/SEWER CAPITAL FUND 61	WATER/SEWER CAPITAL	STANDBY WELL STUDY - 5TH PAYMENT	STANDBY WELL STUDY - 5TH PAYMENT	1,030.00	DM
WATER/SEWER CAPITAL FUND 61	WATER/SEWER CAPITAL	TOWER 2 PAINTING - 5TH PAYMENT	TOWER 2 PAINTING - 5TH PAYMENT	1,400.00	DM
			Vendor Total:	<u>2,430.00</u>	
Vendor Name: SUN LAKE MATERIALS, INC.					
GENERAL FUND	PUBLIC WORKS	GRAVEL/SHOULDER REPAIR	CA6 STOCK	1,725.46	M
UTILITY FUND 60	SEWER & WATER ADMINISTRATION	GRAVEL/SHOULDER REPAIR	CA6 STOCK	2,588.19	M
			Vendor Total:	<u>4,313.65</u>	
Vendor Name: SWANSON, MARTIN & BELL, LLP					
GENERAL FUND	POLICE	JANUARY 2026 PROSECUTION MATTERS	JANUARY 2026 PROSECUTION MATTERS	3,959.00	DM
			Vendor Total:	<u>3,959.00</u>	
Vendor Name: US ALLIANCE FIRE PROTECTION					
GENERAL FUND	POLICE	FIRE ALARM SYSTEM INSPECTION	FIRE ALARM SYSTEM INSPECTION	560.00	M
GENERAL FUND	POLICE	FIRE SPRINKLER SYSTEM INSPECTION	FIRE SPRINKLER SYSTEM INSPECTION	525.00	M
			Vendor Total:	<u>1,085.00</u>	
Vendor Name: USIC LOCATING SERVICES, INC					
UTILITY FUND 60	SEWER & WATER ADMINISTRATION	FEBRUARY 2026 - LOCATING SERVICES	FEBRUARY 2026 - LOCATING SERVICES	2,633.96	DM
			Vendor Total:	<u>2,633.96</u>	
Vendor Name: V3 CONSTRUCTION GROUP, LTD.					
COMMUNITY CAPITAL	ADMINISTRATION	ROSE TREE OUTFALL RESTORATION - PA	ROSE TREE OUTFALL RESTORATION - PA	159,321.51	M
			Vendor Total:	<u>159,321.51</u>	
Vendor Name: VERIZON WIRELESS					
GENERAL FUND	POLICE	PD CELL PHONES & LAPTOP DATA	PD CELL PHONES & LAPTOP DATA	377.13	M
UTILITY FUND 60	SEWER & WATER ADMINISTRATION	PW INTERNET, CELL PHONES & TABLETS	PW INTERNET, CELL PHONES & TABLETS	282.93	M
UTILITY FUND 60	SEWER & WATER ADMINISTRATION	LS6 JAN/FEB PHONE	LS6 JAN/FEB PHONE	33.71	M
			Vendor Total:	<u>693.77</u>	
Vendor Name: WEX BANK					
GENERAL FUND	POLICE	GAS & OIL	PD FUEL	3,579.09	M
GENERAL FUND	PUBLIC WORKS	PW FUEL	PW FUEL	1,344.55	M
UTILITY FUND 60	SEWER & WATER ADMINISTRATION	PW FUEL	PW FUEL	896.36	M
			Vendor Total:	<u>5,820.00</u>	
Vendor Name: XYLEM WATER SOLUTIONS USA, INC					
WATER/SEWER CAPITAL FUND 61	WATER/SEWER CAPITAL	VALLEY DRIVE LS PUMP REPLACEMENT	VALLEY DRIVE LS PUMP REPLACEMENT	31,832.00	M
WATER/SEWER CAPITAL FUND 61	WATER/SEWER CAPITAL	L/S 2 PUMP INSTALL	L/S 2 PUMP INSTALL	1,705.00	M
			Vendor Total:	<u>33,537.00</u>	
Report Total:				<u>809,374.58</u>	

TOTALS BY FUND:	
GENERAL FUND 01	177,560.50
I.M.R.F./F.I.C.A. FUND 06	10,738.71
IT FUND 11	16,949.10
MOTOR FUEL TAX FUND 15	17,128.29
COMMUNITY CAPITAL FUND 21	178,763.22
MISCELLANEOUS ESCROW FUND 24	343.99
REFUSE & RECYCLING FUND 30	118,681.45
GRAND AVENUE TIF FUND 41	843.75
UTILITY FUND 60	181,897.57
WATER/SEWER CAPITAL FUND 61	<u>106,468.00</u>
Total For All Funds:	\$809,374.58



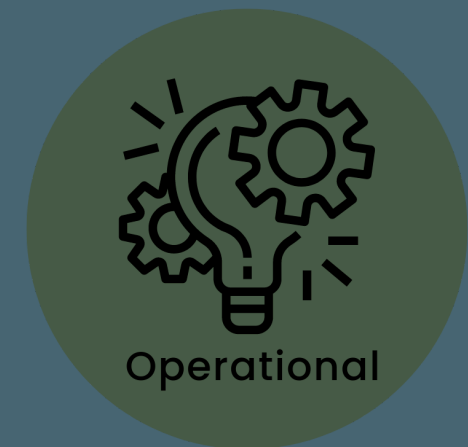
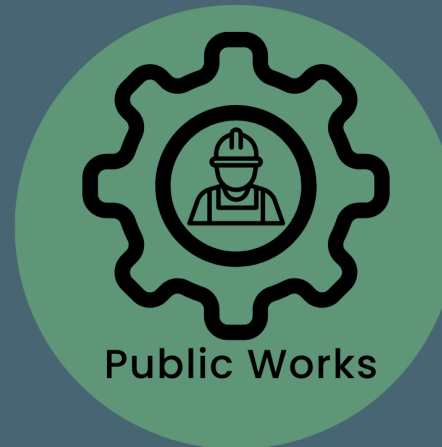
Village of Lindenhurst Strategic Priority Dashboard

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.

Village Functional Areas



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

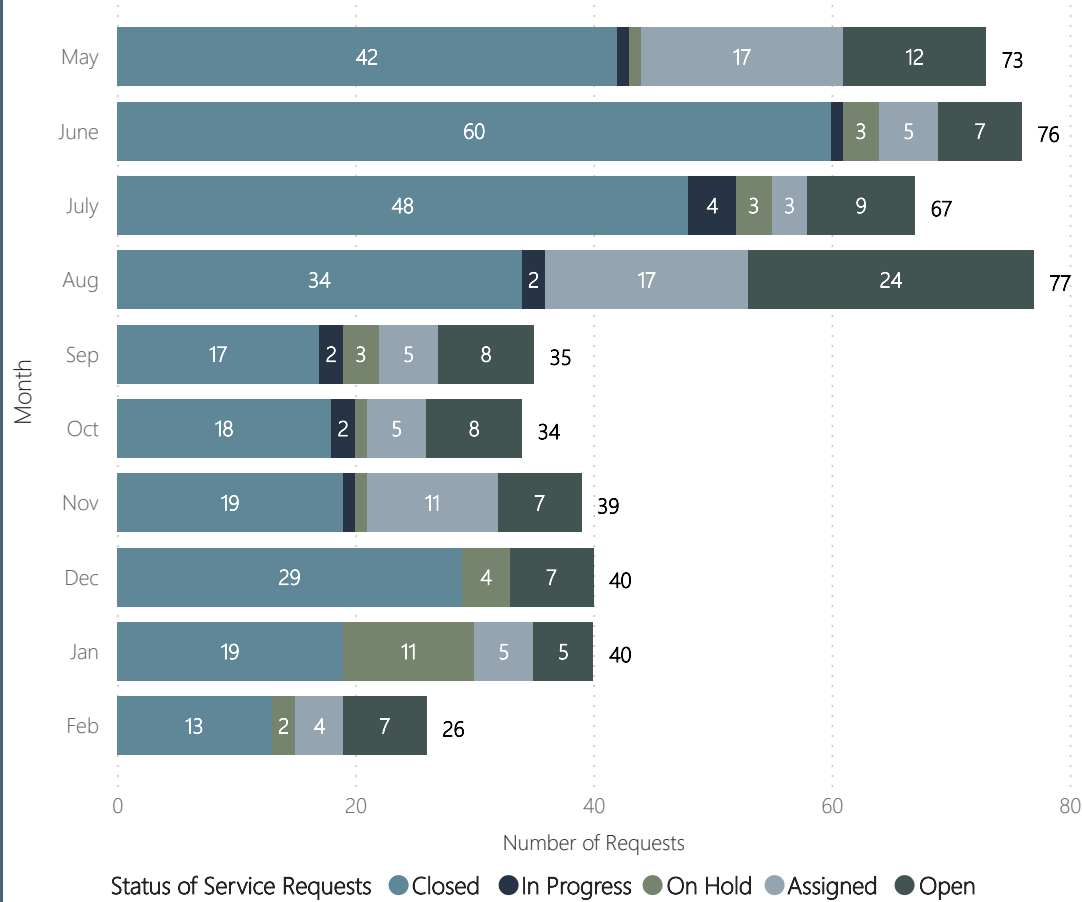


Administration & Communications

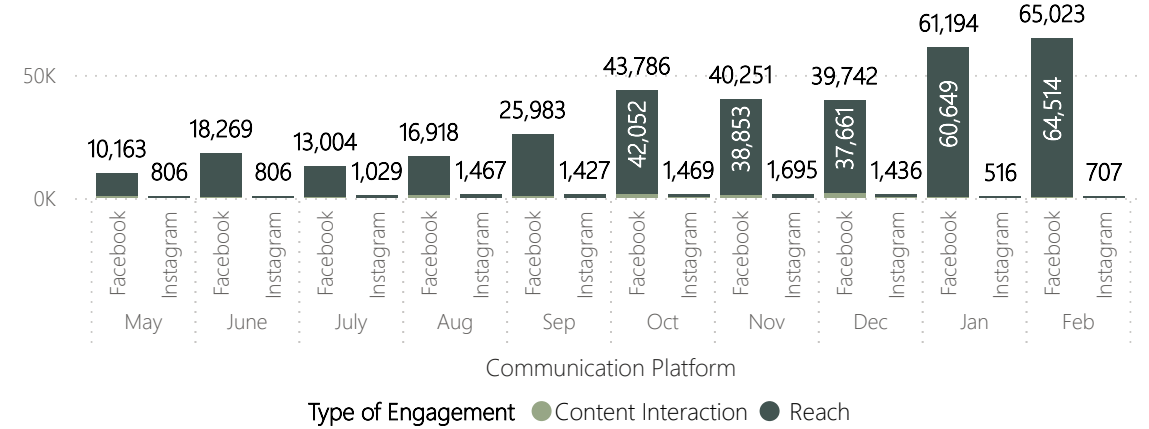
Village Strategic Plan Alignment Key

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

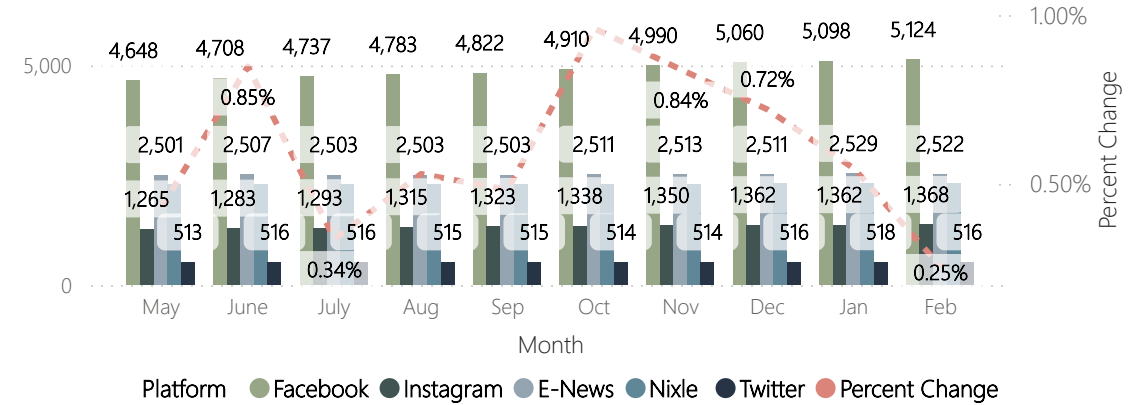
Service Requests Completion



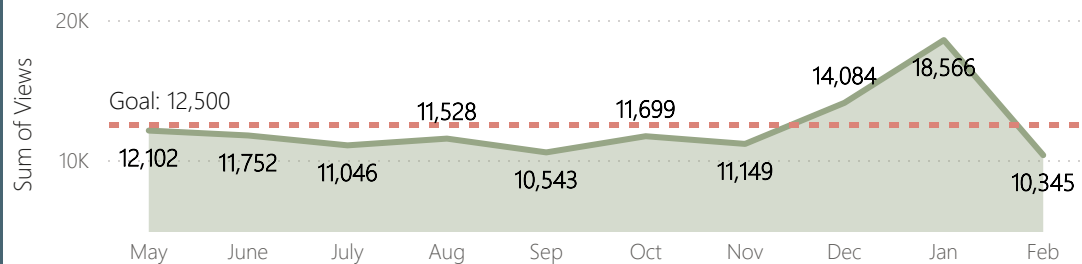
Social Media Total Engagement



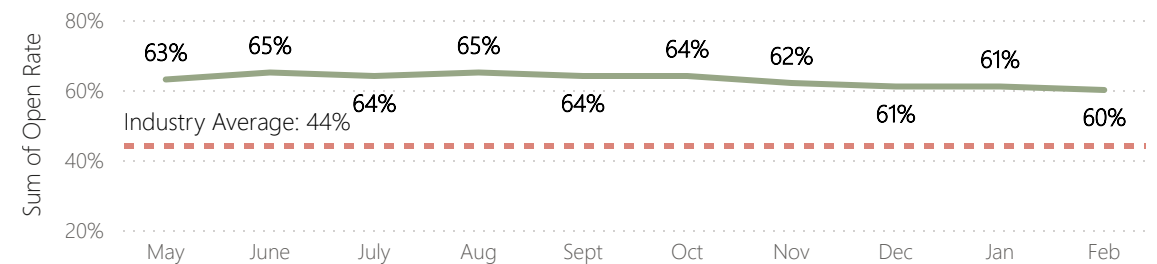
Village Social Media Platform Followers



Website Views



E-Newsletter Open Rate



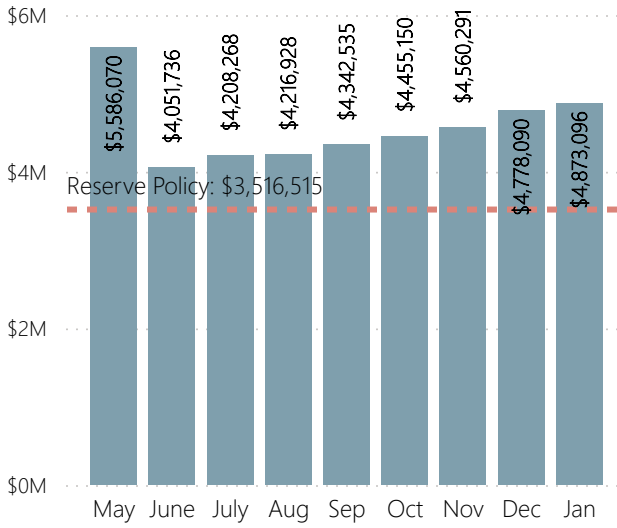


Village Strategic Plan Alignment Key

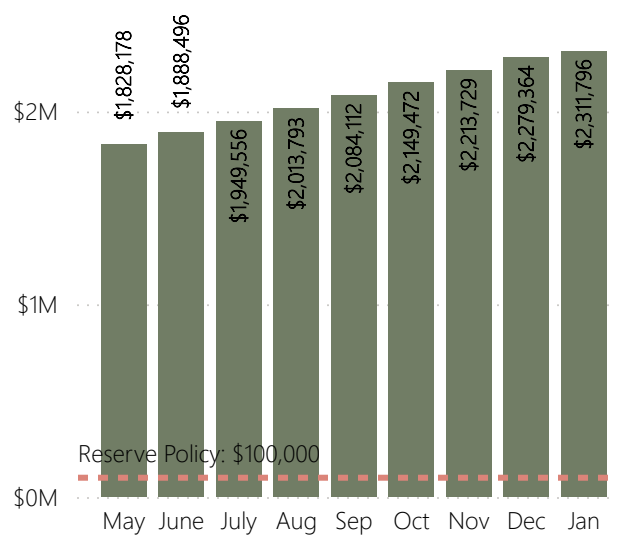
- Community Branding & Engagement
- Responsible Growth & Development
- Future Ready Operations
- Capital Infrastructure Planning & Improvements
- Business Recruitment & Retention
- Operational/ Unaffiliated

Finance

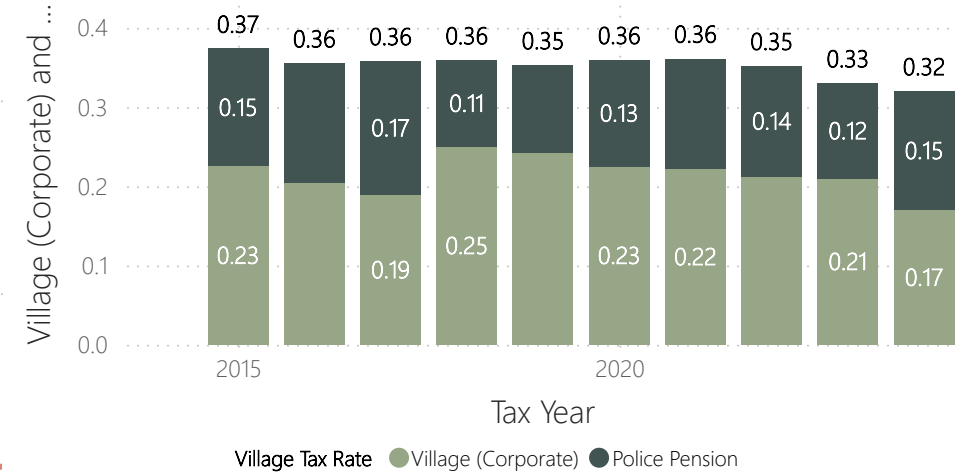
General Fund Cash Balance



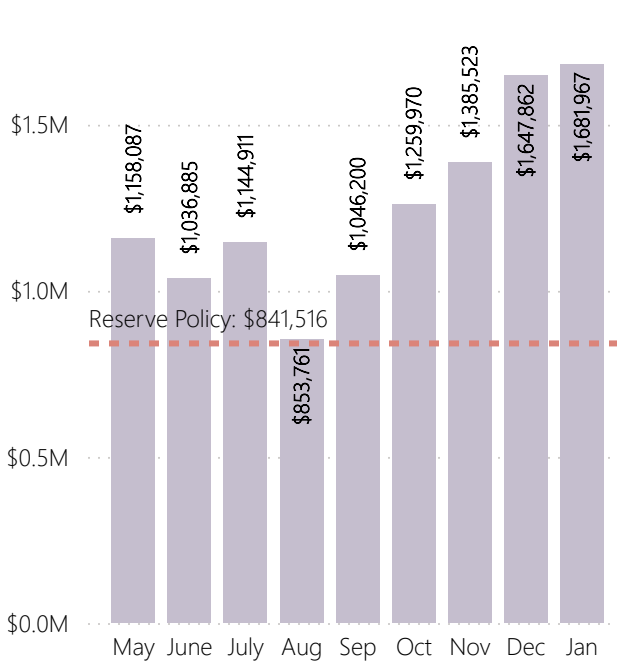
MFT Fund Cash Balance



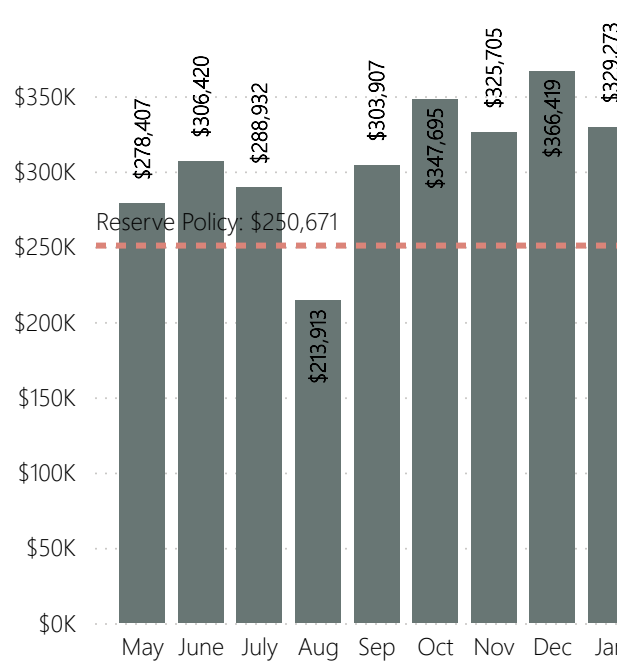
Annual Village Property Tax Rate



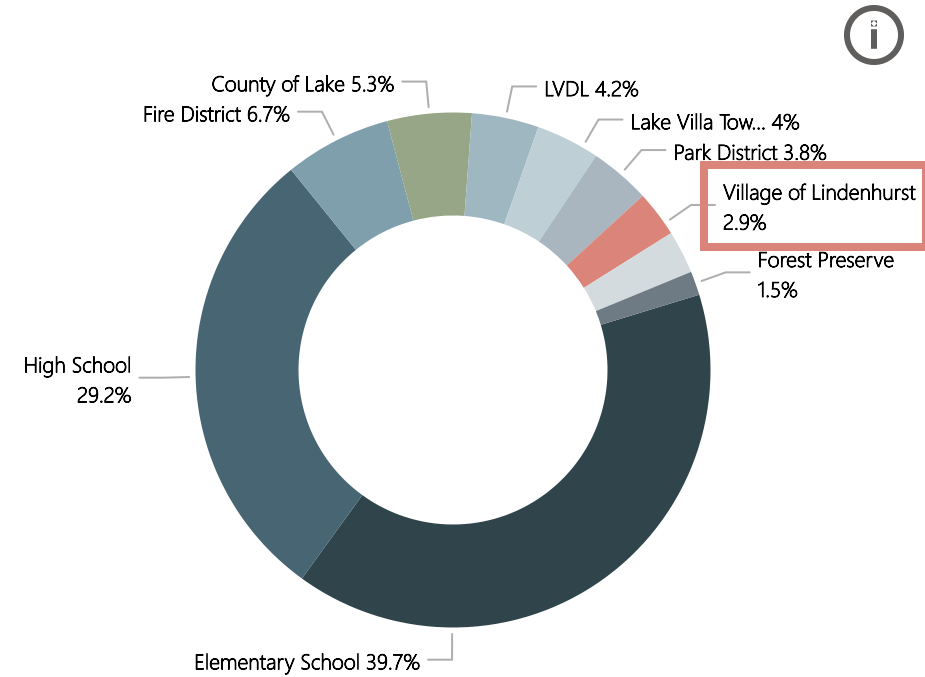
Water/ Sewer Fund Cash Balance



Garbage Fund Cash Balance



Property Tax Rate by Taxing Body



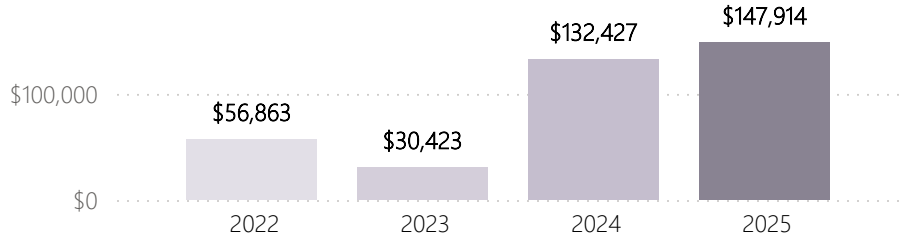


Village Strategic Plan Alignment Key

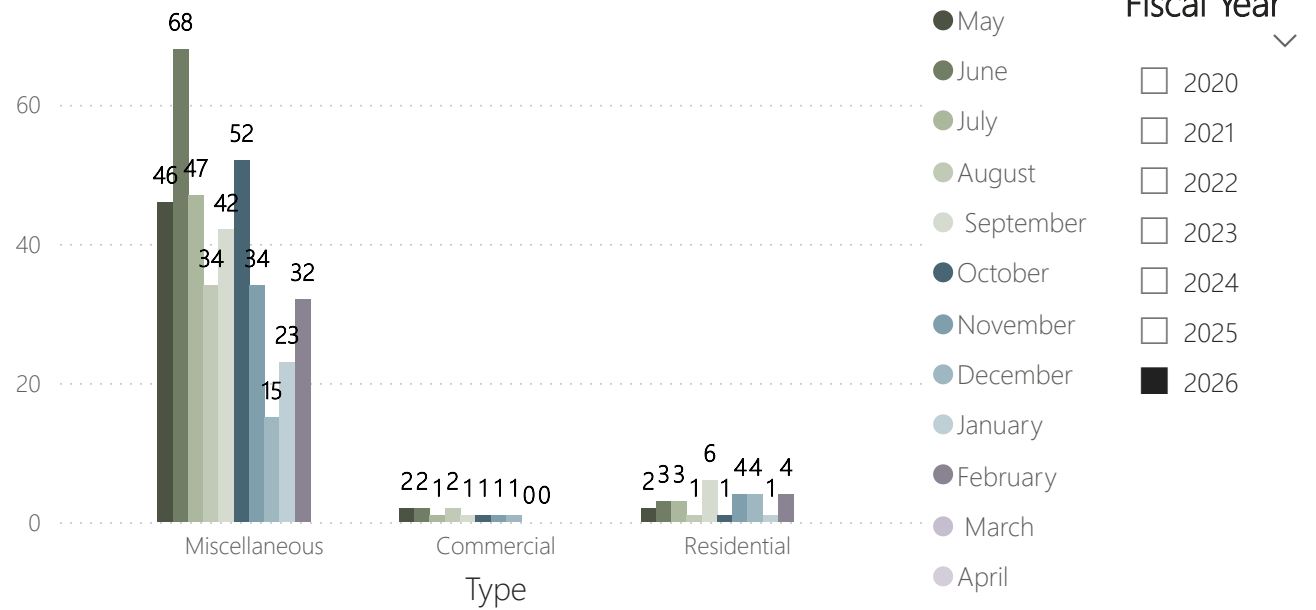
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- Future Ready Operations
- Capital Infrastructure Planning & Improvements
- Business Recruitment & Retention
- Operational/Unaffiliated

Development

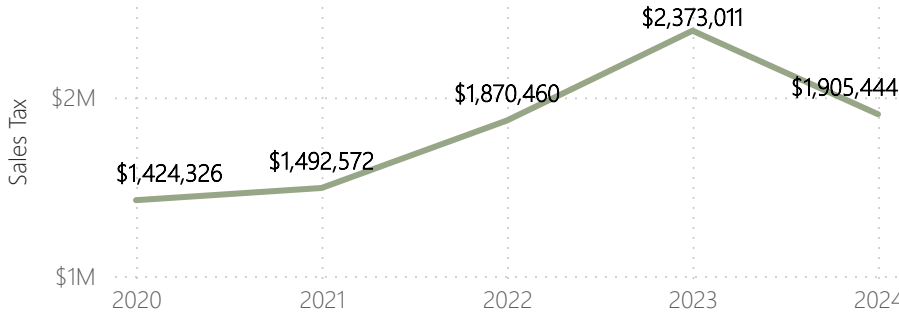
LEAP Dollars Awarded to Businesses



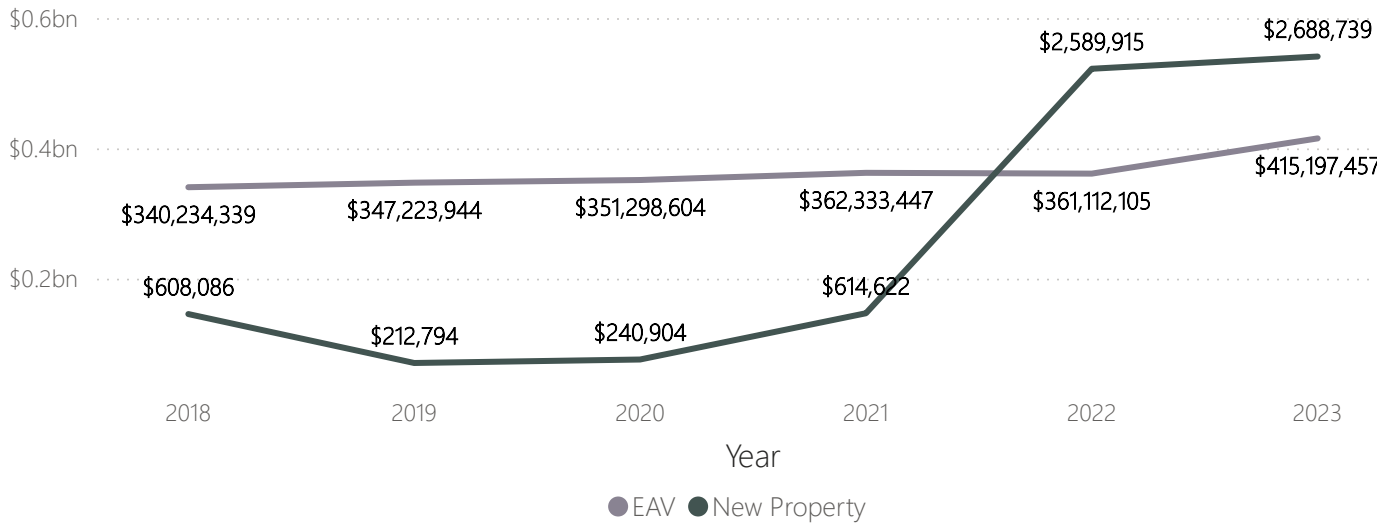
Monthly Building Permit Information



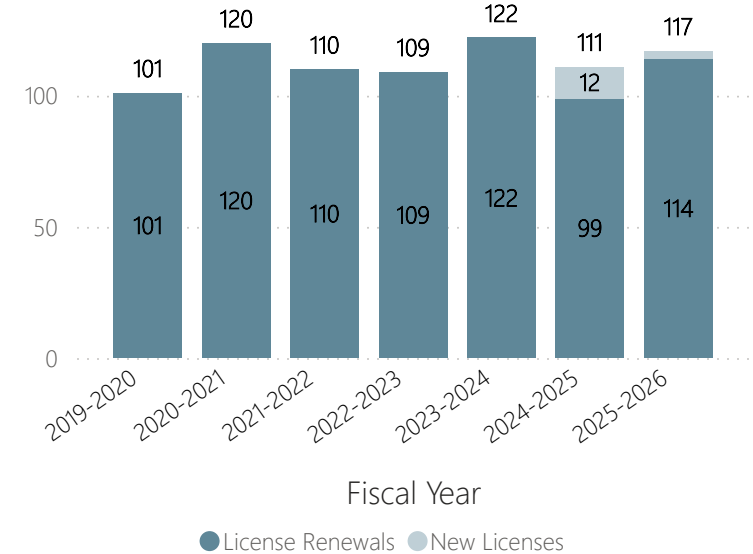
Sales Tax



Lindenhurst Taxable Equalized Assesed Value (EAV)



Fiscal Year Business License Information



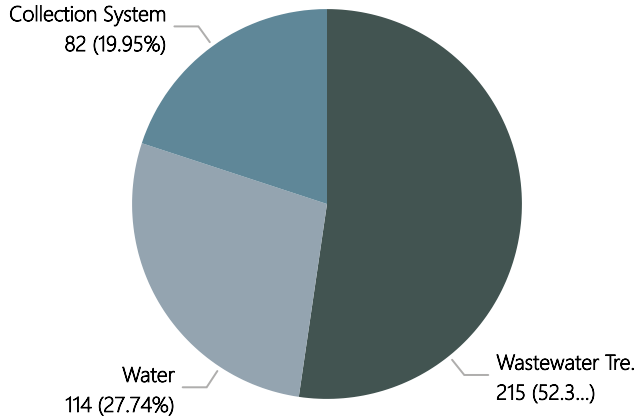


Village Strategic Plan Alignment Key

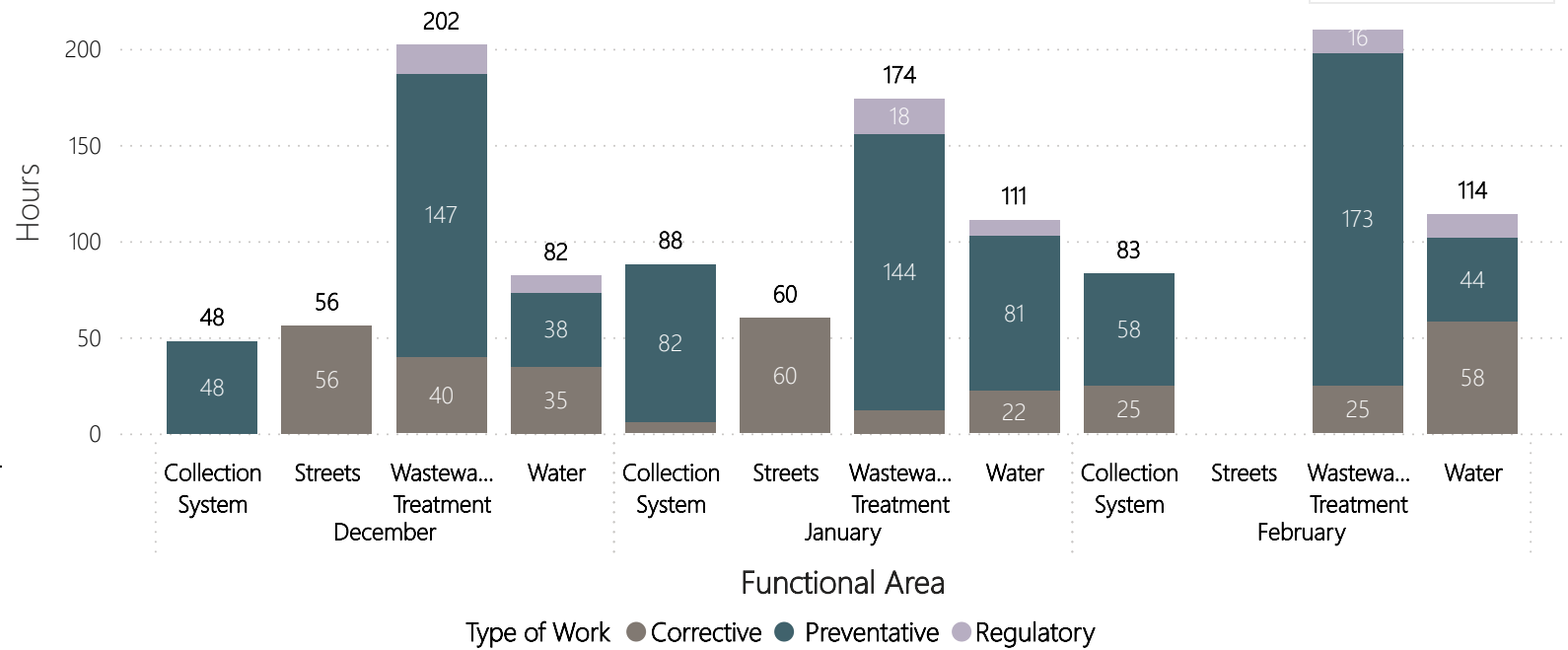
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- Responsible Growth & Development
- Future Ready Operations
- Capital Infrastructure Planning & Improvements
- Business Recruitment & Retention
- Operational/ Unaffiliated

Public Works

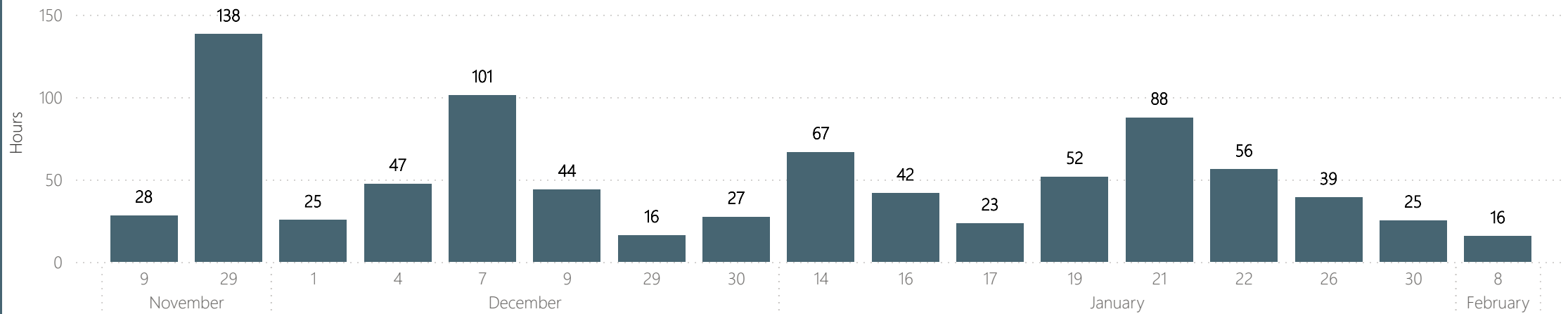
February-Time Spent in Functional Areas ●



Time Performed in Public Works Functional Area ●



2025-2026 Snow Season- Hours to Complete Event ●



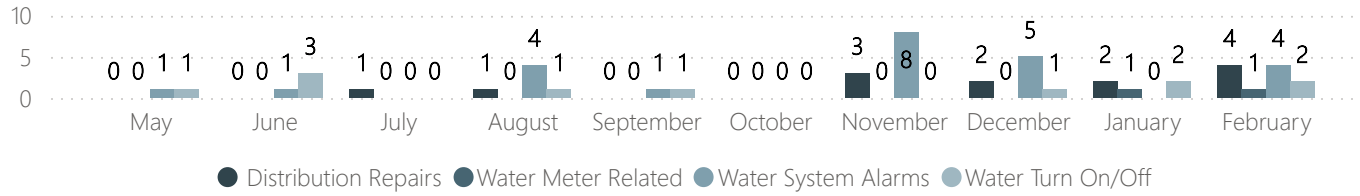


Village Strategic Plan Alignment Key

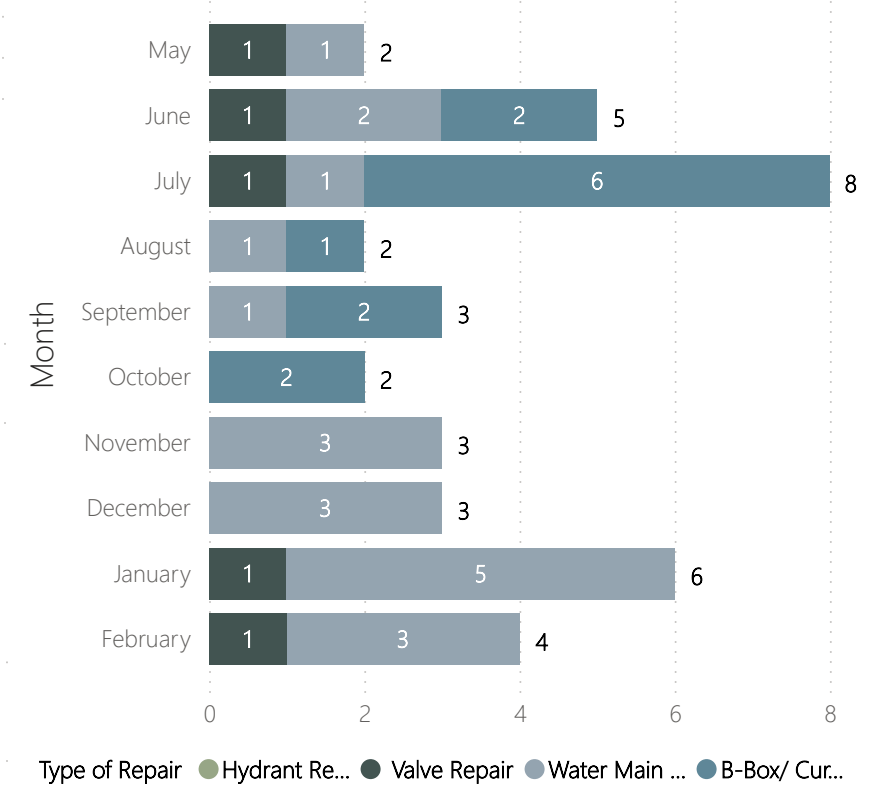
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Public Works

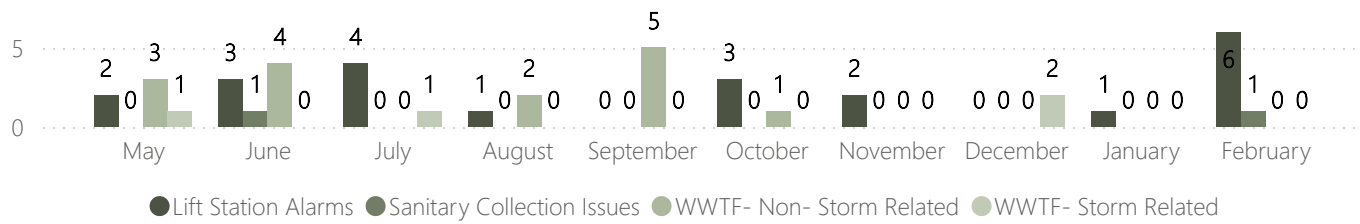
After Hour Call Outs: Water



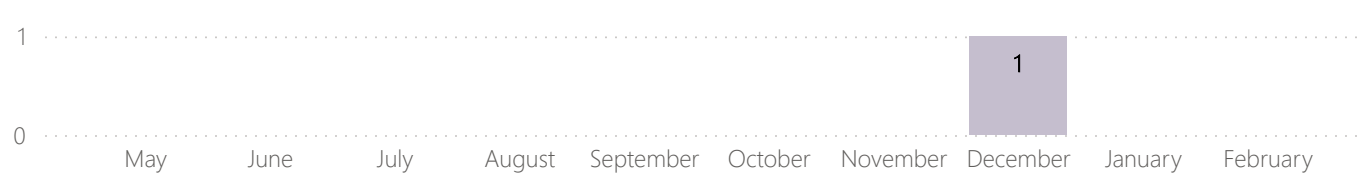
Distribution Repairs



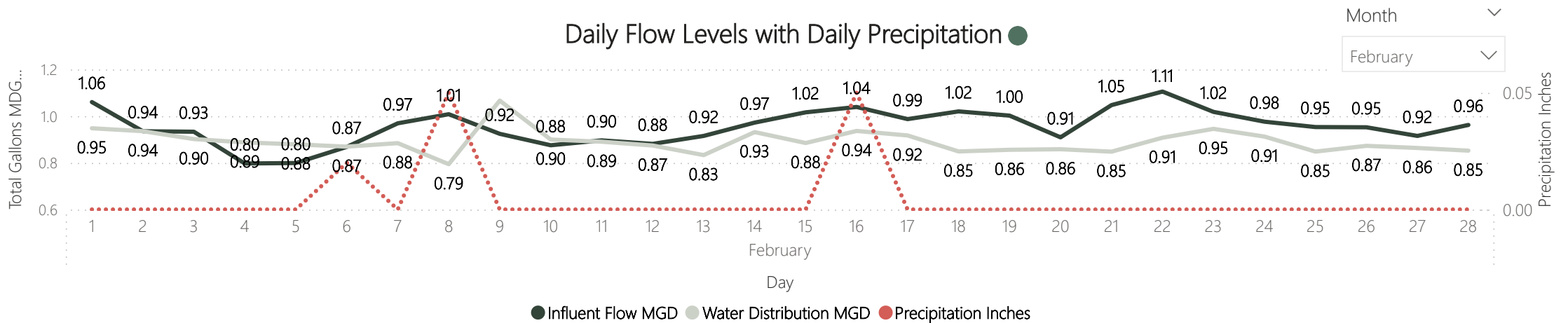
After Hour Call Outs: Sanitary



After Hour Call Outs: Streets



Daily Flow Levels with Daily Precipitation



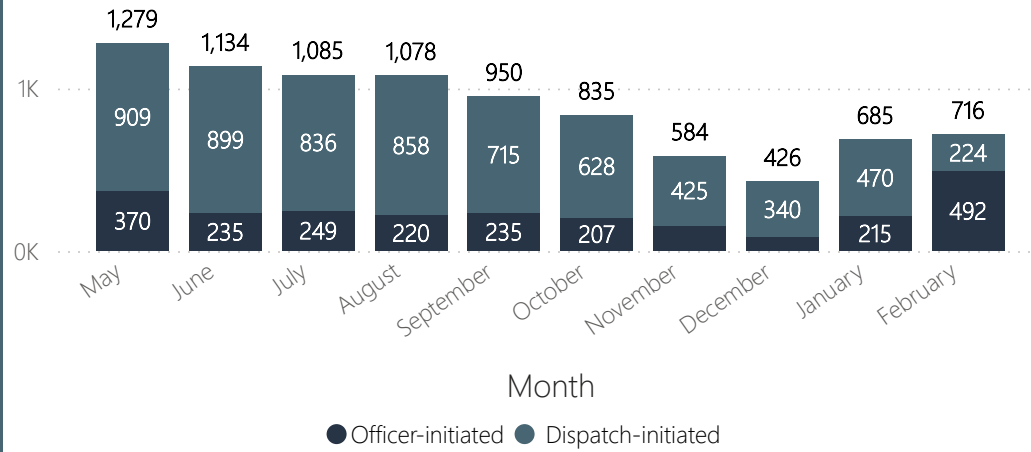


Village Strategic Plan Alignment Key

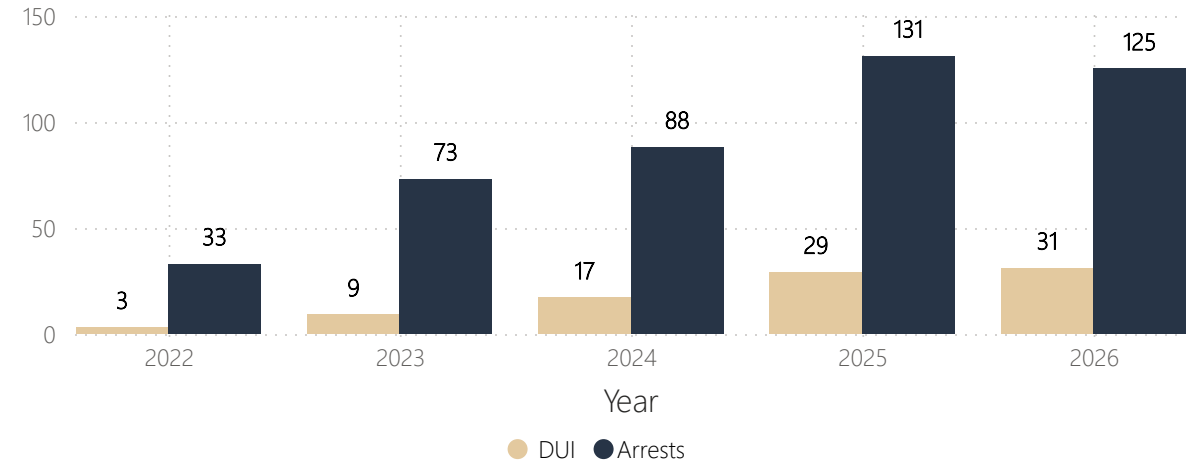
- Community Branding & Engagement
- Responsible Growth & Development
- Future Ready Operations
- Capital Infrastructure Planning & Improvements
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Police

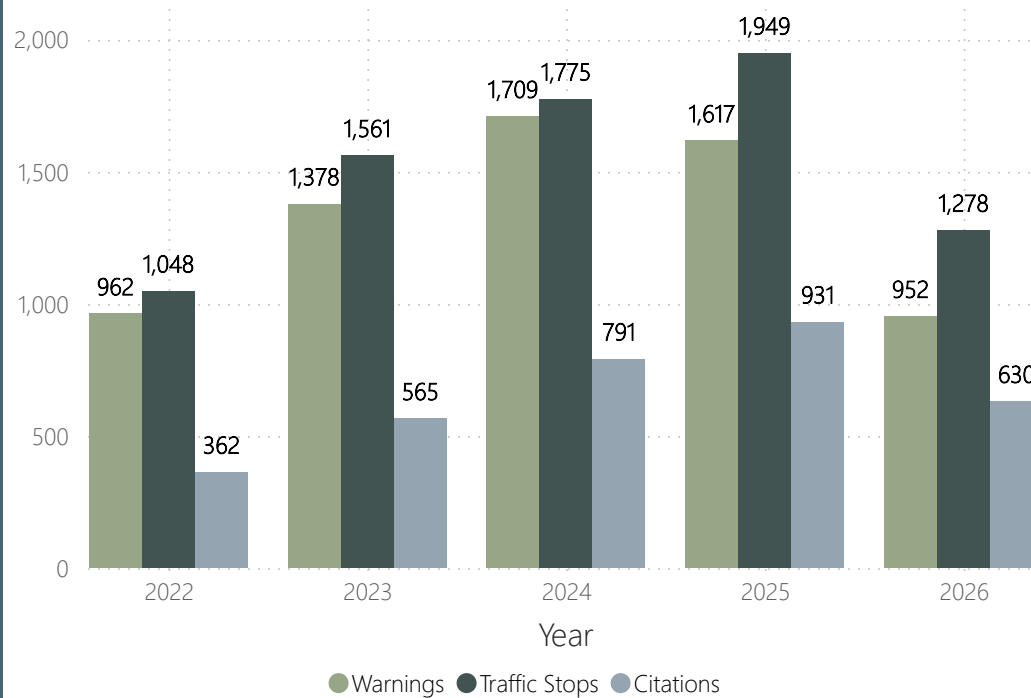
Calls for Service



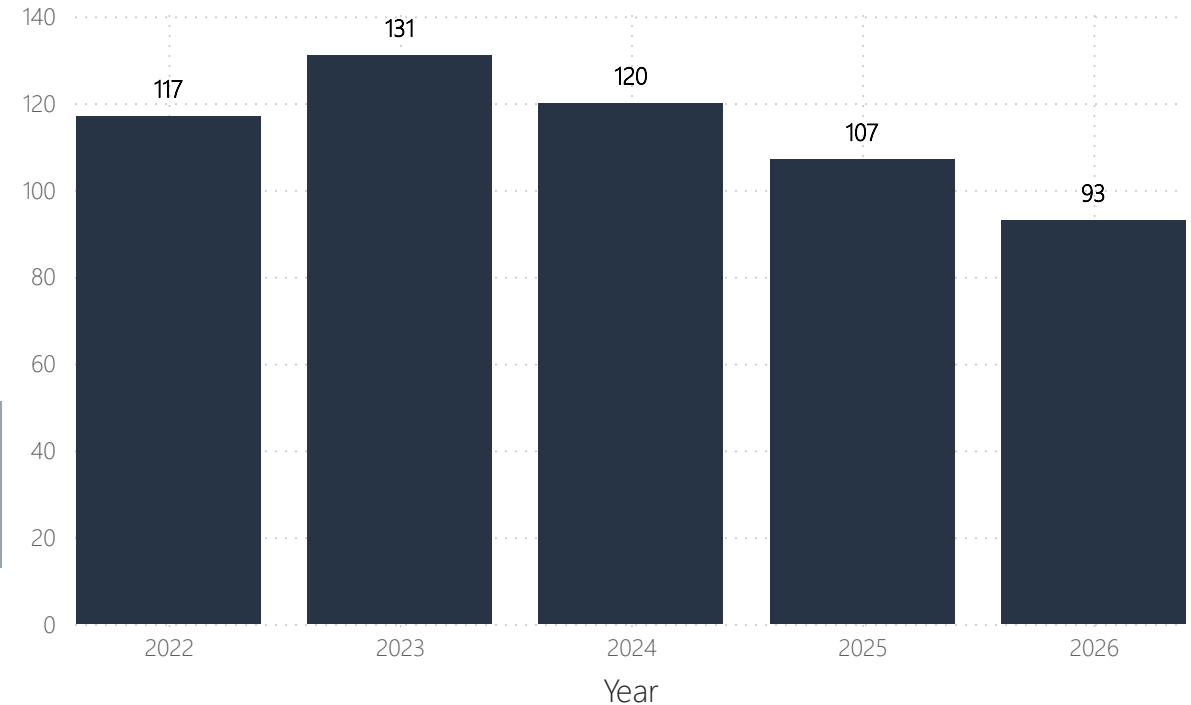
Arrest Data



Traffic Enforcement



Accident Data



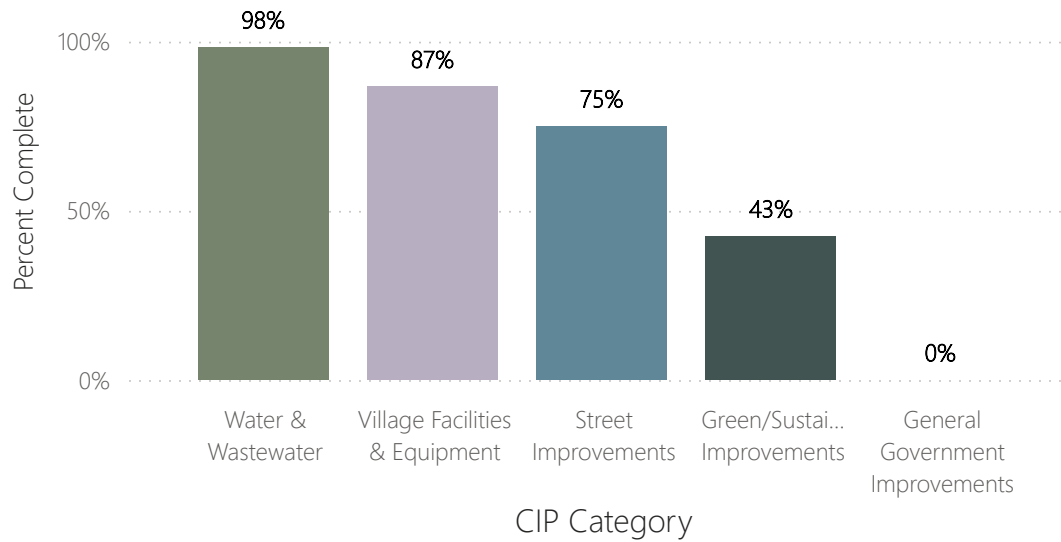


Capital Projects Tracking

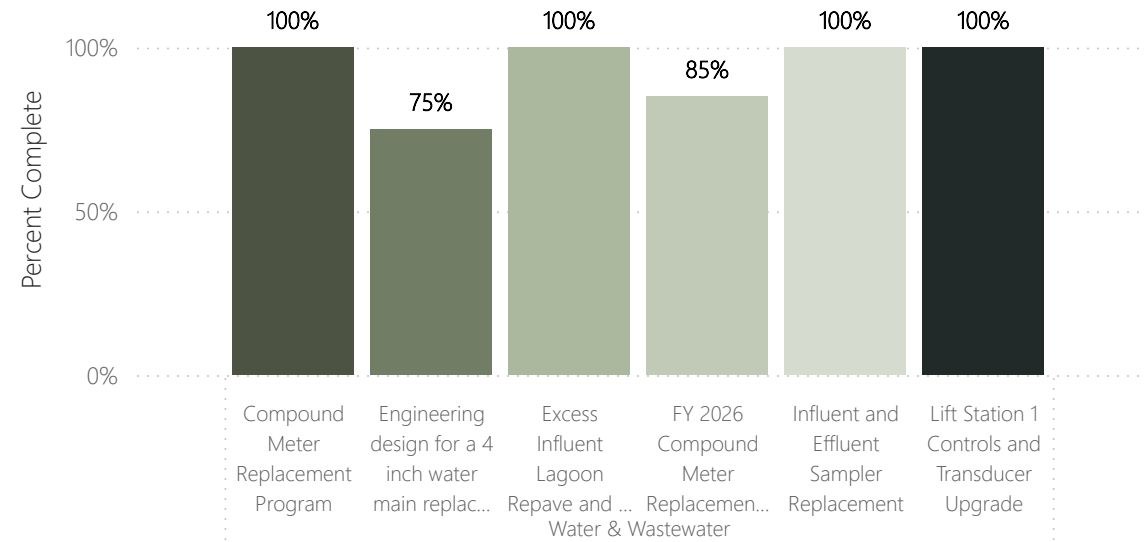
Filter by Capital Project Category

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

Capital Projects Progress by Category



Capital Projects Progress by Project



Village Strategic Plan Alignment Key

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

CIP Category	% Complete	Project Description
Water & Wastewater		
Lift Station Upgrades and Improvements		
Lift Station 1 Controls and Transducer Upgrade	100%	Upgrade was completed.
Lift station 10 ATS Replacement	100%	Project has been completed.
Lift Station 2 ATS replacement.	100%	Project has been completed.
Lift Station 2, 8, and 5 Driveway resurfacing	100%	Lift station 2, 8 and 5 driveways have been replaced.
Lift Station 5, PLC replacement	100%	Project was completed.
Village Wastewater Infrastructure Improvements	85%	Public Works met with Gewalt Hamilton Associates to discuss the project. We are awaiting a proposal.
Wastewater Facility Improvements		
Excess Influent Lagoon Repave and Reseal	100%	Project was completed.
Influent and Effluent Sampler Replacement	100%	PW replacement refrigerator for influent sampler has been completed.



Village of Lindenhurst
Memorandum

Date: March 5, 2026

To: Mayor Marturano and the Village Board of Trustees

From: Clay T. Johnson, Village Administrator

RE: Village Board Meeting Agenda Transmittal for March 9, 2026

New Business

A. Presentation: Metropolitan Mayors' Caucus – Homes for a Changing Region – Lindenhurst Housing Action Plan 2026

Please see the enclosed memo from the Economic Development Coordinator, Emily Shaw. Her memo does a great job describing the purpose and process of our participation in the Homes for a Changing Region initiative as led by the Metropolitan Mayors' Caucus. On Monday, representatives from the Metropolitan Mayors' Caucus will be in attendance to share their report and recommendations as it pertains to housing needs and opportunities for Lindenhurst.

B. Ordinance 2026-3-2334: Amending the Lindenhurst Village Code, Title III, Chapter 33, "Police Department," by Providing for a New Section 12 Thereto Entitled "Public Employee Benefits Act Administration"

The Illinois Public Safety Employee Benefits Act or "PSEBA" is a law that allows for the payment of full health insurance premiums to a public safety employee who suffers a catastrophic injury or is killed in the line of duty. The benefit extends to the injured or killed public safety employee's spouse and dependent children, if applicable.

The injury must have occurred under one of the following circumstances:

- The officer's response to a pursuit
- The officer's response to what is reasonably believed to be an emergency
- An unlawful act perpetrated by another
- During the investigation of a criminal act
- Training exercises may qualify

If awarded, PSEBA benefits extend to the affected employee, their spouse for life and dependent children until the end of their 25th year.



Village of Lindenhurst
Memorandum

As one could assume, PSEBA benefits can be an ongoing obligation of the employer for many years, but a problem within the law is that it does not contain a definition for what is considered a “catastrophic injury.” Later court cases have determined that PSEBA related benefits should be made available to public safety officers if the officer suffers a line-of-duty injury under the Illinois Pension Code. Therefore, if the officer has been deemed by the Village’s pension board to have suffered a line-of-duty disability then they, too, are eligible for PSEBA benefits. Courts later have ruled that non-home rule municipalities have the ability to establish their own administrative procedure for assessing PSEBA claims to fulfill the intent of the law.

To better protect the Village’s interests as an employer, an ordinance outlining such an administrative procedure is included in your materials and complements the intent of the law. The ordinance would create a new section in code and prescribe the method in which a police officer would seek a determination on whether or not an injury sustained on duty would qualify for benefits under PSEBA. Enacting such a procedure allows the Village to be the determinant of PSEBA benefits and not leave it under the purview of the police pension board.

Generally, the officer would apply with the Village and provide information as it pertains to the line-of-duty injury. The information required to be provided by the applicant as prescribed by the ordinance reflects what is established by statute. The Village Administrator has the first review of the application to determine if the injury qualifies for PSEBA benefits. If the Administrator does not have enough information to make a determination or if the Administrator denies the application, a fact-finding hearing is established. In that formal hearing, the Village Administrator serves as Hearing Officer, unless someone else is designated as such. The designated Hearing Officer has specific qualifications that they must meet, if they are to serve in this role:

- i. The candidate’s ability to completely perform the services;
- ii. The candidate’s background, service and performance data on file with the Village or otherwise obtained by the Village; and
- iii. The candidate shall:



Village of Lindenhurst
Memorandum

- a. be an attorney licensed to practice law in the state of Illinois for at least three years prior to appointment or an arbitrator who is a member of the National Academy of Arbitrators; and
- b. have knowledge of and experience in employment and labor law, general civil procedure, the rules of evidence, PSEBA and administrative practice.

All the powers of the Hearing Officer along with the format of the administrative hearing are outlined within the ordinance. The ordinance also contains the obligations of the officer should they be granted PSEBA benefits on how they or their dependents will continue to qualify for the Village's health insurance program.

C. Approval: Rose Tree Outfall Repair Project – Pay Application #1 – \$159,321.51

The Village has received the first pay application from V3 in the amount of \$159,321.51 for the Rose Tree Outfall Repair project. Progress on this project has exceeded our anticipated timelines as we were planning to expense this project in next year's budget. However, since the billing is net-30 we need to get the contractor paid through this portion of the project. Once payment is made, we can seek reimbursement through the DCEO grant administered by Lake County Stormwater Management Commission.

Making this payment will exceed the Village's budgeted stormwater project expense line, but we will be reimbursed for our portions of the project as expected. The timing of those revenues and future pay applications are unknown, but we anticipate one or two more requests for payment before fiscal year end.

Funding for the project will continue to come from the Community Capital Fund and any grant reimbursements will go back into the fund. Moving forward, as we are exceeding this expense line, we will bring all subsequent pay applications to you for approval prior to the commencement of the new budget year.

D. Discussion: FY 2026–2027 Draft Capital Improvement Plan

Please see the enclosed memorandum and supporting materials provided to the Finance Committee for their discussion regarding the FY 2026–2027 Capital Improvement Plan (CIP). This memo provides much of the background on the projects themselves and their necessity. While the majority of projects and cost



Village of Lindenhurst
Memorandum

estimates remain the same from that February 5th meeting, there are a few changes of note that have amended the draft plan.

1. Community Survey – It was my hope and intent to move this item out of the Community Capital Fund budget next year. However, as we assemble the General Fund budget on the operational side for next year, it does not appear that this additional expense can be supported by the fund. Therefore, it has been reprogrammed for inclusion in the FY 2026-2027 CIP.
2. Rose Tree Outfall/Stormwater Projects – The construction progress on the repair of the Rose Tree Outfall has advanced at a quicker pace than we projected and the first pay applications are coming due. The actual expense amount that will straddle between the two budgets remains to be seen at this time, but it will be less than the approximately \$618,000 originally budgeted in next year's CIP.
3. Grand Avenue Streetscape Improvement Design – We have recently received a quote of \$23,400 for engineering design of the electrical infrastructure needed to illuminate the proposed monument and median signage, as well as provide outlets for seasonal decorations. That amount has been added to the CIP within the Community Capital Fund. This is contingent upon approval from the Village Board at a future Board meeting.
4. Standby Well Location Study – Work on this project is underway, but over 50% of the work will be expensed in next year's budget. The study results are expected in early FY 2027.
5. Falling Waters Boulevard (Tower #2) Repainting Design – Design work on this project is underway, but the majority of the scope will occur next fiscal year as we ramp up for bidding and construction oversight.

On Monday, I look forward to hearing your questions and comments as we discuss the various projects included in the draft plan.



March 9, 2026

Village Board Meeting Agenda Item Cover Sheet

Agenda Item: A. Presentation from Metropolitan Mayors' Caucus with the
Lindenhurst Housing Action Plan.

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: _____

Within Budget: Yes No

Suggested Motion: Discussion item only. If adoption of the plan is desired, it can be placed on the agenda of March 23rd.

Voting Record:

- | | | | |
|--------------------------|-------------------|--------------------------|-----------------|
| <input type="checkbox"/> | Trustee Chybowski | <input type="checkbox"/> | Trustee Rosten |
| <input type="checkbox"/> | Trustee Dickson | <input type="checkbox"/> | Trustee Suchy |
| <input type="checkbox"/> | Trustee Dunham | <input type="checkbox"/> | Mayor Marturano |
| <input type="checkbox"/> | Trustee Grace | | |



Village of Lindenhurst
Memorandum

Date: March 5, 2026

To: Clay T. Johnson, Village Administrator

From: Emily Shaw, Economic Development and Special Projects Coordinator

Re: Homes for a Changing Region- Housing Action Plan

Background:

In October 2025, the Village of Lindenhurst was selected from a group of applicants to participant in the Homes for a Changing Region program run by the Metropolitan Mayors Caucus and BRick Partners, LLC.

The Homes for a Changing Region program was created to help municipalities identify solutions to their housing challenges, create a balanced mix of housing types, and serve the needs of multiple generations of residents and occupations. For the Village, this process of taking a deeper look into housing was several months long and included multiple in-person meetings, and a community survey.

The in-person meetings were divided into advisory and focus groups. Village staff chose the advisory group for their knowledge of the Village and the housing market. The focus groups included Lindenhurst Citizens Academy graduates, school district officials, a local realtor, and other residents from various backgrounds. At each meeting, Homes for a Changing Region staff presented housing data specific to Lindenhurst, which helped guide discussions about the Village's housing strengths and challenges. The advisory group later met again with a local housing nonprofit, the Village of Cary's Mayor and Community Development Director, and the Director of Strategic Initiatives for Lake County Partners. This meeting highlighted strategies the Village could consider based on efforts already underway in the area.

While the in-person meetings were taking place, a community survey was also available for residents and members of the local workforce to complete. The survey received a total of 275 responses. Village staff collected the physical copies and submitted them to the Homes for a Changing Region team, while electronic responses were sent directly to the team for analysis.

A few highlights from the community survey include:



Village of Lindenhurst
Memorandum

- One-quarter of respondents indicated that their current home will not meet their future needs, meaning they may not be able to remain in their home long term.
- Safety and security of the neighborhood were among the top aspects respondents valued most about their current home and neighborhood.
- Fifty percent of respondents agreed that Lindenhurst has a need for additional housing options for first-time homebuyers.

Homes for a Changing Region and BRick Partners will present their full findings, along with recommended strategies they have identified to help the Village address and potentially alleviate specific housing challenges in the future. Attached you'll find a copy of the Homes for a Changing Region: Village of Lindenhurst Housing Action Plan.



Homes for a Changing Region: Village of Lindenhurst Housing Action Plan 2026



Acknowledgements

This report thanks the following policymakers and experts who advised Lindenhurst during its expert panel. Please stay in touch with them to implement this plan's recommendations.

- Rob Anthony, President, Community Partners for Affordable Housing
- Mark Kownick, Mayor, Village of Cary
- Steve DeBretto, Director of Strategic Initiatives, Lake County Partners

An additional thanks to Lindenhurst stakeholders who contributed time and effort to advise the development of this housing action plan.

- Mayor Dominic Marturano, Village of Lindenhurst
- Dawn Suchy, Trustee, Village of Lindenhurst
- Clay Johnson, Administrator, Village of Lindenhurst
- Emily Shaw, Economic Development and Special Projects Coordinator, Village of Lindenhurst
- Chris Gheysen, Plan Commissioner, Village of Lindenhurst
- Melinda Linas, Chief of Police, Lindenhurst Police Department,
- Doug Slazes, Fire Chief, Lake Villa Fire Protection District

Homes for a Changing Region Team:

- Nancy Firfer, Metropolitan Mayors Caucus
- Robin Snyderman, BRick Partners
- Beth Dever, BRick Partners
- Colin Goss, BRick Partners
- Inoa Batista, BRick Partners
- Ben Schnelle, Metropolitan Mayors Caucus
- Kathrine Nichols, Graphic Design

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Cover images from Apartments.com and Homes.com. Table of Contents image from LindenhurstCenter.com.

Executive Summary

Homes for a Changing Region (“Homes”) is a program provided by the Metropolitan Mayors Caucus and BRick Partners, and funded by the Illinois Housing Development Authority. *Homes* is designed to help localities in the greater Chicago region analyze, diagnose, and develop market and evidence-based solutions for the housing challenges each locality faces. Over the last five months, the *Homes* team has studied specific housing trends in Lindenhurst. The *Homes* team identified four key challenges which form the basis of recommendations that the Village can follow to achieve a balanced and healthy housing stock. These challenges are as follows:

- **Some of Lindenhurst’s older homeowners need assistance with home repairs and accessibility improvements.** About one in four homeowners in Lindenhurst are “housing cost burdened,” meaning they spend more than 30% of their monthly income on housing costs. About 17% of Lindenhurst homeowners spend between 30% and 50% of their monthly income on housing costs, while another 7% spend more than half of their monthly income on housing. Older homeowners are more likely to be housing cost burdened than other age groups.
- **Many of Lindenhurst’s renter households need rental options they can more easily afford.** About 15% of Lindenhurst renters spend between 30% and 50% of their monthly income on housing costs, while another 18% spend more than half of their monthly income on housing. Cost burdens are caused by a mismatch of supply and demand; Lindenhurst is home to over 150 renter households with incomes below \$50,000 but fewer than 75 rental options they can afford. The issue is amplified by growing demand for rental options amid limited supply; in Lindenhurst and neighboring communities, rental vacancy rates have fallen below stable levels in recent years.
- **Lindenhurst’s seniors need more homes that enable them to downsize in terms of both housing size and costs.** Lindenhurst’s population growth is being driven primarily by older adults. Between 2000 and 2020, Lindenhurst gained approximately 286 residents age 75 and older and about 700 residents age 65 to 74. The community also gained nearly 1,300 residents age 55 to 64, indicating that growth in the senior population will continue in future years. Many older adults will want or need to downsize in order to remain in the community. About one in four survey respondents stated that their current home will not meet their future needs, with the top reasons cited being physical accessibility, homeownership costs, and maintenance requirements.
- **Lindenhurst’s younger adults need smaller, more attainable housing options, including both ownership and rental opportunities.** Despite growing by over 1,700 residents from 2000 to 2020, Lindenhurst saw a significant decline in its younger adult population: the number of residents age 20 to 34 decreased by approximately 346 while the population age 35 to 44 declined by about 805. Two contributing factors are the trend of older residents remaining in homes longer, reducing homes available for younger residents to purchase, and rising home prices. Between 2020 and 2023, the median home sale price in Lindenhurst increased by 13% per year. Community survey and focus group input identified needs for both first-time homebuyer opportunities and rental opportunities for younger adults looking to live near their family or workplace as they save up to purchase their first home.

Executive Summary

With a strong housing market, quality schools, and land with the potential to be developed, Lindenhurst has a unique opportunity to improve its quality of life and address the housing needs of its residents and workforce through thoughtful planning, development, and partnerships with area non-profits. The *Homes* team recommends the following actions for the Village to consider pursuing and implementing in years to come:

- **Work with Community Partners for Affordable Housing to help residents access resources for home repair, down payment assistance, and affordable homeownership.** Lindenhurst should grow a relationship with its local Lake County non-profit housing organization, Community Partners for Affordable Housing (CPAH), to assist Lindenhurst residents in maintaining their properties as well as with becoming more successful homeowners and renters. Forgivable loans for home improvement work, financial literacy and housing counseling, and a down payment assistance program are all offered by CPAH. The organization also administers a regional Community Land Trust (CLT). A Community Land Trust is a non-profit that works by acquiring a property, then selling the home at an affordable price to an income-eligible homebuyer while retaining ownership of the land underneath the home. When the home is sold in the future, whether that be one year later or 20 years later, the resale price of a home is calculated in a way that allows homeowners to gain a fair share of appreciation while still preserving the home as affordable for the next homebuyer. Lindenhurst is also encouraged to utilize and share the Accessible and Universal Home Remodeling Guidebook created by the Metropolitan Mayors Caucus, AARP Illinois, and the Universal Design Institute.
- **Update or initiate plans and zoning ordinances to increase housing options that address the changing needs of Lindenhurst residents.** Lindenhurst should consider updating community plans and ordinances to define the Village's vision and guide future development and redevelopment. As the most recent Comprehensive Plan was completed in 1998, it makes sense for Lindenhurst to update this document and include its goals for housing types and price points in a new Comprehensive Plan's housing chapter. Another option for Lindenhurst is to utilize a Corridor Plan to guide future land use and development on Grand Avenue. Next steps include identifying potential sites for multifamily and Missing Middle Housing development and including these as priorities in any new community plans. Lindenhurst can then update zoning regulations to implement plans for these areas and enable multifamily development and a variety of housing types and sizes.
- **Attract developers with a proven track record in affordable rental housing production.** Adding apartments in Lindenhurst can provide more affordable housing options to seniors, young families, and the community's workforce. As demonstrated by a successful example in the Village of Cary, the Village of Lindenhurst can partner with a non-profit or mission-driven for-profit developer to increase the supply of affordable rental options in Lindenhurst for cost-burdened renters, seniors, and local workers. Next steps include educating Village officials and residents about housing needs in Lindenhurst, identifying priority sites, and contacting potential developers about their interest in Lindenhurst, potentially utilizing a Request for Qualifications (RFQ) tool.
- **Leverage support from Lake County Partners in approaching workforce housing solutions as an economic development tool.** Lake County Partners (LCP) is the public-private economic development agency that works to attract, retain, and expand business in Lake County. By actively collaborating with Lake County Partners and local employers to better understand and address workforce housing needs, and to help the County address its production goals, the Village can not only gain a strong ally but can bring a public-private perspective to its housing strategy. Approaches to be considered with LCP include the Enterprise Zone designation, which can result in tax incentives that lower the cost of housing construction.

Background on Lindenhurst

The following section provides background context on Lindenhurst’s growth, housing stock, and workforce.

Population and Households

Located about 50 miles north of Chicago, the Village of Lindenhurst is a suburban community in Lake County known for its quality schools, sense of community, and access to nature through lakes, forest preserves, and parks.

Lindenhurst has experienced slow population and household growth in recent decades. Since 2000, Lindenhurst grew from 12,645 residents to 14,406 residents – an average annual growth rate of 0.61% per year.

Household types in Lindenhurst have shifted over the past decade. Households without children – including both empty nesters and couples without children – have become the most common household type in Lindenhurst. The community gained over 600 households without children over the past decade, while the number of households with children decreased by approximately 344 households.

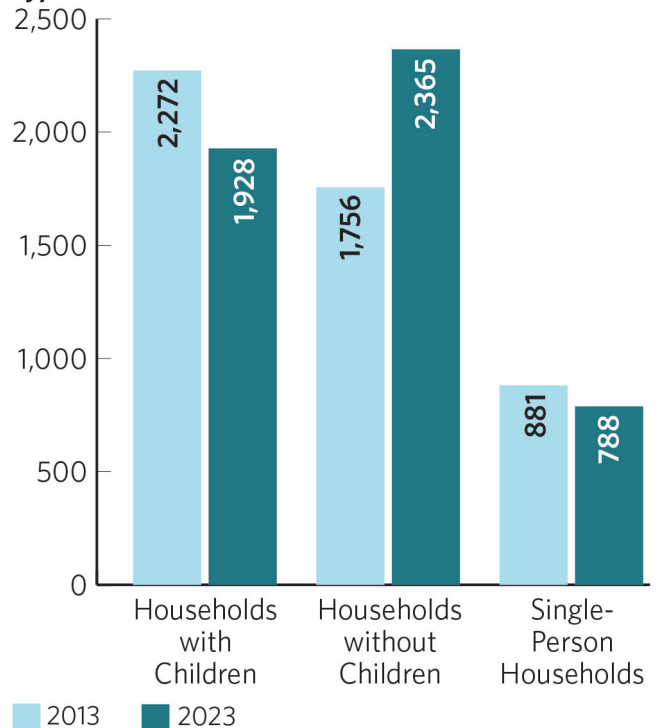
The trend mirrors patterns in Lake County and the broader Chicago region.¹ In all three areas, the number of households without children has increased significantly over the past decade while the number of households with children has decreased.

Figure 1: Population and Household Growth in Lindenhurst, 2000-2020.

	Population	Households
2000	12,645	4,235
2010	14,462	5,002
2020	14,406	5,040
Annual change, 2000-2010	1.44%	1.81%
Annual change, 2010-2020	-0.04%	0.08%
Annual change, 2000-2020	0.61%	0.80%

Sources: U.S. Census Bureau Decennial Census.

Figure 2: Households in Lindenhurst by Household Type.



Source: U.S. Census Bureau American Community Survey, 2009-2013 and 2019-2023 5-Year Estimates.

¹ See Appendix B for more detail.

Background on Lindenhurst

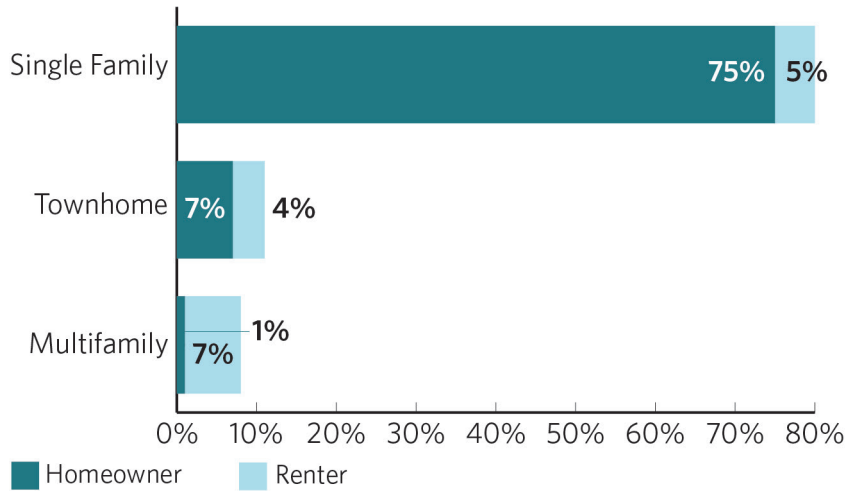
Housing Stock

Most housing in Lindenhurst consists of single-family homes, with townhomes and multifamily buildings comprising a small share of the overall housing stock. Approximately 80% of homes in Lindenhurst are single-family homes, 12% are townhomes, and 8% of homes are in multifamily buildings.

Approximately 83% of homes in Lindenhurst are owner-occupied, while 17% are renter-occupied.

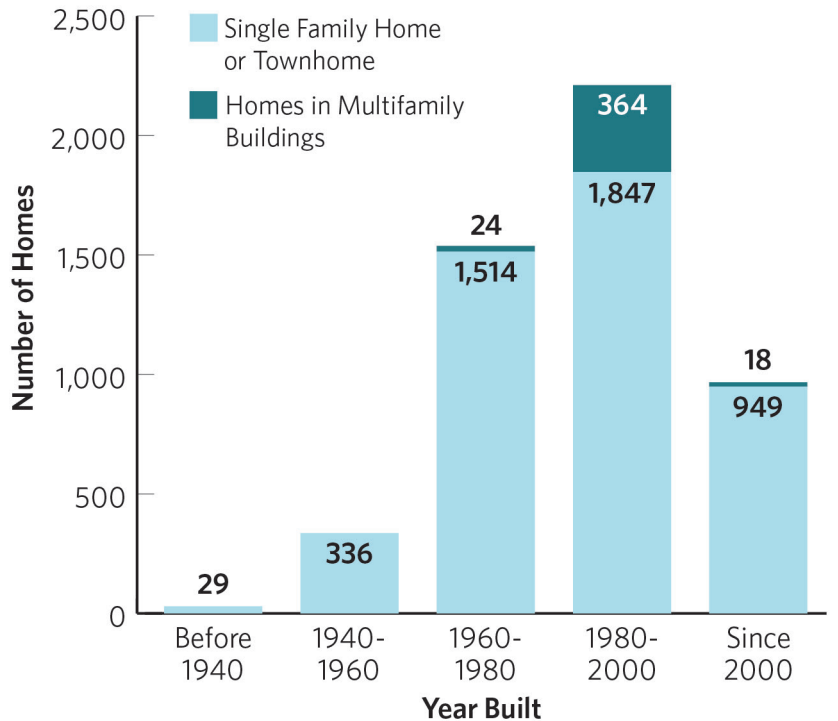
Lindenhurst's housing stock is relatively new compared to that of the broader Chicago region. Nearly two-thirds of homes in Lindenhurst were built since 1980, compared with roughly one-third across the Chicago region.

Figure 3: Housing in Lindenhurst by Type and Ownership.



Source: U.S. Census Bureau American Community Survey, 5-Year Estimate, 2019-2023.

Figure 4: Housing in Lindenhurst by Type and Year Built.



Source: U.S. Census Bureau American Community Survey, 5-Year Estimate, 2019-2023.

Background on Lindenhurst

Jobs, Employment, and Commuting Patterns

The median household income in Lindenhurst is approximately \$127,837, which is 44% higher than the Chicago region’s median household income of \$88,850.

Jobs in Lindenhurst

Lindenhurst has a relatively small employment base with approximately 1,216 jobs located in the community. The largest employment sector in Lindenhurst is the health care and social assistance sector, representing 25.2% of all local jobs. The next largest job sectors are the fields of accommodation and food services (14.7%), retail trade (14.1%), and construction (9.0%), and educational services (8.4%). These five sectors account for over two thirds of jobs in Lindenhurst.

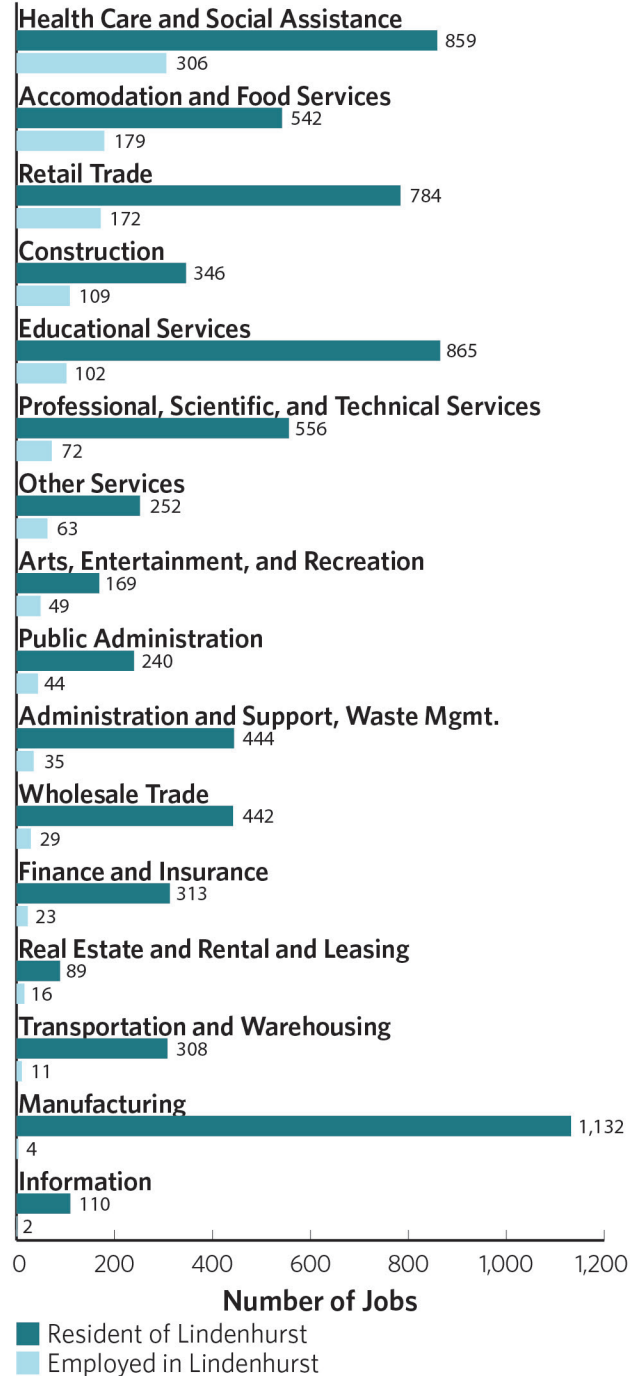
Employment of Lindenhurst Residents

Approximately 7,647 Lindenhurst residents are employed, meaning that more individuals commute out of Lindenhurst than into Lindenhurst each day. The largest share of employed residents works in manufacturing (14.8% of employed residents), followed by educational services (11.3%), health care and social assistance (11.2%), and the retail sector (10.3%).

Commuting Patterns

Of the approximately 1,216 people employed in Lindenhurst, an estimated 20.4% both live and work within the village, while the remaining 79.6% commute from outside the community. Although a majority of Lindenhurst’s workforce has relatively short commutes – about 63% travel less than 10 miles to work – a portion of the workforce travels much longer distances. Approximately 20% of workers commute more than 25 miles each way. As shown in Appendix B, most of these longer commutes originate from communities located south, southwest, or southeast of Lindenhurst.

Figure 5: Employment Industries of Lindenhurst’s Residents and Workforce.



Source: U.S. Census Bureau, Longitudinal Employer-Household Dynamics, 2023.

Housing Needs Assessment

The following section summarizes four key housing needs in Lindenhurst, identified through quantitative analysis, meetings with stakeholders, and a community survey.

Some of Lindenhurst’s older homeowners need assistance with home repairs and accessibility improvements.

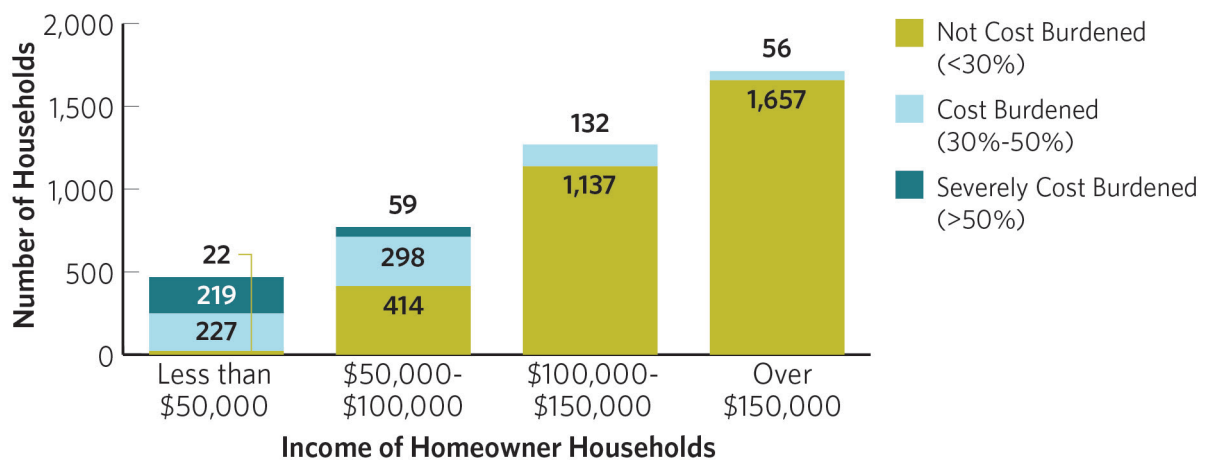
While most homes in Lindenhurst were built in recent decades, a portion of the village’s housing stock is aging. As shown in Figure 4 on page 3, about one-third of homes in Lindenhurst were built prior to 1980. Located primarily near Grand Avenue, these older homes play an important role in the community. Featuring smaller homes than in newly constructed subdivisions and including many ranch-style homes, these neighborhoods are well suited for seniors wishing to age in place as well as first-time homebuyers seeking starter homes.

Given the age of this housing stock, owners of these homes encounter a range of repair and maintenance needs. As noted in focus groups, most homeowners can and do complete these repairs and improvements. Community survey results support this input, with more than three-quarters of respondents agreeing that single-family homes in Lindenhurst are generally well maintained and in good condition. Even so, community input and available data suggest that a portion of homeowners — particularly older adults and those with lower incomes — need assistance to keep up with home repairs and improvements.

About one in four homeowner households in Lindenhurst are “housing cost burdened,” meaning they spend more than 30% of their monthly income on housing costs (which includes their mortgage, insurance, taxes, and utilities). For decades, this measurement has been used by groups ranging from the U.S. Census Bureau to financial institutions to understand whether households are spending more on housing than they can afford. About 17% of Lindenhurst homeowners, or roughly 713 households, spend between 30% and 50% of their monthly income on housing costs, while another 7%, approximately 278 households, spend more than half of their monthly income on housing.

Figure 6:
Housing Cost Burden Among Homeowner Households by Income.

Source: U.S. Census Bureau American Community Survey, 5-Year Estimate, 2019-2023.



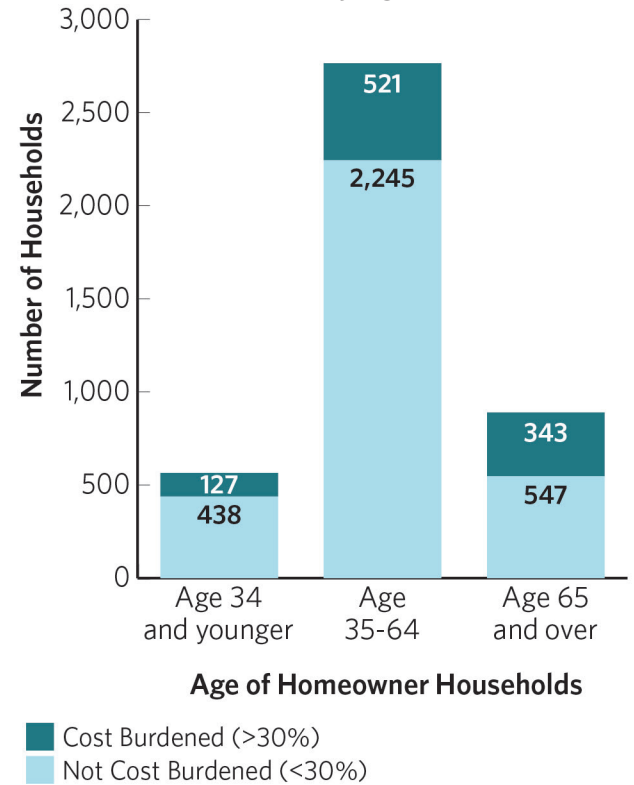
Housing Needs Assessment

As expressed by community survey respondents and focus group participants, older homeowners are more likely to struggle affording monthly housing costs and home repairs. Stakeholders noted this is often true even for those who have paid off their mortgages, as many older residents live on fixed incomes that have not kept pace with rising costs such as property taxes, insurance, and utilities. Available data reinforces this concern. As shown in Figure 7, approximately 39% of Lindenhurst homeowners age 65 and older are housing cost burdened — a higher rate than among other age groups. Of the roughly 1,043 homeowner households headed by residents age 65 and older, 39% (about 405 households) have incomes below \$50,000. This share is significantly higher than among middle-aged households (ages 45-64), at 6%, and younger households (ages 25-44), at 5%.

Beyond routine repairs, some older homeowners may also need to make accessibility improvements to remain safely in their homes. As discussed on page 9 of this report, Lindenhurst’s older adult population is growing, meaning demand for home accessibility modifications is likely to increase in the coming years. As with home repairs, while some homeowners can afford to make accessibility improvements independently, others will require financial assistance to do so.

Looking forward, Lindenhurst can work to cultivate and maintain strong partnerships with non-profit organizations that can provide funding assistance to local homeowners for needed home repair and accessibility improvements.

Figure 7: Housing Cost Burden Among Homeowner Households by Age.



Source: U.S. Census Bureau American Community Survey, 5-Year Estimate, 2019-2023.

Housing Needs Assessment

Many of Lindenhurst's renter households need rental options they can more easily afford.

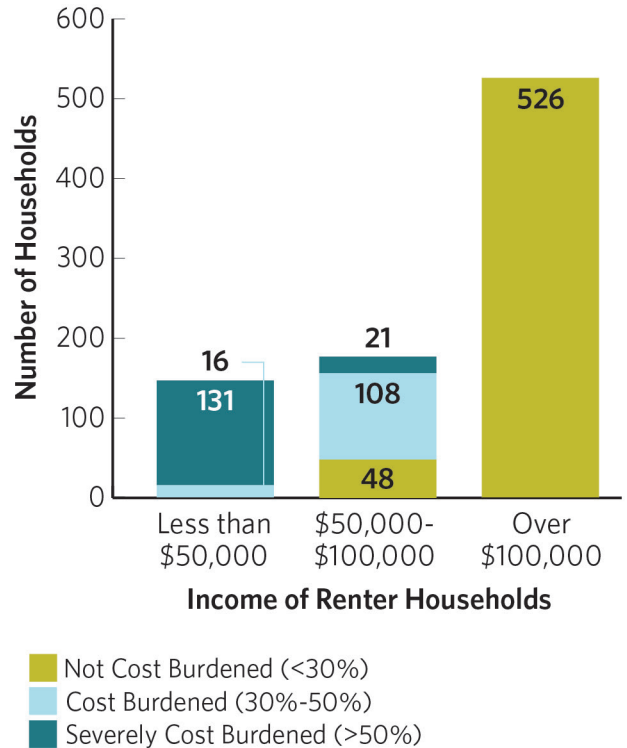
As expressed in community survey input, local renters are a diverse group that includes local workers, seniors who downsized to remain in the community, younger individuals who chose to live close to family, and young families who sought out an excellent school district. While these residents were drawn to rent in Lindenhurst for various reasons, one commonality is that many face challenges continuing to afford rental costs and remain in the community.

About 33% of renter households in Lindenhurst are “housing cost burdened,” meaning they spend more than 30% of their monthly income on housing costs (which includes their rent and utilities). When residents are housing cost burdened, they must cut back expenses on groceries, healthcare, education, and other necessities, affecting their quality of life. This issue also impacts a community’s local economy, as these households have less income available to spend on local businesses and services. As shown in Figure 8, about 15% of Lindenhurst renters, or roughly 124 households, spend between 30% and 50% of their monthly income on housing costs, while another 18%, approximately 152 households, spend more than half of their monthly income on housing.

This issue, particularly its prevalence among renters with lower incomes, is driven by a mismatch between renters’ incomes and rental options available in the community. As shown in Appendix B, Lindenhurst is home to over 150 renter households with incomes below \$50,000 but fewer than 75 rental options they can afford.

The shortage of quality, affordable rental options is not unique to Lindenhurst but is prevalent in many communities. While rental costs rise due to a variety of factors, wages in service-sector professions have not always kept pace. As shown in Figure 9, for households relying on a single income, typical salaries for workers in food service and retail positions, as well as lower-paid roles in healthcare and education, do not enable these employees to afford the median rent in Lindenhurst or nearby communities. Most households in Lindenhurst and the surrounding area have multiple earners, so the challenge illustrated in Figure 9 primarily affects single individuals, such as younger adults just entering the workforce, or families with just one income.

Figure 8: Housing Cost Burden Among Renter Households by Income.



Source: U.S. Census Bureau American Community Survey, 5-Year Estimate, 2019-2023.

Housing Needs Assessment

Figure 9: Which Employees Can Afford the Median Rent or Home Value in Nearby Communities?

Employee	Median Income	Linden-hurst	Round Lake Beach	Fox Lake	Antioch	Grayslake	Beach Park	Lake Villa	Lake County
Waiter or Waitress	\$29,948	Neither	Neither	Neither	Neither	Neither	Neither	Neither	Neither
Retail Salesperson	\$36,176	Neither	Neither	Neither	Neither	Neither	Neither	Neither	Neither
Home Health Care Aide	\$37,220	Neither	Neither	Neither	Neither	Neither	Neither	Neither	Neither
Preschool Teacher	\$38,497	Neither	Neither	Neither	Neither	Neither	Neither	Neither	Neither
Daycare Administrator	\$46,247	Neither	Neither	Rent	Rent	Neither	Neither	Neither	Neither
Retail Manager	\$48,798	Neither	Neither	Rent	Rent	Neither	Neither	Neither	Neither
Elementary School Teacher	\$65,754	Neither	Buy/Rent	Rent	Rent	Rent	Rent	Rent	Rent
Preschool Teacher + Retail Manager	\$87,295	Rent	Buy/Rent	Buy/Rent	Rent	Rent	Buy/Rent	Rent	Rent
HVAC Company Manager	\$92,735	Buy/Rent	Buy/Rent	Buy/Rent	Rent	Rent	Buy/Rent	Rent	Rent
Education Administrator	\$131,300	Buy/Rent	Buy/Rent	Buy/Rent	Buy/Rent	Buy/Rent	Buy/Rent	Buy/Rent	Buy/Rent

Median Rent	\$1,836	\$1,382	\$1,059	\$1,118	\$1,434	\$1,235	\$1,430	\$1,406
Income Needed to Afford the Median Rent	\$73,440	\$55,280	\$42,360	\$44,720	\$57,360	\$49,400	\$57,200	\$56,240
Median Home Value	\$275,400	\$191,200	\$219,300	\$299,700	\$293,900	\$223,600	\$325,900	\$326,600
Income Needed to Afford the Median Home Value	\$91,800	\$63,733	\$73,100	\$99,900	\$97,967	\$74,533	\$108,633	\$108,867

Sources: Median incomes of various professions are from the Illinois Department of Employment Security's Occupational Employment and Wage Statistics for Lake County, 2024. Median rent and home values are from the U.S. Census Bureau's American Community Survey, 5-Year Estimate, 2019-2023. Notes: The figure above is referred to as a stoplight chart. If a cell is shown in green, it means the worker can afford both the median home value and median rent. Cells in yellow indicate a worker can afford the median rent but not the median home value. Red cells indicate that a worker can afford neither the median rent nor median home value.

The issue of rental cost burdens has been amplified in recent years by growing demand for rental options amid limited supply. Generally, a healthy or stable rental vacancy rate in a community is around 5% to 8%. As shown in Appendix B, the rental vacancy rate in Lindenhurst, Antioch, Fox Lake, Beach Park, Round Lake Beach, and Lake Villa, as well as Lake County as a whole, has fallen and remained below stable levels in recent years. In Lindenhurst specifically, the rental vacancy rate has remained below 4% since it was first measured by the U.S. Census Bureau in 2010. This has, in part, contributed to the median rent in Lindenhurst rising at a pace of 5.8% per year in recent years from \$1,423 in 2018 to \$1,836 in 2023.

Looking forward, Lindenhurst can seek to attract housing options that existing renters can more easily afford, addressing a quality-of-life issue for these residents while also freeing up their budgets which can feed back into the local economy.

Housing Needs Assessment

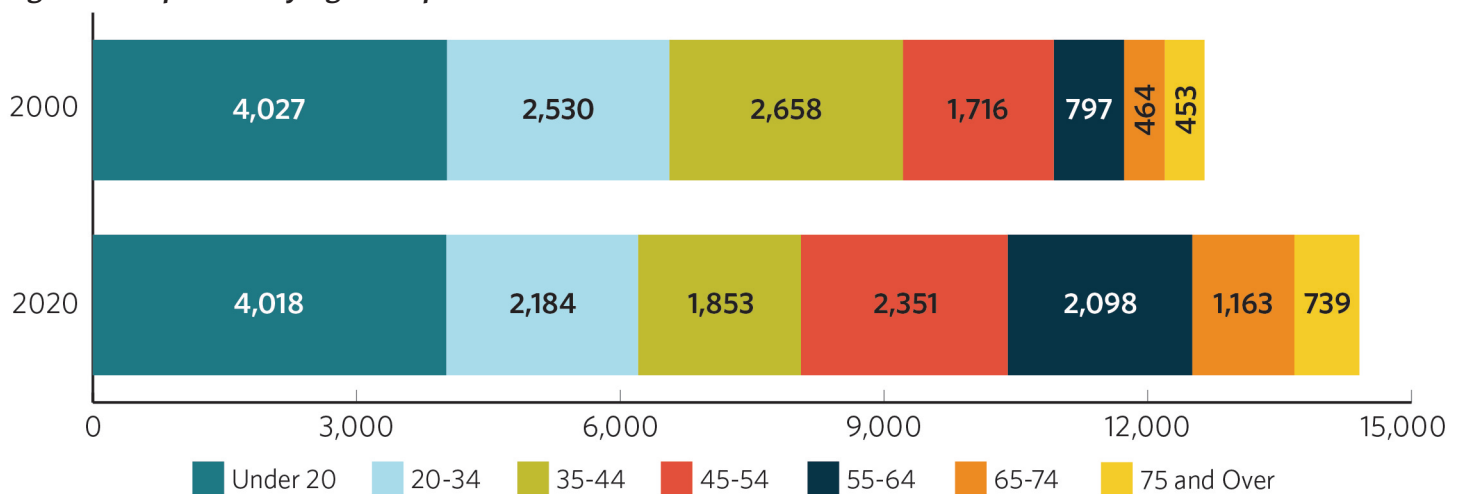
Lindenhurst's seniors need more homes that enable them to downsize in terms of both housing size and costs.

Like the county and the broader region, Lindenhurst has experienced tremendous growth in its older adult population. Between 2000 and 2020, the village added nearly 700 residents age 65 to 74 and approximately 286 residents age 75 and older, representing a substantial demographic shift over a relatively short period of time. In 2000, residents age 65 and older accounted for just 7% of the population; by 2020, this share had increased to more than 13%. As shown in Figure 10, the 55-64 age group grew by an even larger margin, indicating that older adults are likely to comprise an even greater share of Lindenhurst's population in the coming years.

Some older residents live in homes that can be modified to improve physical accessibility, while others live in homes that are far more difficult to adapt. As discussed in focus group meetings and community survey responses, many older homes have design features such as narrow hallways that cannot easily accommodate walkers or wheelchairs, while others are multi-level and require frequent use of stairs for daily activities.

Lindenhurst has begun to add housing options that allow older residents to downsize. The Victory Lakes senior living facility, built in 1989, offers over 314 homes with varying levels of support. Briargate, which began construction in 2021 and is continuing its build-out, is an age-restricted, 55-and-older development consisting of 228 single-story, maintenance-free, owner-occupied homes. These developments have responded to a key need and provided important benefits to residents. However, given the rapid growth of Lindenhurst's older adult population — nearly 1,000 additional residents age 65 and older since 2000 — continued demand for additional downsizing options is expected.

Figure 10: Population by Age Group.



Source: U.S. Census Bureau Decennial Census.

Housing Needs Assessment

Beyond the overall need for downsizing opportunities, residents have expressed interest in options that are both physically accessible and financially affordable for low- and moderate-income households. In the community survey, approximately one-quarter of respondents indicated that their current home will not meet their future needs; behind physical accessibility, the second most common reason cited was high homeownership costs. Focus group participants also shared examples of older adults living with adult children not by choice, but because they cannot find affordable, age-appropriate housing options nearby.

Victory Lakes and Briargate are major assets for Lindenhurst, helping to meet demand among older adults who can afford market-rate housing options. The village would benefit from opportunities to add similar developments in the future. Equally important — but more challenging — is addressing the need for housing that allows seniors to downsize both in terms of home size and cost. An added benefit of meeting this need not only supports older residents but also aligns well with the housing needs of Lindenhurst’s younger adult population.

Looking forward, Lindenhurst should encourage development that includes physically accessible and affordable downsizing options for its growing senior population.

Figure 11: Will Your Current Home Meet Your Future Needs?

Source: Lindenhurst’s Homes for a Changing Region community survey.

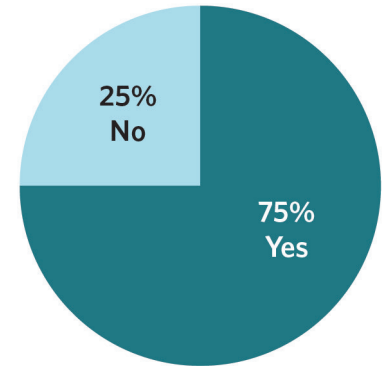
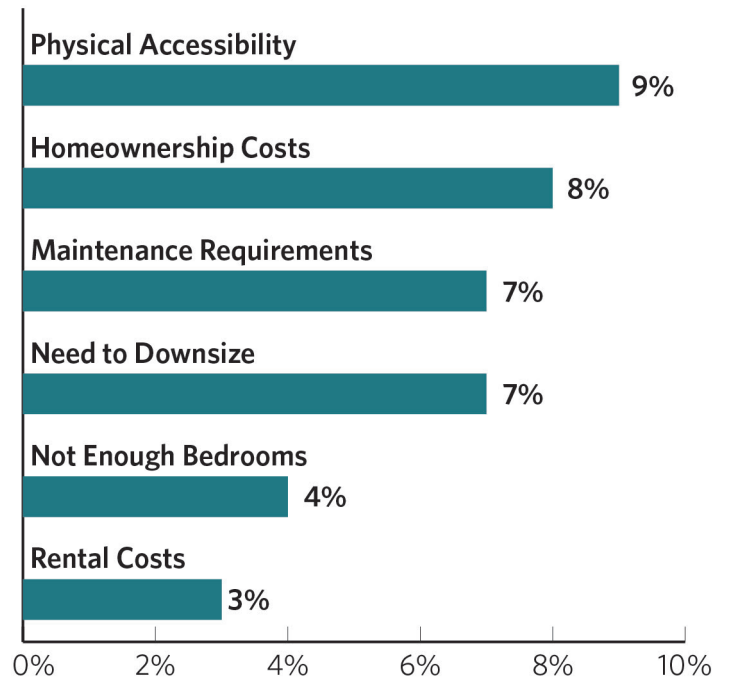


Figure 12: In What Ways Will Your Current Home Not Meet Your Future Needs?



Source: Lindenhurst’s Homes for a Changing Region community survey.

Housing Needs Assessment

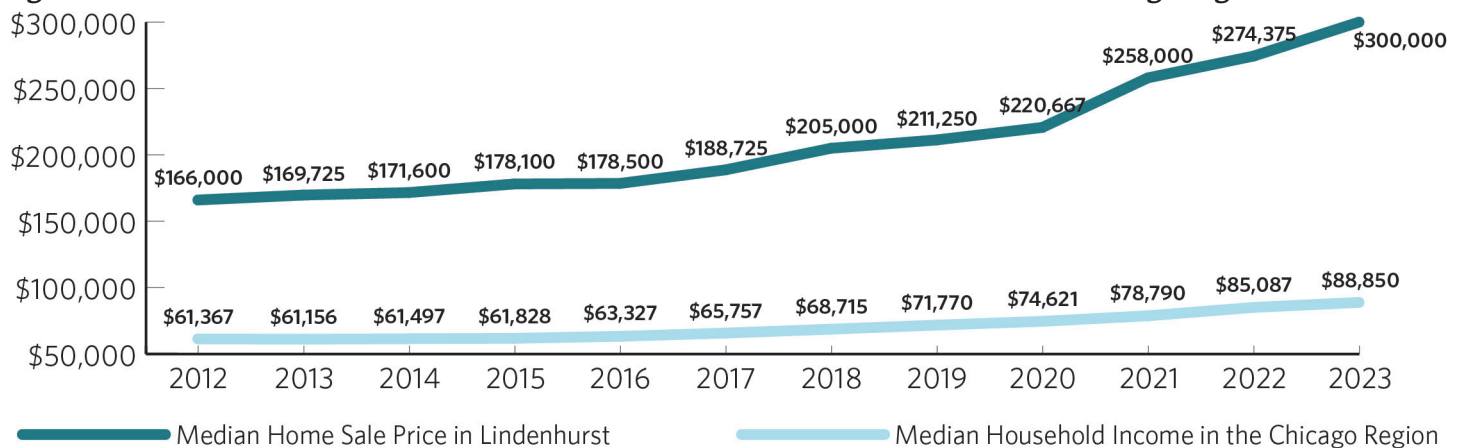
Lindenhurst’s younger adults need smaller, more attainable housing options, including both ownership and rental opportunities.

As shown in Figure 10 above, despite growing by over 1,700 residents from 2000 to 2020, Lindenhurst saw a significant decline in population among younger age groups. Over this twenty-year span, the number of residents age 20 to 34 decreased by approximately 346, while the population age 35 to 44 declined by about 805. One contributing factor is the trend of older residents remaining in their homes longer, meaning that fewer homes are available for younger residents to move into. Another factor is the rising cost of homeownership making it more difficult for younger adults to move into Lindenhurst.

Historically, home prices in Lindenhurst have been relatively affordable compared to other parts of the region. However, as shown in Figure 13, home prices have increased sharply in recent years. A commonly used rule of thumb for assessing homeownership affordability is that households can afford a home priced at up to three times their annual income. By this measure, Lindenhurst’s median home sale price in 2012 was affordable for most households in the Chicago region and remained within reach of the region’s median household income through 2020. That year marked the beginning of a period characterized by low interest rates, heightened housing demand, and rising construction costs. Between 2020 and 2023, median home sale prices in Lindenhurst increased at an average annual rate of approximately 13%.

As detailed in Appendix B, nearby communities are experiencing similar trends. Median home sale prices in Fox Lake, Round Lake Beach, Antioch, Beach Park, and Lake Villa have all risen by more than 10% per year since 2020. Community survey responses suggest one explanation for this pattern is that households are moving farther north within Lake County as housing in the southern part of the county and other parts of the region becomes increasingly unaffordable.

Figure 13: Median Home Sale Price in Lindenhurst and Median Household Income in the Chicago Region.



Sources: Median home sale price from RedFin Data Center. Median household income from the U.S. Census Bureau American Community Survey 5-Year Estimates.

Housing Needs Assessment

Housing needs of younger adults emerged as a recurring theme in both focus group discussions and community survey responses. Focus group participants shared observations that more adults in their twenties are living at home with their parents in Lindenhurst than in previous years. In a community survey question gauging opinions about various housing needs, the most agreed upon need was for additional options for first-time homebuyers.

Residents also acknowledged the diversity of needs among younger adults and the complexity of addressing them. Focus group participants noted that younger households' actual purchasing power is often lower than what standard affordability metrics or rules of thumb suggest, particularly because many older starter homes require ongoing repairs and maintenance. Community survey and focus group input also noted that for some younger adults looking to move back to Lindenhurst and live closer to family, rental options are helpful as either a short-term option in the process of saving up for homeownership or as a longer-term choice that lends itself to flexibility for job changes.

Looking forward, Lindenhurst should consider how its remaining development opportunities can provide smaller, more attainable homes — both ownership and rental options — that support younger adults in moving to or returning to the community.

Recommended Strategies

This housing action plan has identified four key housing needs in the Village of Lindenhurst:

- **Some of Lindenhurst's older homeowners need assistance with home repairs and accessibility improvements.**
- **Many of Lindenhurst's renter households need rental options they can more easily afford.**
- **Lindenhurst's seniors need more homes that enable them to downsize in terms of both housing size and costs.**
- **Lindenhurst's younger adults need smaller, more attainable housing options, including both ownership and rental opportunities.**

In January of 2026, the *Homes* team convened an expert panel to discuss resources for home repair and housing counseling, strategies for preserving affordable homeownership opportunities, addressing affordability needs of local renters, and utilizing housing development to support broader economic and commercial development goals. As a follow-up to this conversation, this housing action plan recommends the following strategies for Lindenhurst to consider pursuing and implementing in years to come:

- **Work with Community Partners for Affordable Housing to help residents access resources for home repair, down payment assistance, and affordable homeownership.**
- **Update or initiate plans and zoning ordinances to increase housing options that address the changing needs of Lindenhurst residents.**
- **Attract developers with a proven track record in affordable rental housing production.**
- **Leverage support from Lake County Partners in approaching workforce housing solutions as an economic development tool.**

Each recommendation is detailed more thoroughly below. Strategies can be coordinated and addressed in tandem to support each other or pursued individually.

Recommended Strategies

Recommendation #1:

Work with Community Partners for Affordable Housing to help residents access resources for home repair and accessibility, down payment assistance, and affordable homeownership.

Home Repair and Accessibility

Although Lindenhurst is a relatively young municipality, more than half of its housing stock was built before 2000. Some of these older homes can fill an important need in providing more affordable options in the community. However, stakeholders and survey respondents shared that many of the older homes in Lindenhurst have significant repair needs. Unaddressed, this can lead to health and safety issues for current residents in the short term; in the longer-term, homes in disrepair are at greater risk of being torn down or purchased by an institutional investor rather than a household looking for a starter home.

Lindenhurst can partner with Community Partners for Affordable Housing (CPAH), a Lake County non-profit housing organization, to address many of these issues. CPAH administers several programs that can assist Lindenhurst residents in maintaining their properties as well as with becoming more successful homeowners and renters. Rob Anthony, CPAH's President, spoke at the Lindenhurst Expert Panel and described a range of programs that could be useful in the community.

Thanks to various state, county, and philanthropic resources, CPAH can provide grants and loans to help homeowners make their homes safe, healthy, accessible, and code compliant. The wide range of eligible improvements includes roof repair, electrical work, lead-based paint remediation, mold remediation, structural repairs, widening doorways, addition of wheelchair ramps, etc. Low-income homeowners can receive up to \$50,000 in a forgivable loan, and, if they remain in the home for 5 years, the loan is fully forgiven. Repairs and upgrades of this nature often allow existing homeowners, especially seniors who may want to age in place or low-income residents who otherwise could not afford them, to remain in their homes, as well as ensure the longevity of this older, more affordable housing stock.

Another tool that can assist Lindenhurst residents interested in making their homes more age-friendly and accessible is the Accessible and Universal Home Remodeling Guidebook created by the Metropolitan Mayors Caucus, AARP Illinois, and the Universal Design Institute. This Guidebook offers visual design examples for home entrances, kitchens, bathrooms, and more; provides helpful advice in estimating costs and selecting contractors; and points to more resources for continued education. The guidebook was created to help residents know where to begin this important, yet often complicated, process of modifying their homes to better fit their current needs, the needs of loved ones who may visit, or their future needs.

Recommended Strategies

Homeowner Education and Financial Assistance

CPAH is also a HUD-certified housing counseling agency and offers a number of programs to help people prepare for and remain in their homes. The organization provides foreclosure prevention counseling, homeownership counseling, and financial literacy education, including information on property tax freezes, appeals and exemptions. Property taxes have repeatedly been identified as a key concern, so these resources and opportunities are essential to share. Educational sessions like these can also help renters and homeowners build their savings, establish and improve their credit, take control of their debt, and more sustainably remain in their homes. Classes and counseling are available online, in-person at CPAH's office in Libertyville, or could be scheduled in Lindenhurst.

In addition to all of these services, CPAH also offers a down payment assistance program that provides eligible Lake County homebuyers with up to \$13,999 to help with down payment, closing costs, and buying down the interest rate. Assistance comes in the form of a 0% interest loan with no monthly payment that is forgiven over time. If the purchaser stays in the home for 5 years, the loan will be completely forgiven.

Lindenhurst should reach out to CPAH to establish a relationship and determine how to best market these programs, as well as any others that might be appropriate, to the Village's residents and property owners.

Community Land Trust

Of all CPAH's tools, the Community Land Trust might be its crown jewel. It certainly is the most expensive and complex item in the toolbox, but its proven impact of making housing affordable "in perpetuity" is worth the investment, given the extent to which Lindenhurst's younger households and workforce need more attainably priced home options. The initial financing lasts long past the first household supported, serving all subsequent buyers, per Figure 14 below. A Community Land Trust (CLT) is a non-profit organization, governed by a board of residents and public representatives, that builds new and/or purchases existing properties and then sells the homes at an affordable price while keeping ownership of the land itself. CPAH operates one of the nation's most well-known and effective Community Land Trusts. At the Expert Panel, its President Rob Anthony described how CPAH's model works to ensure "affordability in perpetuity" for the homes that are part of the Community Land Trust.

“

What we see is if someone is in a Community Land Trust home for 10 years, they typically walk away with about \$60,000 in equity.

— Rob Anthony,
Community Partners for Affordable
Housing, at the Lindenhurst
Expert Panel meeting.

”

Recommended Strategies

Community Land Trusts are an effective tool for keeping owner-occupied homes affordable for the long term, even as ownership changes hands. CPAH utilizes funding from federal, state, and local sources to develop new housing or acquire and rehab existing housing. CPAH then sells the home to low- or moderate-income households, while CPAH retains ownership of the underlying land and leases that land to the homeowner. By doing this, CPAH takes the land value out of the equation and is able to make the home affordable in perpetuity. When the home is sold in the future, whether that be one year later or 20 years later, the resale price of a home is calculated in a way that allows homeowners to gain a fair share of appreciation while still preserving the home as affordable for the next homebuyer.

The CPAH Community Land Trust currently holds over 100 homes in Highland Park, Evanston, Lake Forest, Wilmette, and other communities. As Rob Anthony noted at the Expert Panel, their work in each partner community is tailored to that municipality. A Community Land Trust in Lindenhurst could start small and build its capacity over time. A key step would be dedicating some local dollars, whether by creating a Lindenhurst Housing Trust Fund or another less formal mechanism, and working with CPAH to identify other funds to supplement local resources. CPAH typically finds that local funding is leveraged 150% - 200% with other state, federal, and philanthropic funds. Putting dollars toward a Community Land Trust is an efficient use of resources since each investment can benefit multiple households over time.

Figure 14: Example of How a Community Land Trust Maintains Long-Term Affordability.

Community Land Trust acquisition of a home and sale to the first income-eligible homebuyer	
Market price of the initial home, whether purchased or newly constructed	\$350,000
What the homebuyer can afford	\$225,000
Acquisition gap filled by the CLT (plus any additional repairs, if needed)	\$125,000
Sale price of the home	\$225,000
10 years later	
New market value of the home (assuming 20% appreciation, as an example)	\$420,000
Resale price using an example of a CLT resale formula	\$232,000
Home seller net gain from appreciation	\$7,000
Equity gained from paying down a mortgage	\$52,000
Total cash to homeowner upon sale	\$59,000
Home is sold to the next income-eligible homebuyer	
What the homebuyer can afford	\$232,000
Sale price of the home	\$232,000
Acquisition gap to be filled by the CLT	\$0

Recommended Strategies

Next Steps:

- Meet with Community Partners for Affordable Housing staff for in-depth discussion of home repair and housing counseling resources and best ways for the Village to promote these to residents.
- Create a plan for promoting homeownership assistance resources to residents through newsletters, social media, water bills, flyers at Village Hall, code enforcement, etc.
- Promote the Metropolitan Mayors Caucus' Guidebook on Home Accessibility Improvements.
- Meet with Community Partners for Affordable Housing to understand if local resources would be needed to create Community Land Trust homes in Lindenhurst.
- Receive a presentation from Community Partners for Affordable Housing to the Village Board about Community Land Trusts for more education.

Recommended Strategies

Recommendation #2:

Update plans and zoning ordinances to increase housing options that address the changing needs of Lindenhurst residents.

Updating the Comprehensive Plan and/or Creating a Corridor Plan for Grand Avenue

Lindenhurst leaders can take steps to demonstrate their interest in strategically increasing housing options, including desired products such as apartments and other more affordably priced homes. Utilizing this housing action plan, local leaders can continue to signal their interest by discussing the need for housing variety at Board and Commission meetings, identifying potential sites for apartments, multifamily, and mixed-use development, and by including this document's housing needs and strategy recommendations as priorities to, respectively, address and advance in an updated Comprehensive Plan or Corridor Plan for Grand Avenue, or any other subarea identified.

As the most recent Comprehensive Plan was completed in 1998, it makes sense for Lindenhurst to update this document and include its goals for housing types and price points in a new Comprehensive Plan's housing chapter. Lindenhurst could also explore using Corridor Planning assistance from the Chicago Metropolitan Agency for Planning's Technical Assistance program. With either approach, the Village might consider incorporating a market study which could understand commercial demand along Grand Avenue and help demonstrate the role of more rooftops and households in attracting new employers and retail options.

Lindenhurst's Grand Avenue has been a major focus of the Village in recent years, and good progress has been made to bring in businesses and enhance the aesthetic appeal of the area. In terms of municipal actions, the Grand Avenue Streetscape Design Project, approved in 2024, established a set of streetscape and design guidelines for this corridor. The project visualized potential for multifamily and mixed-use development on key undeveloped sites along Grand Avenue. Creating a Corridor Plan for this area or including it as a key component of a Comprehensive Plan update would enable Lindenhurst to set a clearer plan for land use and development along this corridor and give clarity to potential developers as to what the community envisions for specific sites.

Lindenhurst may choose to proceed with recommendation #3 (regarding attracting developers) on a parallel track, or even prior to this recommendation on updating plans and zoning, as these strategies are interconnected.

Recommended Strategies

Multifamily development can bring important benefits to the community, whether along Grand Avenue as envisioned in the Streetscape Design Project or in other targeted areas in Lindenhurst, including adjacent land to be considered for incorporation. This type of development, which can include either apartment and condominium buildings, can serve a wide variety of household types and needs, such as seniors interested in downsizing and young families desiring to live in Lindenhurst, groups identified earlier in this report. A larger and well-designed building creates economies of scale that can help reduce housing costs for future residents, while also functioning as an economic development tool, expanding the community’s tax base and adding commercial vitality. With Lindenhurst’s rental vacancy rate remaining below stable thresholds for over a decade, additional multifamily rental development would help expand housing options for new residents while easing pressure on older rental stock that is contributing to rising costs.

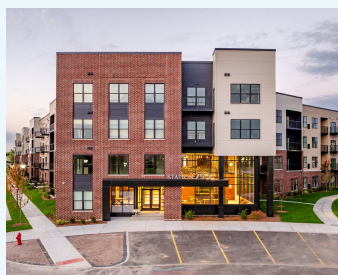
Another type of housing for Lindenhurst to consider is “Missing Middle Housing.” This term refers to a range of multi-unit buildings – such as duplexes, triplexes, townhomes, and cottage courts - that are the “middle ground” between single-family houses and larger multifamily buildings. A major benefit of homes in Missing Middle Housing buildings, by being smaller in terms of square footage than a single-family home, offer more attainable options for seniors looking to downsize and first-time homebuyers – two housing needs identified in this report. Missing Middle Housing buildings can be built for homeowners or renters, depending on the focus of the developer, meaning that this approach could also help Lindenhurst add housing options for renters – a third need identified in this report. In updating the Comprehensive Plan and/or creating a Corridor Plan for Grand Avenue, Lindenhurst can identify where Missing Middle Housing can be added to the community. Areas to consider are future annexation sites east of the community and vacant infill sites along Grand Avenue. The Metropolitan Mayors Caucus’ Toolkit on Missing Middle Housing would be useful in understanding best practices in crafting zoning and design regulations for these housing options.

Multifamily Examples



**Panton Mill Station,
South Elgin**

100 homes, 2020



**Station 250,
Mundelein**

169 homes, 2024

Missing Middle Housing Examples



**Morris Station
Townhomes, Mundelein**

139 homes, 2023



**Wood Creek Cottage
Courts, Lincolnshire**

74 homes, 1975

Recommended Strategies

Zoning Updates

The overarching motivation - whether updating existing plans or making new ones - should be making wise use of Lindenhurst's remaining development opportunities. This will inevitably necessitate zoning changes in order to enable multifamily and/or Missing Middle Housing, as the Village's current zoning does not allow multifamily developments by right in any of its residential zoning districts, only townhomes. As Cary Mayor Kownick emphasized at the Expert Panel, communities should not be afraid of changing their zoning; in fact, it is constantly adapting that allows communities to grow and thrive. He further emphasized the importance of creating zoning that is flexible enough to allow the development that is desired by the Village. Taking these steps will likely encourage developers to bring proposals to Lindenhurst that better reflect the community's vision.

Next Steps:

- **Determine whether a market study would be useful to demonstrate the way increased residential options attract employers and economic investment.**
- **Consider available sites in Lindenhurst and which are best suited for development, updating the Comprehensive Plan and/or creating key Corridor Plans.**
- **Update the zoning ordinance to permit multifamily housing in support of these development goals.**
- **Learn about Missing Middle Housing options using the Metropolitan Mayors Caucus' Toolkit.**

Recommended Strategies

Recommendation #3:

Attract developers with a proven track record in affordable rental housing production.

As discussed above, revisions to plans and zoning ordinances can occur before, after, or concurrently with efforts to engage experienced developers and explore comparable developments in nearby communities.

As described earlier in this report, Lindenhurst lacks sufficient housing options for both current renters, many of whom are “housing cost burdened,” as well as future renters who are often deterred by the low vacancy rates. Renters in Lindenhurst with incomes below \$50,000 particularly struggle to find an apartment they can afford. One-third of all Lindenhurst renters pay more than thirty percent of their income on housing expenses, and one in six renters pay more than fifty percent of their income on housing expenses. These numbers include many renter households earning between \$50,000 and \$100,000 per year who are cost burdened. Adding apartments in Lindenhurst could ease the burden on these residents, and open the community up to additional seniors, young families, and members of the local workforce. In addition to helping these groups find affordable home options in Lindenhurst, local businesses can benefit from having a larger customer base living nearby.

The key to adding affordable rental options will be identifying and bolstering the efforts of strong development partners who will work with the community to ensure the final product meets community needs and goals. If the Village is not approached first, Lindenhurst can demonstrate its interest in working with a developer who knows how to leverage both operating subsidies through public sector partners like Lake County Housing Authority (LCHA), and private sector investment through the Low-Income Housing Tax Credit (LIHTC) program. LIHTC produces most of the affordable rental housing in the U.S., largely for households with annual earnings less than 60% of the Area Median Income (AMI). Locally, this translates to \$71,940 for a family of four, which this report identifies as a substantial and unmet need in Lindenhurst.

Garden Place Apartments, Cary, IL

Developed in 2017, Garden Place Apartments is comprised of 60 apartments, ranging in size from one-bedroom to three-bedrooms, and is income-restricted to households earning a maximum of 60% of the Area Median Income (AMI) per Figure 15 below.



Cary Senior Living, Cary, IL

Developed in 2020, Cary Senior Living is a 62-unit senior housing community income-restricted to households earning a maximum of 60% AMI per Figure 15 below.



Recommended Strategies

The LIHTC program has benefited numerous neighborhoods in the Chicago region, including the Garden Place Apartments development in Cary that Mayor Kownick described at Lindenhurst’s Expert Panel. He further noted that some of those apartments also leveraged operating subsidies, like Lindenhurst could from LCHA, to include some options affordable to households earning up to 30% AMI (\$35,970 for a family of four).

When the Garden Place developers first approached the Village, the Mayor relayed, he did not know anything about affordable rental housing and assumed it would not fit in anywhere in Cary. The Village’s largest employer reached out to underscore the need for workforce housing solutions, a voice that greatly informed the Mayor’s strategy. After educating himself and fellow Village Board members about LIHTC developments and the needs of Cary’s residents and local workforce, the Village Board approved Garden Place. The Village was actively involved in the design of and communications about the building, ensuring that it fit in as well as added to the community, and did not have to contribute any funds to the development. Mayor Kownick noted that, since the completion of Garden Place, various residents, including some who initially had concerns about the development, and area employers have expressed their gratitude for the result. He also shared that occasionally people think Garden Place is a luxury condo building. Further, the success of the development has generated demand for additional market-rate development that can support Cary’s broader economic development and downtown revitalization efforts.

The competitive LIHTC program, administered by the Illinois Housing Development Authority, leverages needed equity for local development, thanks to private sector investors. Recognizing that construction and operation costs of these high-quality properties are similar to market rate housing, LIHTCs enable investors to get a dollar-for-dollar credit on their investment in this program, providing those developers selected through the competitive process with the resources needed to build and manage the properties. Though the average household income of those moving into these properties needs to be 60% of the Area Median Income (AMI) or below, a portion of households served can earn up to 80% AMI, which locally is \$95,900 annually for a family of four. As demonstrated by developments in the Village of Cary, developments that utilize the LIHTC program can serve either families or seniors.

Figure 15: Area Median Income (AMI) Levels for Various Household Sizes, Lake County, 2025.

Household Size	30% AMI	60% AMI	80% AMI	100% AMI
1	\$25,200	\$50,400	\$67,150	\$84,000
2	\$28,800	\$57,600	\$76,750	\$96,000
3	\$32,400	\$64,800	\$86,350	\$108,000
4	\$35,970	\$71,940	\$95,900	\$119,900
5	\$38,850	\$77,700	\$103,600	\$129,500
6	\$41,730	\$83,460	\$111,250	\$139,100

Recommended Strategies

While the Village itself is not a developer and would not apply for the LIHTC program, there are several ways that it can promote and/or incentivize the development of quality and affordable homes. At the most basic level, critical is the Village's leadership communicating the benefits of a LIHTC development and providing letters of support for the host of competitive financing applications that supplement a quality LIHTC or other development. Because local support increases the competitiveness of a LIHTC proposal, the Village can proactively seek an experienced and trusted developer. Informally or through a Request for Qualifications (RFQ) process, the Village can reach out to developers active in surrounding communities to engage them in discussions, let them know of Lindenhurst's available opportunities and learn more about the developers' interests and ideas, including any regulatory or zoning barriers they identify. Lindenhurst can also ask peer communities which developers they have worked with to produce quality housing options and add those names to Lindenhurst's outreach list. If the Village becomes the owner of any appropriate lots, it can offer them to interested developers at a discounted or donated cost, which could also leverage financing through the Illinois Affordable Housing Tax Credit program.

Next Steps:

- **Discuss among the Village Board data on affordability needs of local renters and how other communities in the area have successfully addressed these needs.**
- **Review affordable rental developments in the surrounding area, speak with these municipalities, and consider inviting local officials on a site visit to an example development.**
- **Contact potential developers about their interest in Lindenhurst, potentially utilizing a Request for Qualifications (RFQ) tool.**
- **If a proposal is made, bring Village officials on a site visit to a comparable affordable development.**

Recommended Strategies

Recommendation #4:

Leverage support from Lake County Partners in approaching workforce housing solutions as an economic development tool.

Lake County Partners (LCP), the public-private economic development agency that works to attract, retain, and expand business in Lake County, published a 2023 Housing Analysis which found that, if current population and construction rates continued, it would result in a countywide shortage of over 11,000 market-rate housing units and over 7,000 affordable housing units by 2027.

Panelist Steve DeBretto, from Lake County Partners, was recently hired to fill the role of its newly created Director of Strategic Initiatives. He explained that, in the past, housing was not an issue area of LCP, but that the study was undertaken because its member employers noted that housing prices were interfering with employers' ability to recruit and retain workers, and that this phenomenon was affecting the County's ability to grow its employer base. The study underscored that the lack of housing supply and variety of price points will continue to limit the County's workforce and economic base, particularly with an aging population and projected decline in the working-age population.

As Lake County Partners and other stakeholders contemplate how to support local leaders in tackling those trends, Lindenhurst's growth potential, high-quality schools, and many amenities make it uniquely positioned to leverage employer support in its development efforts. In the Expert Panel, the Mayor of Cary underscored the value of employer input and encouraged Lindenhurst to be more proactive in its approach. Steve DeBretto noted that his role, in part, is to explore how best LCP and its members can be proactive in this way.

By actively collaborating with Lake County Partners and local employers to better understand and address workforce housing needs, and to help the County address its production goals, the Village can not only gain a strong ally but can bring a public-private perspective to its housing strategy. Lake County Partners could provide data on local and regional employers and industry trends, help Lindenhurst engage its employers, provide analysis of employee demographics and interest in living near work, and help to involve employers in specific policy or housing initiatives, such as zoning updates or new development proposals.

Lastly, as Lindenhurst looks at increasing its supply of housing, Lake County Partners could help introduce key tools such as the Enterprise Zone, which is a designation that can result in tax incentives that lower the cost of housing construction. Regulatory reform to speed and lower the cost of the entitlement process can also attract housing developers. In the competitive arena around attracting employers and developers, the outcome of this effort might further boost the Village's appeal and give it that needed edge. Given Lindenhurst's TIF work along the Grand Corridor, and an unemployment rate that is slightly higher than the State average, there are indications that an Enterprise Zone and other LCP tools could provide Lindenhurst a competitive edge as it works to attract retail, housing, and mixed-use development.

Recommended Strategies

Next Steps:

- Reach out to Lake County Partners to explore how to collaborate around workforce housing solutions.
- Use LCP data to understand commercial development opportunities.
- Evaluate the use of an Enterprise Zone to support commercial and housing development.
- Incorporate input from local employers and LCP in housing discussions.

Key Contacts

Rob Anthony, President, Community Partners for Affordable Housing
ranthony@cpahousing.org

Mark Kownick, Mayor, Village of Cary
mkownick@caryillinois.com

Steve DeBretto, Director of Strategic Initiatives, Lake County Partners
sdebretto@lakecountypartners.com

Appendix A: Community Survey and Meeting Summaries

Timeline and Perspectives Included

DECEMBER 3, 2025
Community Survey Opens

DECEMBER 4, 2025
Survey Promoted by
Community Organizations

DECEMBER 12, 2025
Survey Promoted Through
the Village's E-Newsletter
and Social Media

DECEMBER 19, 2025
Survey Promoted Through
the Village's E-Newsletter
and Social Media

JANUARY 7, 2026
Survey Promoted Through
the Village's E-Newsletter
and Social Media

JANUARY 16, 2026
Community Survey Closes

December 3, 2025 | Kickoff Meeting

- Dominic Marturano, Mayor, Village of Lindenhurst
- Dawn Suchy, Village Trustee and Board Liaison to the Plan Commission
- Clay Johnson, Administrator, Village of Lindenhurst
- Emily Shaw, Economic Development and Special Projects Coordinator, Village of Lindenhurst
- Chris Gheysen, Plan Commissioner, Village of Lindenhurst
- Melinda Linas, Chief of Police, Lindenhurst Police Department,
- Doug Slazes, Fire Chief, Lake Villa Fire Protection District

December 10 & 16, 2025 | Focus Group Meetings

- Lindenhurst Residents
- Village of Lindenhurst Citizens Academy Participants and Graduates
- School District Officials
- Employees of Lake County Non-profits
- Homeowners Association Board Members
- A Local Realtor

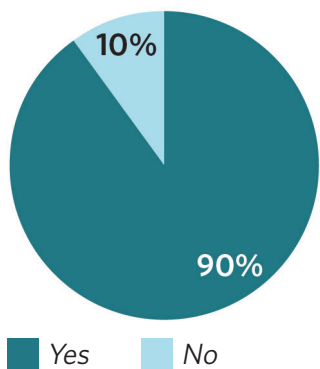
Appendix A: Community Survey and Meeting Summaries

Community Survey Summary

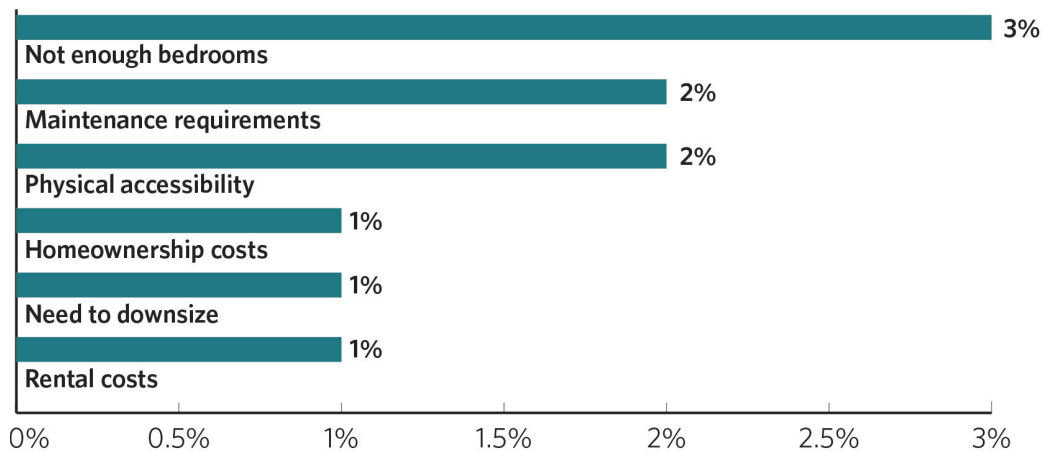
252 residents and 23 local workers completed the survey between December 3, 2025, and January 16, 2026.

Personal Experience

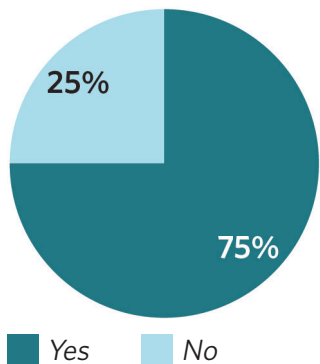
Question 1: Does the home you live in meet your current needs?



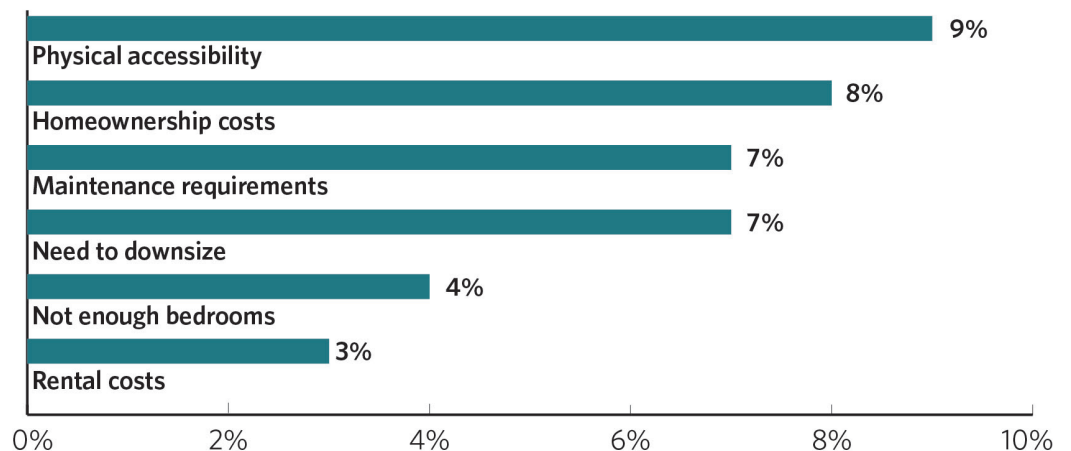
Question 2: In what way(s) does the home you live in not meet your current needs?



Question 3: Do you believe the home you currently live in will meet your future needs, allowing you to remain in this home for the foreseeable future?

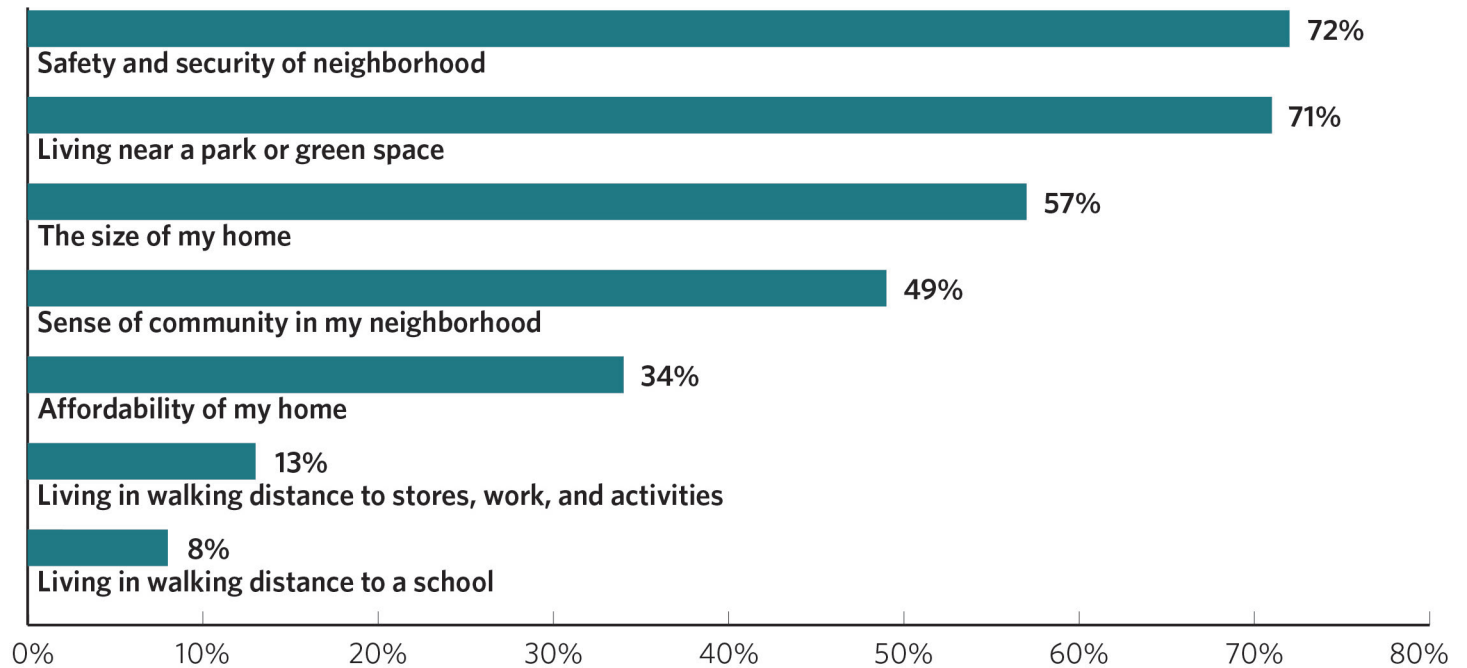


Question 4: In what way(s) does the home you currently live in not meet your future needs?

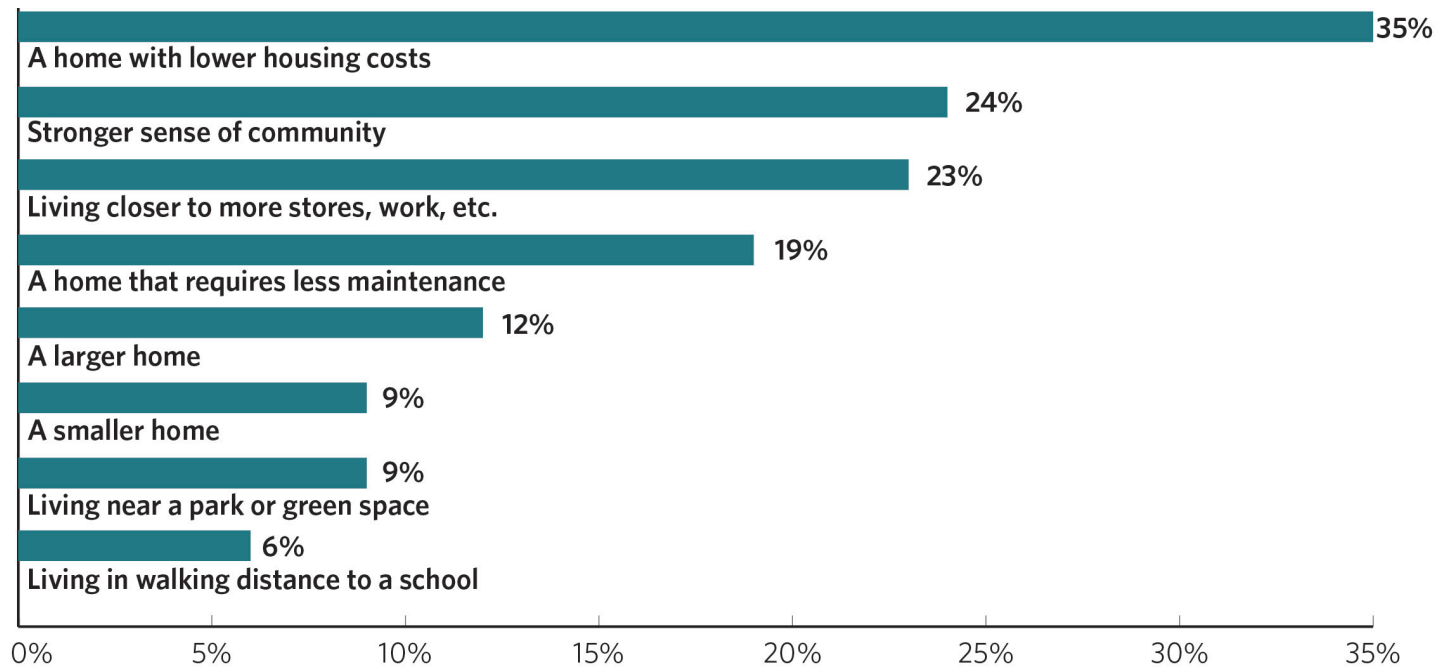


Appendix A: Community Survey and Meeting Summaries

Question 5: What do you like most about your current home and neighborhood?



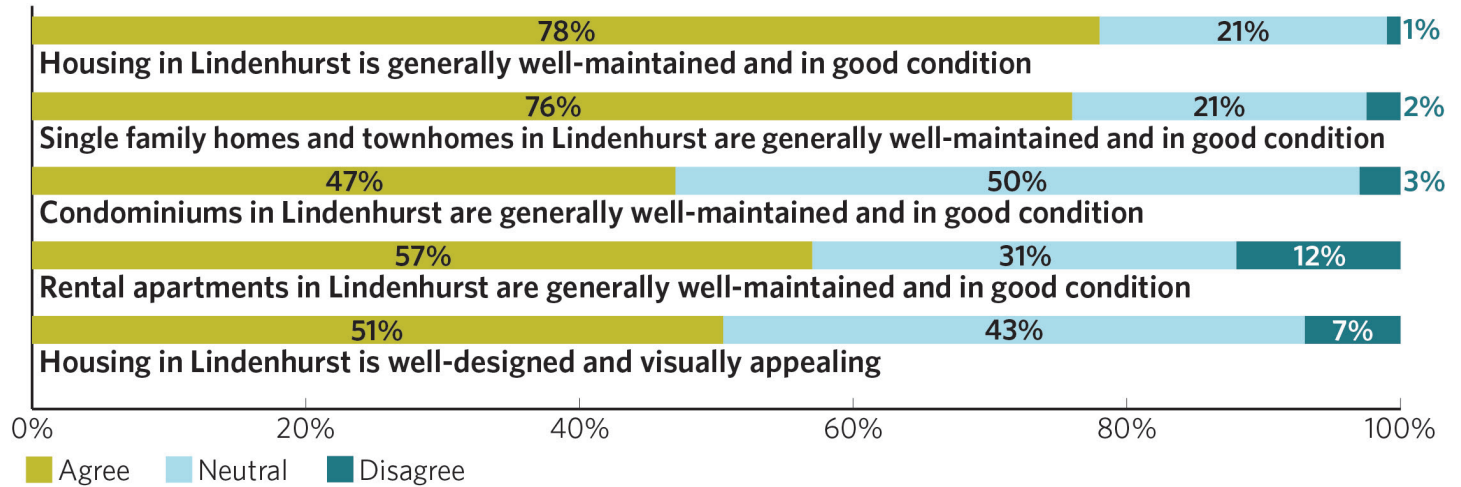
Question 6: What improvements would you like to see in your housing situation or neighborhood?



Appendix A: Community Survey and Meeting Summaries

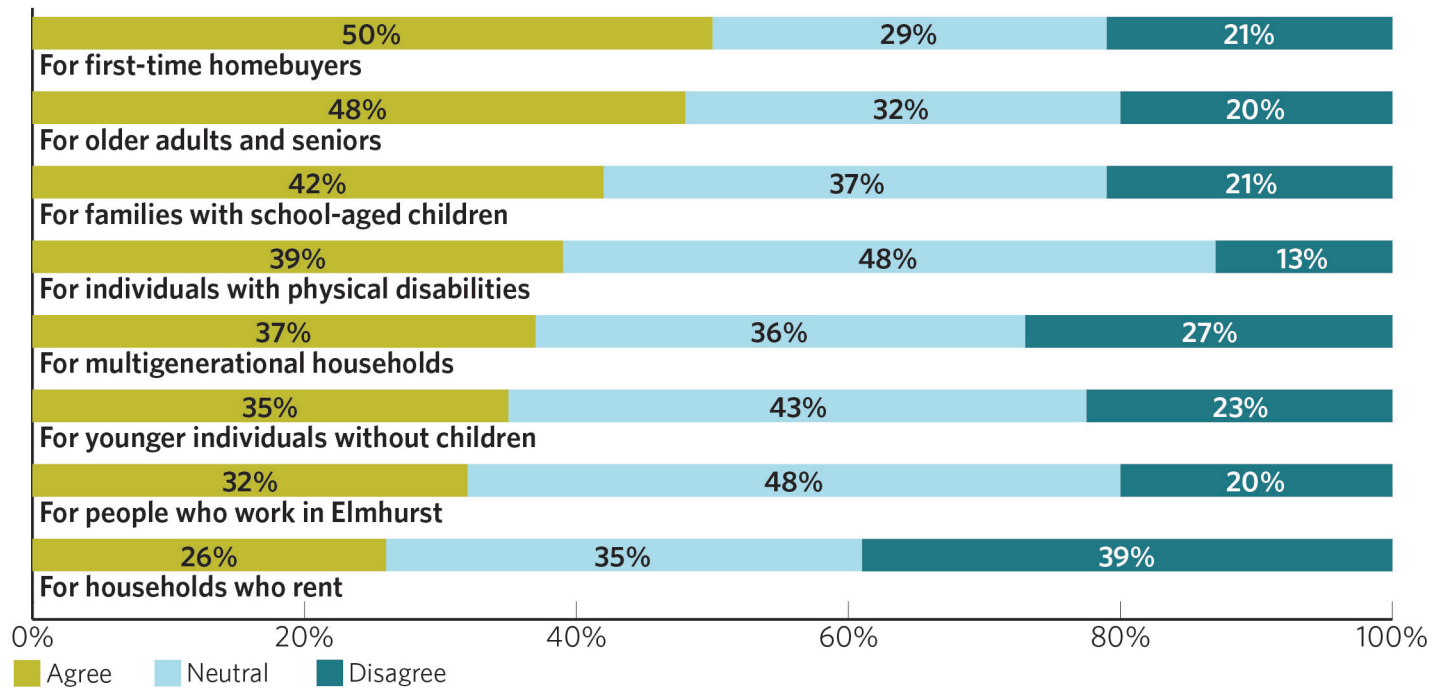
Housing Conditions

Question 7: Please answer the following prompts:



Housing Needs

Question 8: Lindenhurst has a need for more housing options...

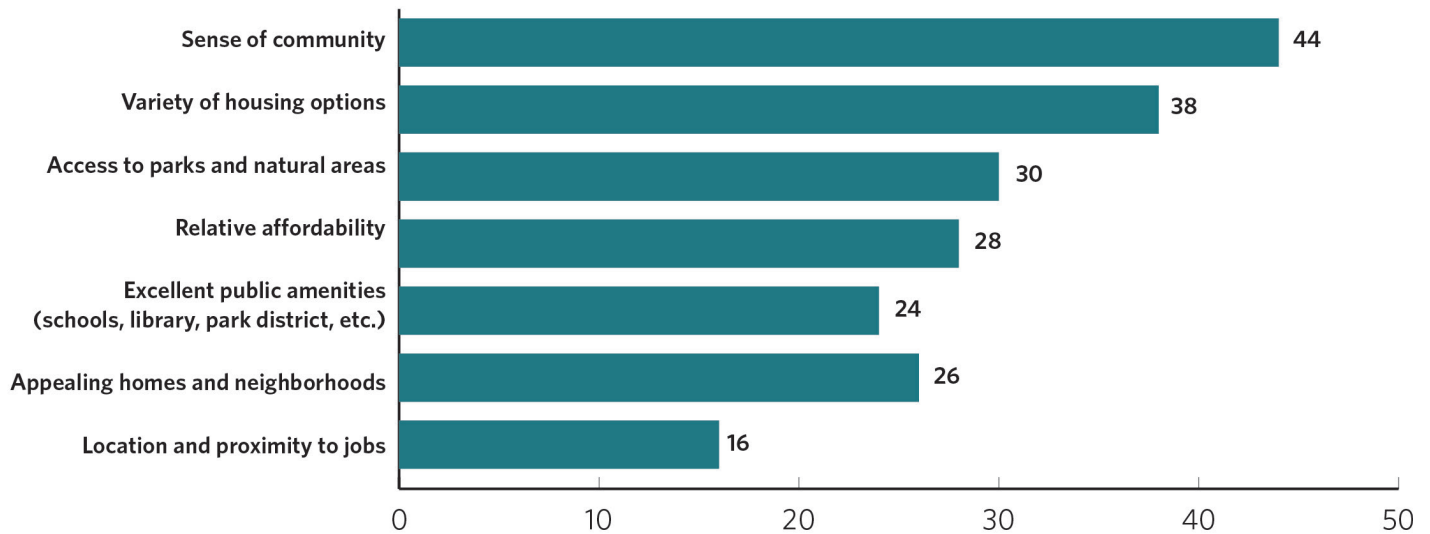


Appendix A: Community Survey and Meeting Summaries

Open-Ended Questions

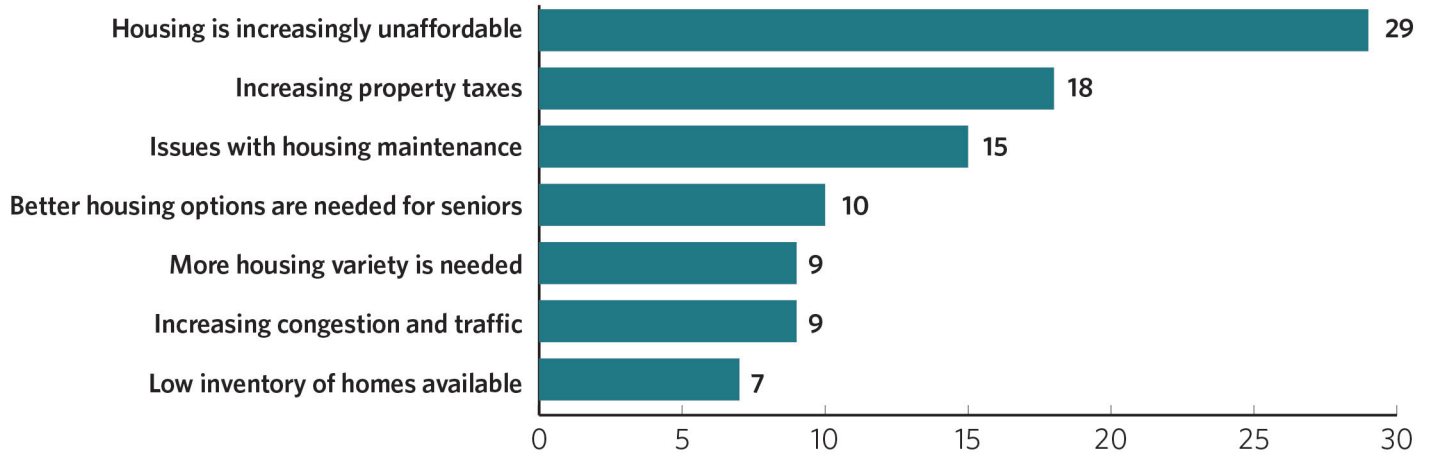
The following survey results were categorized by the Homes for a Changing Region team. Questions were optional for survey respondents, and response totals vary.

Question 9: What are the major strengths of housing in Lindenhurst?



156 total responses.

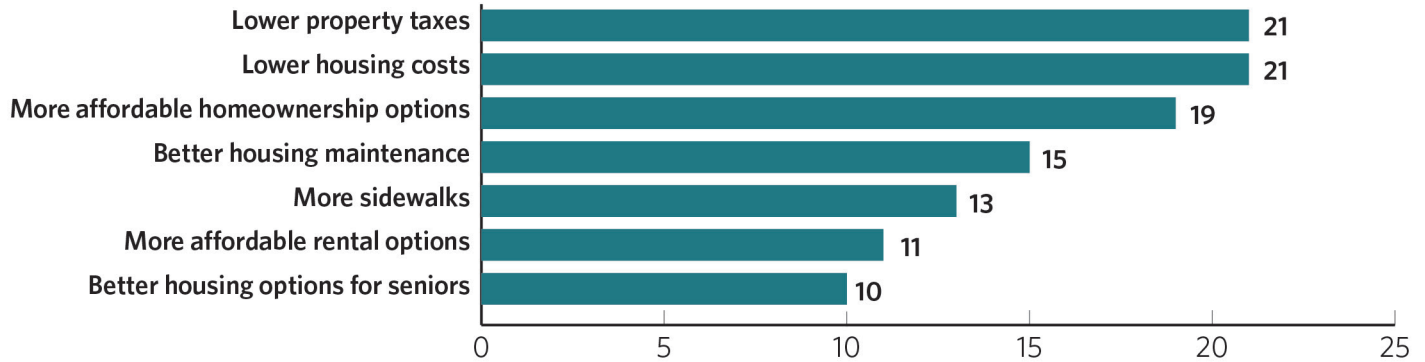
Question 10: Please describe any important trends you see related to housing in Lindenhurst.



115 total responses.

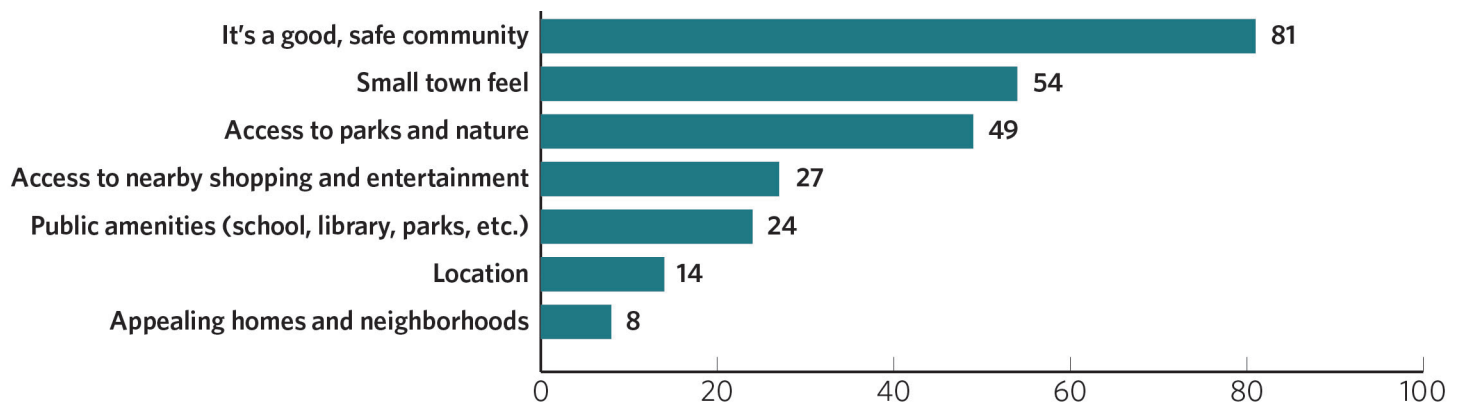
Appendix A: Community Survey and Meeting Summaries

Question 11: What housing-related changes would you like to see in Lindenhurst?



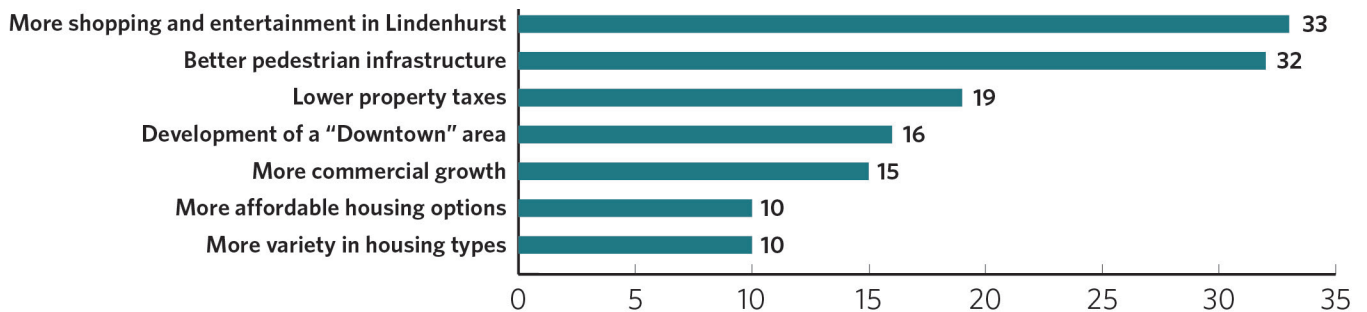
136 total responses.

Question 12: Generally speaking, what do you like most about Lindenhurst?



170 total responses.

Question 13: Generally speaking, what changes would you like to see in Lindenhurst?



154 total responses.

Appendix A: Community Survey and Meeting Summaries

Key Themes of Kickoff and Focus Group Meetings

Lindenhurst Today Has Different Housing Needs Than When the Housing Stock Was First Built

Seniors often want smaller one-level homes. Families still want larger single-family homes, but these households make up a smaller portion of the community than in years past.

- “I’ve gone out on many calls where elderly residents are living with their adult children because they see no other alternatives.”
- “Single young adults who want to stay in the community don’t have many options.”
- “There’s a higher rate of kids living at home into their 20s than there used to be.”

Affordability – Defined Broadly – Is a Central Housing Challenge

Homeowners noted taxes and rising costs of maintenance and insurance on their ability to afford to remain in Lindenhurst. Those with knowledge of the rental market noted rental costs are increasing faster than incomes.

- “There is a niche of starter homes that is growing harder to fill. Townhomes are getting pricier.”
- “Affordability for seniors is something we need. Senior living facilities and new age-restricted housing are wonderful for some seniors but out of reach for others.”
- “I’ve seen elderly residents and single mothers have to work two jobs to afford the rent.”

Housing, Economic Development, and Taxes Are Interconnected

Housing, particularly the number of residents in an area, affects Lindenhurst’s ability to attract more businesses. Economic development, in turn, can grow the commercial tax base and alleviate property taxes.

- “More housing enables us to attract businesses and support our economic initiative on Grand Avenue.”
- “Trying to compete with Gurnee and others who have big box retailers is difficult. Lindenhurst may need to focus more on small businesses, who are dependent on having a certain number of potential customers nearby.”
- “A challenge in my community is that once kids graduate, empty nesters often leave because of tax rates. If more older residents could stay in the community, that leads to more people to help pay taxes for schools.”

Older Homes Are Generally Well Maintained. A Portion Have Repair or Improvement Needs

Home repair and accessibility improvements cost are rising. Deferred maintenance, when it occurs, is linked to seniors’ ability to afford their housing costs. Certain homes are more difficult to make physically accessible.

- “Older homes are very compartmentalized... walkers don’t fit down most hallways.”
- “Purchasing power for younger adults is actually smaller than it may seem due to the money needed for rehabbing older homes after they are purchased.”
- “There are seniors that are struggling with upkeep to their homes. We receive a lot of calls looking for programs for help with repairs.”

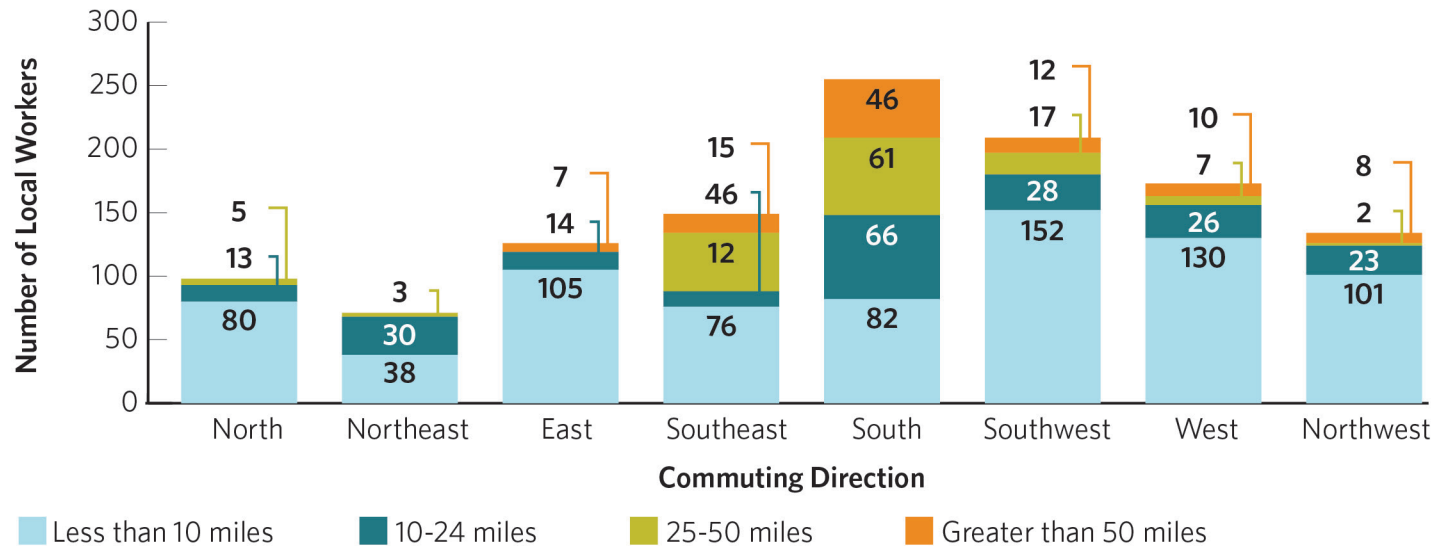
Appendix B: Additional Data

Figure 16: Household Types in Lindenhurst, Lake County, and the Chicago Region.

	Households with Children		Households without Children		Single-person Households		Total Households
	Number	Percentage	Number	Percentage	Number	Percentage	Number
Lindenhurst							
2013	2,272	46%	1,756	36%	881	18%	4,909
2023	1,928	38%	2,365	47%	788	16%	5,081
Lake County							
2013	97,651	41%	90,671	38%	52,750	22%	241,072
2023	81,969	32%	114,671	45%	60,020	23%	256,660
Chicago Region							
2013	1,182,545	34%	1,280,523	37%	966,670	28%	3,429,738
2023	973,163	27%	1,559,613	43%	1,082,852	30%	3,615,628

Source: U.S. Census Bureau American Community Survey, 2009-2013 and 2019-2023 5-Year Estimates.

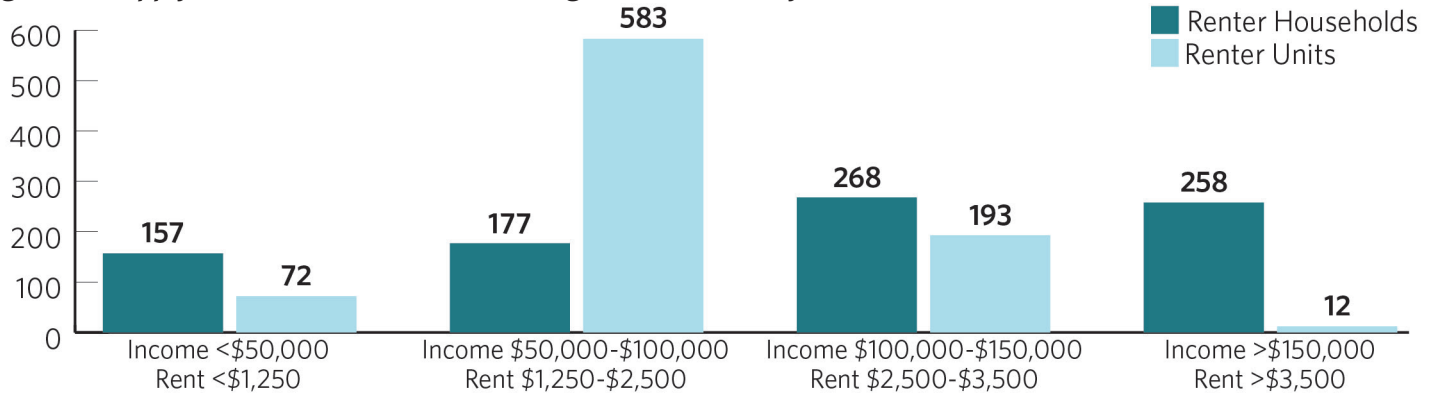
Figure 17: Where Lindenhurst's Local Workforce Commutes From.



Source: U.S. Census Bureau, Longitudinal Employer-Household Dynamics, 2023.

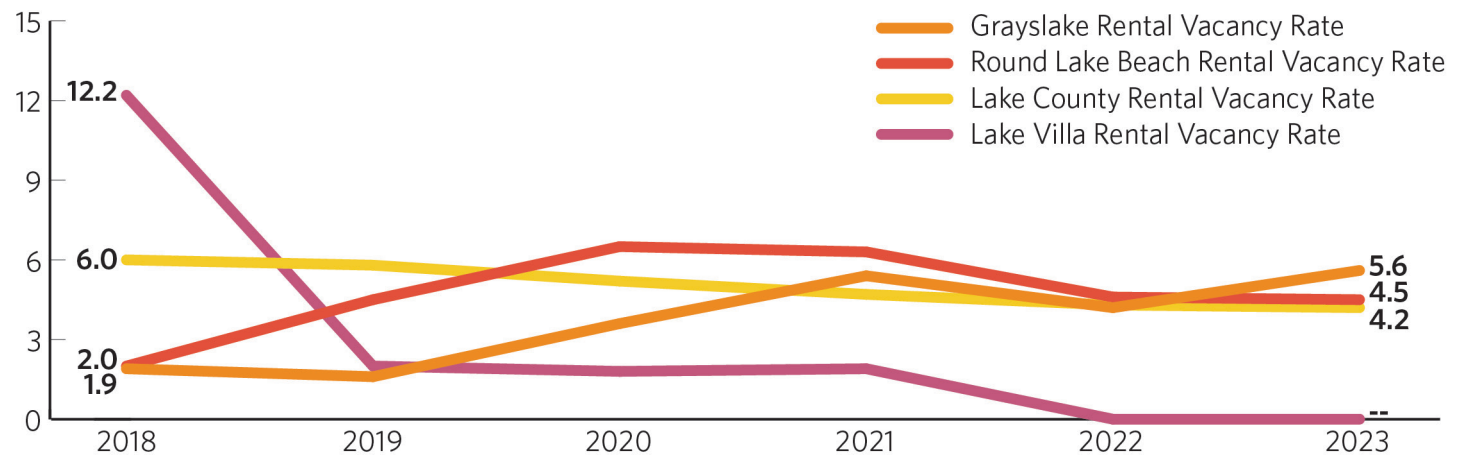
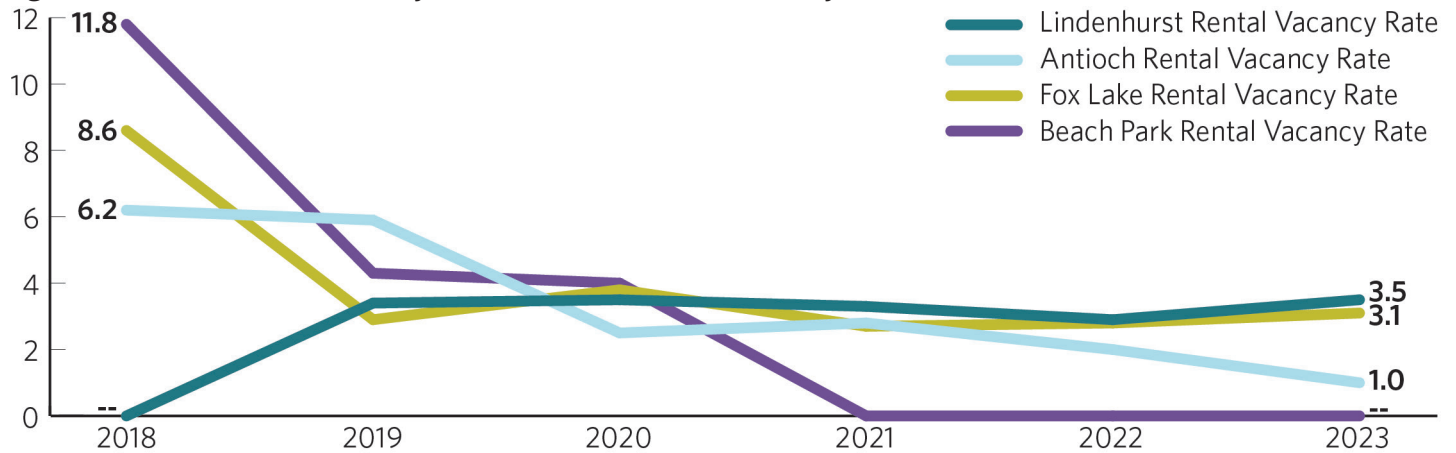
Appendix B: Additional Data

Figure 18: Supply and Demand of Rental Housing in Lindenhurst by Household Income.



Source: U.S. Census Bureau American Community Survey, 2019-2023 5-Year Estimate.

Figures 19 and 20: Rental Vacancy Rates in Lindenhurst and Nearby Communities.



Source: U.S. Census Bureau American Community Survey, 5-Year Estimates.



March 9, 2026

Village Board Meeting Agenda Item Cover Sheet

Agenda Item: B. Ordinance 2026-3-2334: Amending the Lindenhurst Village Code to Add Chapter 33.12 "Public Safety Employee Benefits Act Administration"

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: **Adopt Ordinance 2026-3-2334: Amending the Lindenhurst Village Code to provide for a new Section 12 in Chapter 33 for "Public Safety Employee Benefits Act Administration."**

Voting Record:

- | | | | |
|--------------------------|-------------------|--------------------------|-----------------|
| <input type="checkbox"/> | Trustee Chybowski | <input type="checkbox"/> | Trustee Rosten |
| <input type="checkbox"/> | Trustee Dickson | <input type="checkbox"/> | Trustee Suchy |
| <input type="checkbox"/> | Trustee Dunham | <input type="checkbox"/> | Mayor Marturano |
| <input type="checkbox"/> | Trustee Grace | | |

ORDINANCE NO. 26-3-2334

**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: March 9, 2026

ORDINANCE NO. 2026-3-2334

**AN ORDINANCE AMENDING THE LINDENHURST VILLAGE CODE, TITLE III,
CHAPTER 33 “POLICE DEPARTMENT” AS AMENDED,
BY PROVIDING FOR A NEW SECTION 12 THERETO ENTITLED
“PUBLIC SAFETY EMPLOYEE BENEFITS ACT ADMINISTRATION”**

WHEREAS, the legislature granted non-home rule municipalities the broad authority to “pass all ordinances and make all rules and regulations proper or necessary, to carry into effect the powers granted to municipalities” (65 ILCS 5/1-2-1) and to “provide by ordinance in regard to the relation between all municipal officers and employees in respect to each other, the municipality, and the people” (65 ILCS 5/10-4-1); and

WHEREAS, while “non-home rule municipalities have the authority to enact ordinances, such ordinances may in no event conflict with state law or prohibit what a state statute expressly permits . . . A local ordinance may impose more rigorous or definite regulations in addition to those enacted by the state legislature so long as they do not conflict with the statute” (*Village of Wauconda v. Hutton*, 291 Ill. App 3d 1058, 1060 (1997)); and

WHEREAS, the Public Safety Employee Benefits Act (“PSEBA” or “Act”) was enacted in 1997 to provide free health insurance benefits when a “full-time law enforcement, correctional or correctional probation officer, or firefighter, . . . suffers a catastrophic injury or is killed in the line of duty” (820 ILCS 320/10(a)); and

WHEREAS, the Court in *Englum v. The City of Charleston*, 2017 IL App (4th) 160747 (2017) found that a non-home rule municipality’s ordinance establishing an administrative procedure for assessing claims under PSEBA “complemented the determinations of the legislature by enacting a procedural process to fulfill the substantive

requirements of the [Act]" and such an ordinance "facilitate[s] the purpose of the [Act]" ¶ 73; and

WHEREAS, the Court in *Englum* found that non-home rule municipalities have the authority under the Illinois Municipal Code to enact an ordinance establishing a local administrative procedure to determine eligibility for PSEBA benefits; and

WHEREAS, as a result of the decision in *Englum*, the Village now desires to adopt the following ordinance and finds that this is in the best interest of the citizens' health, safety, and welfare.

NOW, THEREFORE, BE IT ORDAINED BY THE VILLAGE BOARD OF TRUSTEES OF THE VILLAGE OF LINDENHURST, ILLINOIS:

That Title III of the Lindenhurst Municipal Code, as amended, entitled "Administration" be and is hereby further amended by adding a new Chapter 33, Section 12 thereto entitled "Public Safety Employee Benefits Act Administration" to read as follows:

"CHAPTER 33.12
PUBLIC SAFETY EMPLOYEE BENEFITS ACT ADMINISTRATION"

SECTION 1:

(A) PURPOSE.

(1) The general purpose of this chapter is to establish the process by which an individual can apply for health insurance benefits pursuant to PSEBA and is intended to provide a fair and efficient method of determining the eligibility of a full-time Village of Lindenhurst police officers to the benefits enumerated under the Act through an administrative process, including, if necessary, an administrative hearing. All benefits provided to employees pursuant to PSEBA shall be consistent with the Act.

(2) The administrative procedure established herein recognizes the Village's obligations under PSEBA to provide health insurance benefits to eligible individuals as provided under PSEBA, who qualify for, and are determined to be eligible to receive, certain health insurance benefits from the Village. This administrative procedure is not a contract that bestows a benefit or entitlement on any particular individual and may be modified by the Village at any time without notice.

(3) Any full-time Village police officer who, after the effective date of PSEBA,

suffers a catastrophic injury or is killed in the line of duty, and which injury or death occurred as the result of the officer's response to fresh pursuit, the officer's response to what is reasonably believed to be an emergency, an unlawful act perpetrated by another, or during the investigation of a criminal act, may apply for health insurance benefits under PSEBA as set forth in this Chapter. The same benefits may be extended to the spouse and eligible dependent children of the catastrophically injured or deceased public safety employee, provided the conditions as established by PSEBA are met.

(B) APPLICATION PROCEDURE.

A PSEBA application shall be filed by a PSEBA applicant no later than thirty (30) days from the date a permanent line-of-duty disability pension claim is awarded. Any Police Chief who is not subject to the jurisdiction of the Police or Fire Pension Board shall submit a completed PSEBA application within six months of sustaining the alleged catastrophic injury.

The Village Administrator shall provide the applicant with a copy of this Section at the time the PSEBA application is provided.

- (1) The application shall include the name of the employee; the full name of the applicant's Spouse, date of marriage, with marriage license attached; birth certificates or adoption orders for all Dependent Children, and any and all other documents establishing that the child is "dependent" as set forth in the Village's Health Insurance Plan Document; the date of hire; detailed information regarding the incident including date, time, place and nature of injury, and any other factual circumstances surrounding the incident giving rise to said claim; the identities of witnesses to the incident, the names of witnesses the applicant may call at a PSEBA hearing and the names and addresses of the employee's medical providers; information and supporting documentation filed with the Pension Board by the applicant and all exhibits on file with the Pension Board; any and all rulings or determinations by the Pension Board; any and all documents supporting the PSEBA eligibility requirement for Applicant's Beneficiaries, including: proof of active school enrollment and employment. Failure to file a fully complete application, along with submittal of all supporting documents, shall result in a forfeiture of PSEBA benefits until the next date of open enrollment for the insurance.
- (2) *Medical Release Required.* Medical records shall be secured by the Village. Medical Releases provided by the Village Administrator authorizing the collection of medical information by the Village

related to the injury incident, including, but not limited to, disability pension proceedings, worker's compensation records and medical records shall be signed by the applicant and timely submitted with the PSEBA application. The PSEBA Medical Release shall specify the name, address, email and phone information for all pertinent health care providers and hospitals, along with the employee's signature and a witness's signature. The release shall comply with HIPAA standards. Medical records shall be considered "Supporting Documents" as required above.

- (3) *Additional Information.* The Village Administrator's Office shall, at any time, have the authority to modify the PSEBA application, or seek additional information from an applicant, to better enable the Village to ascertain the applicant's qualifications.
- (4) *No Review Until Complete Application Filed.* The Village's initial review of the PSEBA application will not occur until all of the required information, including the Supporting Documents, are submitted to the Village Administrator's Office.
- (5) *Sworn Application.* Any application for PSEBA benefits shall be sworn to by the applicant and notarized. All Supporting Documents filed for PSEBA qualification shall be verified under oath by the applicant and notarized.

(C) APPLICATION REVIEW BY THE VILLAGE ADMINISTRATOR.

Upon receipt of a timely fully completed PSEBA application filed, the Village Administrator will review the application form and associated materials in order to determine whether the applicant is eligible for PSEBA benefits. If he or she decides that additional information is necessary in order to render a decision, he/she or a designee of his/her choosing may schedule an informal meeting with the applicant and/or the applicant's representative. Alternatively, the Village Administrator may schedule a formal fact-finding hearing pursuant to the procedures outlined in Section (E) below. The Village Administrator's Office also may consult with other individuals and/or resources as they deem appropriate.

- (1) *PSEBA Approval.* If the Village Administrator determines that all PSEBA requirements have been satisfied, the Village Administrator may grant the PSEBA benefits. Upon such grant, the applicant will be notified and required to contact the Village Administrator's Office

within thirty (30) calendar days for benefit explanation and processing.

(a) *PSEBA Fact-Finding.* If the Village Administrator does not approve the application or decides that additional fact-gathering is necessary, the Village Administrator may schedule a fact-finding hearing pursuant to the procedures outlined in Section (E) below.

(b) *Setting Initial Date.* In the event that the Village Administrator conclude that a fact-finding hearing is necessary in order to determine whether an applicant is eligible for PSEBA benefits, the Village Administrator will appoint an Administrative Hearing Officer within 30 days of the request. The Administrative Hearing Officer shall set the first date of the administrative hearing within thirty (30) calendar days of being appointed.

(D) HEARING OFFICER/HEARING.

(1) *Appointment of Hearing Officer.* The Village Administrator is hereby appointed as the Hearing Officer. The Village Administrator may, in his discretion, delegate the responsibility of Hearing Officer to another individual. If the Hearing Officer delegates their responsibility to a third party, the Village Administrator shall consider all of the pertinent information, including at a minimum:

- i. The candidate's ability to completely perform the services;
- ii. The candidate's background, service and performance data on file with the Village or otherwise obtained by the Village; and
- iii. The candidate shall:
 - a. be an attorney licensed to practice law in the state of Illinois for at least three years prior to appointment or an arbitrator who is a member of the National Academy of Arbitrators; and

- b. have knowledge of and experience in employment and labor law, general civil procedure, the rules of evidence, PSEBA and administrative practice.

(2) *Power of the Hearing Officer.* The Hearing Officer shall have all the powers granted under common law relative to the conduct of an administrative hearing, including the power to:

- i. Preside over PSEBA hearing(s);
- ii. Administer oaths;
- iii. Provide official written notice via certified mail to the applicant and/or his representative of the scheduling of a fact-finding hearing; the notice will provide the date, time and location of such hearing;
- iv. Arrange for a court reporter, who will be responsible for transcribing the contents of the fact-finding hearing;
- v. Rule on motions to intervene from interested parties;
- vi. Inquire into all matters related to the applicant's entitlement to PSEBA benefits;
- vii. Regulate all facets of the fact-finding hearing, including the conduct of any parties and/or their counsel, the length of the hearing and the number of witnesses;
- viii. Receive relevant evidence in the form of testimony, exhibits or stipulations. Insofar as practicable, the Hearing Officer will apply the rules of evidence applicable in Illinois courts. However, the Hearing Officer is not required to strictly follow the rules of evidence. Testimonial evidence shall be taken only on oath or affirmation;
- ix. Establish reasonable limits on the frequency and duration of the testimony of any witness;
- x. Examine witnesses and direct witnesses to testify;
- xi. Rule on objections, motions and questions of procedure;

- xii. Authorize the submission of post-hearing briefs and set the time for their filing;
- xiii. Hear closing arguments; and
- xiv. Issue written factual findings and a decision based on: each element required under the Act to establish the applicant's qualifications, the evidence presented at the hearing, the law, and after entertaining (oral or written) arguments as directed by the Administrative Hearing Officer.

(E) *ADMINISTRATIVE HEARING.*

- (1) The administrative hearing shall be held to adjudicate and determine whether the applicant is eligible for PSEBA benefits consistent with the Act and this Ordinance and as follows:

- i. *Time and Date.* Hearing shall be held on the date, time and place established by the Administrative Hearing Officer with appropriate notice served upon the applicant. The Administrative Hearing Officer may decide that the failure of the applicant to attend a scheduled hearing may result in forfeiture of benefits.
- ii. *Hearing Transcription.* The Village shall secure the attendance of a certified court reporter to make a transcript of all hearings. The Village and the applicant shall split equally the cost of the court reporter's appearance fee and the cost of one transcript for the hearing officer. If the Village or the applicant requests their own copies of the transcript, they shall bear the entire cost of their own copies.

Normally, the transcript shall be prepared based on the court reporter's standard, non-expedited time schedule. If one party requests an expedited transcript, that party shall bear the entire amount of the increased cost for the expedited transcripts, including the extra cost of any and all copies of the expedited transcripts.

- iii. *Procedures.* The Village and the applicant shall be entitled to representation by counsel at said hearing and may

present witnesses, testimony and documents, cross-examine witnesses, and request the issuance of subpoenas to compel appearances of witnesses and the production of relevant documents. Each party shall bear its own costs of counsel and witnesses.

- iv. *Evidence.* The Illinois Rules of Evidence shall apply to the extent practicable unless the Administrative Hearing Officer determines that application of a rule would be an injustice or preclude the introduction of evidence of the type commonly relied upon by a reasonably prudent person in the conduct of their affairs. Such determination shall be in the sole discretion of the Administrative Hearing Officer, but the Administrative Hearing Officer shall state on the record the reason for that determination.
- v. *Burden of Proof.* The applicant shall have the burden of proceeding and the burden of proof to establish that the applicant and Applicant's Beneficiaries are qualified to receive PSEBA benefits.
- vi. The determination of the applicant's eligibility for PSEBA benefits shall constitute a final administrative determination for purposes of judicial review.
- vii. *Administrative Records.* All records pertaining to the administrative process will be held in a separate file in the employee's name in the Village's Human Resources Department.

(F) ADMINISTRATIVE REVIEW.

The Administrative Hearing Officer's determination shall be subject to a common law writ of certiorari by the applicant or the Village.

(G) HEALTH INSURANCE BENEFITS.

Upon qualification for PSEBA benefits, the beneficiary shall be entitled to receive health insurance benefits to the extent provided by law under PSEBA.

- (1) *Open Enrollment.* Applicants receiving benefits under PSEBA shall annually complete a PSEBA extension application provided by the

Village Administrator no later than thirty (30) days prior to the end date of all Village open enrollment periods. This requirement shall also apply to all individuals who first began receiving PSEBA benefits prior to passage of this ordinance.

(H) OTHER HEALTH INSURANCE BENEFITS.

- (1) *Other Benefits.* Health insurance benefits payable from any other source will reduce the benefits payable from the Village. Each applicant shall sign an affidavit annually attesting that the applicant is not eligible for insurance benefits from any other source, unless there is another source. If there is another source, the applicant shall notify the Village of that source no later than five (5) business days from that source becoming available to the applicant or the applicant's beneficiaries.
- (2) *Disclosure of Health Insurance Coverage.* The applicant has an on-going obligation and shall update health insurance coverage information provided and failure to do so may result in the denial of benefits and/or reimbursement to the Village for duplicate coverage. If duplicate coverage has been received by a PSEBA beneficiary, further PSEBA benefits will be denied until the Village has been fully reimbursed by the PSEBA beneficiary for what it would have been credited if it had known about other coverage.
- (3) *Reimbursement.* Receipt of health insurance benefits from other sources without notice to the Village shall require the applicant to reimburse the Village for the value of those benefits.
- (4) *Medicare Eligibility.* The applicant shall notify the Village when the applicant becomes Medicare eligible regardless of the status of the enrollment period, so the Village may assist with the transition to Medicare coverage and/or adjust health insurance benefits or PSEBA benefits accordingly.

SECTION 2: If a court of competent jurisdiction sets aside any portion of this Ordinance as unconstitutional or unlawful, it shall not affect the validity of the remainder of the Ordinance.

SECTION 3: Any ordinance which is inconsistent with this Ordinance is repealed to the extent of such inconsistency.

SECTION 4: This Ordinance shall become effective upon passage, execution by the

Village President and publication as required by law.

Passed and Approved by the President and Board of Trustees of the Village of Lindenhurst, Illinois, this 9th day of March, 2026.

VILLAGE PRESIDENT

ATTEST:

Village Clerk

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



March 9, 2026

Village Board Meeting Agenda Item Cover Sheet

Agenda Item: C. Rose Tree Outfall Repair Project – Pay Application #1 – \$159,321.51

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: \$159,321.51 to Community Capital

Within Budget: Yes No

Project expenses will be reimbursed through DCEO Grant.

Suggested Motion: **Authorize the execution of Pay Application #1 with V3 in the amount of \$159,321.51 for the Rose Tree Outfall Repair Project.**

Voting Record:

Trustee Chybowski
 Trustee Dickson
 Trustee Dunham
 Trustee Grace

Trustee Rosten
 Trustee Suchy
 Mayor Marturano



Village of Lindenhurst
Memorandum

Date: March 5, 2026
To: Clay Johnson, Village Administrator
From: Kevin Klahs, Director of Operations
Re: V3 Construction Group-SMC Grant

Attached please find a pay application from V3 Construction Group for \$159,321.51. This is for the construction of the Rosetree outfall. Since construction started prior to the new fiscal year, our stormwater capital account will exceed the budgeted amount, and next year's stormwater capital account can be reduced by the same amount. I expect at least one additional pay application prior to the start of fiscal year 2027. We cannot predict the amount, as it depends on the actual work completed. After payment is made, we will seek reimbursement from the DCEO grant award. Funding will be returned to the stormwater capital account.

March 4, 2026

Kevin Klahs
Director of Operations
Village of Lindenhurst
2301 E. Sand Lake Road.
Lindenhurst, Illinois 60046

RECOMMENDATION FOR PARTIAL PAYMENT

Subject: Village of Lindenhurst – Rose Tree Lane Outfall Restoration

Dear Kevin:

This is to certify that V3 Construction Group Ltd. is entitled to a partial payment of \$159,321.51 for work completed in connection with the subject project as shown by the attached Contractor's Payment Estimate No. 1.

The Contractor's Invoice, "Waiver" is included in this submittal and appear to be satisfactory. Therefore, the above payment to the Contractor is recommended.

The following is our opinion of the final amount now due and payable to V3 Construction Group Ltd. in accordance with the terms of the Construction Contract Documents for the Project:

Work Completed to Date	\$	177,023.90
<u>Less retention (10%)</u>	\$	<u>17,702.39</u>
Subtotal	\$	159,321.51
<u>Less Previous Payments</u>	\$	<u>0.00</u>
Amount Due for Partial Payment No. 1	\$	159,321.51

If you have any questions regarding the above, please contact us.

Sincerely,

BAXTER & WOODMAN, INC.
CONSULTING ENGINEERS



Anand Sampath, PE
Construction Department Manager



Local Agency: Village of Lindenhurst

Engineer's Payment Estimate

Estimate # 1

Eng. Project # 0221090.60

From January 30, 2026

To February 28, 2026

Project Name Rose Tree Lane Outfall Restoration

County Lake

Final Est. _____

Contractor V3 Construction Group, Ltd.

Address 7325 Janes Avenue, Woodridge IL-60517

Item No.	Item Description	Unit	Awarded		Approved Change in Plans		Completed		
			Qty	Values	Added	Deducted	Qty	Unit Price	Values
1.1	MOBILIZATION	LSUM	1.00	\$ 20,500.00		0.50	0.50	\$ 20,500.00	\$10,250.00
1.2	CONSTRUCTION LAYOUT	LSUM	1.00	\$ 11,599.60		0.75	0.25	\$ 11,599.60	\$2,899.90
1.3	TRAFFIC CONTROL AND PROTECTION	LSUM	1.00	\$ 1,700.00		0.75	0.25	\$ 1,700.00	\$425.00
1.4	TREE TRUNK PROTECTION	LSUM	1.00	\$ 2,800.00		0.50	0.50	\$ 2,800.00	\$1,400.00
1.5	TREE & SHRUB REMOVAL & GRUBBING	LSUM	1.00	\$ 14,900.00		0.50	0.50	\$ 14,900.00	\$7,450.00
1.6	SOIL PREPARATION & HERBICIDE TREATMENT (2X)	AC	3.53	\$ 2,576.90		3.53	0.00	\$ 730.00	\$0.00
2.1	TOPSOIL EXCAVATION & PLACEMENT	LSUM	1.00	\$ 94,700.00		0.75	0.25	\$ 94,700.00	\$23,675.00
2.2	EARTH EXCAVATION	CU YD	2000.00	\$ 5,000.00		1500.00	500.00	\$ 2.50	\$1,250.00
2.3	STONE RIPRAP - LOOSE RIFFLE	SQ YD	120.00	\$ 54,000.00		120.00	0.00	\$ 450.00	\$0.00
2.4	STONE TOE PROTECTION	FT	185.00	\$ 20,350.00		185.00	0.00	\$ 110.00	\$0.00
2.5	ROCK CHECK DAM	EA	4.00	\$ 20,000.00		4.00	0.00	\$ 5,000.00	\$0.00
2.6	ROCK APRON	SQ YD	26.00	\$ 9,100.00		26.00	0.00	\$ 350.00	\$0.00
2.7	GABION BASKET	EA	135.00	\$ 148,500.00		69.00	66.00	\$ 1,100.00	\$72,600.00
3.1	STORM SEWER, 42" (RCP)	FT	16.00	\$ 4,960.00			16.00	\$ 310.00	\$4,960.00
3.2	MANHOLES, TYPE A, 6'-DIAMETER, TYPE 1 FRAME, CLOSED LID	EA	1.00	\$ 12,800.00			1.00	\$ 12,800.00	\$12,800.00
3.3	PRECAST REINFORCED CONCRETE FLARED END SECTIONS, 42"	EA	1.00	\$ 10,700.00			1.00	\$ 10,700.00	\$10,700.00
4.1	EROSION CONTROL BLANKET - S75	SQ YD	7700.00	\$ 21,175.00		7700.00	0.00	\$ 2.75	\$0.00
4.2	EROSION CONTROL BLANKET - SC150 BN	SQ YD	842.00	\$ 2,736.50		842.00	0.00	\$ 3.25	\$0.00

Item No.	Item Description	Unit	Awarded		Approved Change in Plans		Completed		
			Qty	Values	Added	Deducted	Qty	Unit Price	Values
4.3	DEWATERING - COFFERDAMS & BYPASS PUMPING	LSUM	1.00	\$ 12,278.00		0.50	0.50	\$ 12,278.00	\$6,139.00
4.4	TEMPORARY STREAM CROSSING	EA	2.00	\$ 2.00		2.00	0.00	\$ 1.00	\$0.00
4.5	TEMPORARY TIMBER MAT ACCESS ROUTE	FT	320.00	\$ 11,200.00	4.00		324.00	\$ 35.00	\$11,340.00
4.6	TEMPORARY CONSTRUCTION ENTRANCE/STAGING AREA	LSUM	1.00	\$ 6,200.00		0.50	0.50	\$ 6,200.00	\$3,100.00
4.7	SILT FENCE	FT	1600.00	\$ 8,000.00	7.00		1607.00	\$ 5.00	\$8,035.00
5.1	SEEDING - NATIVE VEGETATION - WET PRAIRIE	AC	0.17	\$ 1,173.00		0.17	0.00	\$ 6,900.00	\$0.00
5.2	SEEDING - NATIVE VEGETATION - MESIC PRAIRIE	AC	1.47	\$ 12,789.00		1.47	0.00	\$ 8,700.00	\$0.00
5.3	SEEDING - NATIVE VEGETATION - WOODLAND	AC	0.12	\$ 1,260.00		0.12	0.00	\$ 10,500.00	\$0.00
				\$ -			0.00		\$0.00
Totals				\$511,000.00					\$177,023.90

Miscellaneous Extras and Credits								Values
Total Miscellaneous Extras and Credits								\$0.00
Total Value of Completed Work								\$177,023.90
Deduct 10% Retainage								\$17,702.39
Balance Due on Completed Work								\$159,321.51
Miscellaneous Debits								Values
Total Miscellaneous Debits								\$0.00
Net Cost of Section								\$159,321.51
Previous Payments								
NET AMOUNT DUE								\$159,321.51

Signed: Anand Sampath, PE
Project Manager, Baxter & Woodman, Inc.

3/3/2026
Date

Signed: _____
Project Manager, V3 Construction Group, Ltd.

Date

Signed: _____
Village of Lindenhurst, Title

Date

Application and Certificate For Payment



To Owner: Village of Lindenhurst ✓ 2301 East Sand Lake Road Lindenhurst, IL 60046 From (Contractor): V3 Construction Group Ltd ✓ 7325 Janes Ave Ste 100 Woodridge, IL 60517 Phone: 630 724-9100	Project: Rose Tree Ln Outfall ✓ 2318 Rolling Ridge Lane Lindenhurst, IL 60046 Contractor Job Number: CG26005 Via (Architect): Contract For:	Application No: 1 Date: 02/28/2026 ✓ Period To: 02/28/26 ✓ Architect's Project No: Contract Date: 12/10/25
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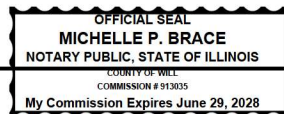
Contractor's Application For Payment

Change Order Summary	Additions	Deductions
Change orders approved in previous months by owner		
Number	Date Approved	
Change orders approved this month		
Totals		
Net change by change orders		

Original contract sum	511,000.00 ✓
Net change by change orders	0.00 ✓
Contract sum to date	511,000.00 ✓
Total completed and stored to date	177,023.90 ✓
Retainage	
10.0% of completed work	17,702.39 ✓
0.0% of stored material	0.00 ✓
Total retainage	17,702.39 ✓
Total earned less retainage	159,321.51 ✓
Less previous certificates of payment	0.00 ✓
0.000% of taxable amount	0.00 ✓
Current sales tax	0.00 ✓
Current payment due	159,321.51 ✓
Balance to finish, including retainage	351,678.49

The undersigned Contractor certifies that to the best of the Contractor's knowledge, information, and belief the work covered by this Application for Payment has been completed in accordance with the Contract Documents, that all amounts have been paid by the Contractor for work for which previous Certificates for Payment were issued and payments received from the Owner, and that current payment shown herein is now due.

Contractor: 
 By: _____ Date: 2-28-2026
 State of: Illinois County of: DuPage
 Subscribed and sworn to before me this 28th day of February, 2026 (year). Notary public: 
 My commission expires 6-29-2028.



Architect's Certificate for Payment

In accordance with the Contract Documents, based on on-site observations and the data comprising the above application the Architect certifies to the Owner that to the best of the Architect's knowledge, information and belief the Work has progressed as indicated, the quality of the Work is in accordance with the Contract Documents, and the Contractor is entitled to payment of the Amount Certified.

Amount Certified: \$ _____

Architect:

By: _____ Date: _____

This Certification is not negotiable. The Amount Certified is payable only to the Contractor named herein. Issuance, payment, and acceptance of payment are without prejudice to any rights of the Owner or Contractor under this Contract.

Application and Certificate For Payment -- page 2

To Owner: Village of Lindenhurst
 From (Contractor): V3 Construction Group Ltd
 Project: Rose Tree Ln Outfall

Application No: 1 Date: 02/28/26 Period To: 02/28/26
 Contractor's Job Number: CG26005
 Architect's Project No:

Item Number	Description	Unit Price	Contract Quantity	UM	Scheduled Value	Work Completed Previous Application		Work Completed This Period		Completed and Stored To Date			Retention	Memo
						Quantity	Amount	Quantity	Amount	Quantity	Amount	%		
10														
000	Mobilization	20,500.0000	1.0000	LSU	20,500.00	.0000	0.00	.5000	10,250.00	.5000	10,250.00 ✓	50.0	1,025.00	
010	Construction Layout	11,599.6000	1.0000	LSU	11,599.60	.0000	0.00	.2500	2,899.90	.2500	2,899.90 ✓	25.0	289.99	
020	Traffic Control & Protection	1,700.0000	1.0000	LSU	1,700.00	.0000	0.00	.2500	425.00	.2500	425.00 ✓	25.0	42.50	
030	Tree Trunk Protection	2,800.0000	1.0000	LSU	2,800.00	.0000	0.00	.5000	1,400.00	.5000	1,400.00 ✓	50.0	140.00	
040	Clearing & Grubbing	14,900.0000	1.0000	LSU	14,900.00	.0000	0.00	.5000	7,450.00	.5000	7,450.00 ✓	50.0	745.00	
050	Soil Prep & Herbicide Applications	730.0000	3.5300	AC	2,576.90	.0000	0.00	.0000	0.00	.0000	0.00 ✓	0.0	0.00	
060	Topsoil Excavation & Placement	94,700.0000	1.0000	LSU	94,700.00	.0000	0.00	.2500	23,675.00	.2500	23,675.00 ✓	25.0	2,367.50	
070	Earth Excavation	2.5000	2,000.0000	CY	5,000.00	.0000	0.00	500.0000	1,250.00	500.0000	1,250.00 ✓	25.0	125.00	
080	Stone Riprap - Loose Riffle	450.0000	120.0000	SY	54,000.00	.0000	0.00	.0000	0.00	.0000	0.00 ✓	0.0	0.00	
090	Stone Toe Protection	110.0000	185.0000	FT	20,350.00	.0000	0.00	.0000	0.00	.0000	0.00 ✓	0.0	0.00	
100	Rock Check Dam	5,000.0000	4.0000	EA	20,000.00	.0000	0.00	.0000	0.00	.0000	0.00 ✓	0.0	0.00	
110	Rock Apron	350.0000	26.0000	SY	9,100.00	.0000	0.00	.0000	0.00	.0000	0.00 ✓	0.0	0.00	
120	Gabion Basket	1,100.0000	135.0000	EA	148,500.00	.0000	0.00	66.0000	72,600.00	66.0000	72,600.00 ✓	48.9	7,260.00	
130	Storm Sewer 42 (RCP)	310.0000	16.0000	FT	4,960.00	.0000	0.00	16.0000	4,960.00	16.0000	4,960.00 ✓	100.0	496.00	
140	MH TY-A 6'-Dia. TY-1 F&CL	12,800.0000	1.0000	EA	12,800.00	.0000	0.00	1.0000	12,800.00	1.0000	12,800.00 ✓	100.0	1,280.00	
150	RCP Flared End Sections 42	10,700.0000	1.0000	EA	10,700.00	.0000	0.00	1.0000	10,700.00	1.0000	10,700.00 ✓	100.0	1,070.00	
160	Erosion Blanket - S75 BN	2.7500	7,700.0000	SY	21,175.00	.0000	0.00	.0000	0.00	.0000	0.00 ✓	0.0	0.00	
170	Erosion Blanket - SC150 BN	3.2500	842.0000	SY	2,736.50	.0000	0.00	.0000	0.00	.0000	0.00 ✓	0.0	0.00	
180	Dewatering - Cofferdams & Bypass	12,278.0000	1.0000	LSU	12,278.00	.0000	0.00	.5000	6,139.00	.5000	6,139.00 ✓	50.0	613.90	
190	Temp. Stream Crossing	1.0000	2.0000	EA	2.00	.0000	0.00	.0000	0.00	.0000	0.00 ✓	0.0	0.00	
200	Temp. Timber Mat Access Route	35.0000	320.0000	FT	11,200.00	.0000	0.00	324.0000	11,340.00	324.0000	11,340.00 ✓	101.3	1,134.00	
210	Temp. Const. Entrance & Staging	6,200.0000	1.0000	LSU	6,200.00	.0000	0.00	.5000	3,100.00	.5000	3,100.00 ✓	50.0	310.00	
220	Silt Fence	5.0000	1,600.0000	FT	8,000.00	.0000	0.00	1,607.0000	8,035.00	1,607.0000	8,035.00 ✓	100.4	803.50	
230	Seeding - Wet Prairie	6,900.0000	.1700	AC	1,173.00	.0000	0.00	.0000	0.00	.0000	0.00 ✓	0.0	0.00	
240	Seeding - Mesic Prairie	8,700.0000	1.4700	AC	12,789.00	.0000	0.00	.0000	0.00	.0000	0.00 ✓	0.0	0.00	
250	Seeding - Woodland	10,500.0000	.1200	AC	1,260.00	.0000	0.00	.0000	0.00	.0000	0.00 ✓	0.0	0.00	
Total					511,000.00		0.00		177,023.90		177,023.90 ✓		17,702.39	
Application Total					511,000.00		0.00		177,023.90		177,023.90 ✓		17,702.39	

PARTIAL WAIVER OF LIEN TO DATE ✓

Project#CG26005 PA1

STATE OF ILLINOIS
COUNTY OF: DuPage

Gty# _____
Escrow # _____

WHEREAS the undersigned has been employed by _____ Village of Lindenhurst ✓

to furnish _____ Outfall Restoration

for the premises known as _____ Rose Tree Lane Outfall Restoration ✓

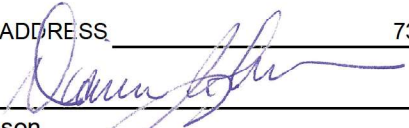
of which _____ Village of Lindenhurst ✓ is the owner.

The undersigned, for and in consideration of _____ **One Hundred Fifty-Nine Thousand Three Hundred Twenty-One &51/100-**
(\$ 159,321.51 ✓) Dollars, and other good and valuable consideration, the receipt whereof is hereby acknowledged, do(es) hereby waive and release any and all lien or claim of, or right to lien, under the statutes of the State of Illinois, relating to mechanics' liens, with respect to and on said above-described premises, and the improvements thereon, and on the material, fixtures, apparatus or machinery furnished, and on the moneys, funds or other considerations due or to become due from the owner, on account of all labor, services, material, fixtures apparatus or machinery, furnished to this date, by the undersigned for the above described premises, INCLUDING EXTRAS*

DATE 2/28/2026 ✓ COMPANY NAME _____ V3 Construction Goup, Ltd. ✓

ADDRESS _____ 7325 Janes Ave, Woodridge, IL

SIGNATURE AND TITLE



Dianna Johnson Sr. Project Manager

*EXTRAS INCLUDED BUT ARE NOT LIMITED TO CHANGE ORDERS, BOTH ORAL AND WRITTEN TO THE CONTRACT.

CONTRACTOR'S AFFIDAVIT

STATE OF ILLINOIS
COUNTY OF: DuPage

TO WHOM IT MAY CONCERN:

THE UNDERSIGNED, (NAME) _____ Dianna Johnson ✓ BEING DULY SWORN, DEPOSES

AND SAYS THAT HE OR SHE IS (POSITION) _____ Sr. Project Manager OF

(COMPANY NAME) _____ V3 Construction Goup, Ltd. ✓ WHO IS THE

CONTRACTOR FURNISHING _____ Outfall Restoration WORK ON THE BUILDING

LOCATED AT _____ Rose Tree Lane Outfall Restoration ✓

OWNED BY _____ Village of Lindenhurst ✓

That the total amount of the contract including extras* is \$ 511,000.00 ✓ on which he or she has received payment of \$ 0.00 ✓ prior to this payment. That all waivers are true, correct and genuine and delivered unconditionally and that there is no claim either legal or equitable to defeat the validity of said waivers. That the following are the names and address of all parties who have furnished material or labor, or both for said work and all parties having contracts or subcontracts for specific portions of said work or for material entering into the construction thereof and the amount due or to become due to each, and that the items mentioned include all labor and material required to complete said work according to plans and specifications:

Names And Address	What For	Contract Price	Amount Paid	This Payment	Balance Due
V3 Construction Goup, Ltd. ✓ 7325 Janes Ave Woodridge, IL 60517	Outfall Restoration	511,000.00	0.00	159,321.51 ✓	351,678.49
					0.00
					0.00
					0.00
					0.00
TOTAL LABOR AND MATERIAL INCLUDING EXTRAS* TO COMPLETE		511,000.00	0.00	159,321.51 ✓	351,678.49

That there are no other contracts for said work outstanding, and that there is nothing due or to become due to any person for material, labor or other work of any kind done or to be done upon or in connection with said work other than above stated.

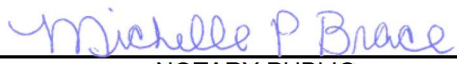
DATE 2/28/2026

SIGNATURE: 

Subscribed and sworn to before me this _____ 28th day of February 2026

*EXTRAS INCLUDE BUT ARE NOT LIMITED TO CHANGE ORDERS, BOTH ORAL AND WRITTEN, TO THE CONTRACT.

15055 - 616121



NOTARY PUBLIC



Partial
**SWORN STATEMENT OF CONTRACTOR AND SUBCONTRACTOR
 TO OWNER AND TO CHICAGO TITLE INSURANCE COMPANY**

Project#CG26005 PA1
 Escrow #

State of Illinois
 County of DuPage

Page 1 of 1

The affiant, Dianna Johnson being first duly sworn, on oath deposes and says that he/she is Sr. Project Manager of V3 Construction Group, Ltd., that they have a contract with Village of Lindenhurst, owner of Outfall Restoration on the following described premises in said County, to with: Rose Tree Lane Outfall Restoration

That, for the purposes of said contract, the following persons have been contracted with, and have furnished, or are furnishing and preparing materials for, and have done or are doing labor on said improvement. That there is due and to become due them, respectively, the amounts set opposite their names for materials or labor as stated. That this statement is a full, true and complete statement of all such persons, the amounts paid and the amounts due or to become due to each.

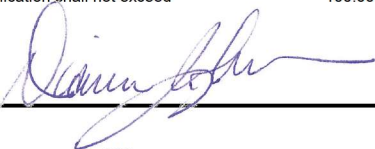
1 Name & Address	2 Kind of Work	3 Amount of Contract	4 Retention (incl.current)	5 Net of Previous Payments	6 Net Amount This Payment	7 Balance to Become Due (inc.Retentions)
V3 Construction Group Ltd. 7325 Janes Avenue Woodridge, IL 60517	Labor and materials	461,724.83	17,702.39	0.00	122,294.26	339,430.57
711 Geol LLC/ CMS 1N350 Bluc Ridgc Court Wheaton IL 60187	Material Supply	24,000.00	0.00	0.00	23,827.25	172.75
Alf Cartage Inc 32 East Lake Street Northlake IL 60164	Trucking	12,075.17	0.00	0.00	0.00	12,075.17
Truck King Hauling Contractor 4600 West 48th Street Chicago IL 60632	Trucking/Aggregates		0.00	0.00	0.00	0.00
Clean Cut Tree Service Inc 31064 N IL Route 83 Grayslake IL 60030	Tree/Shrub removal/grubbing	13,200.00	0.00	0.00	13,200.00	0.00
Total:		511,000.00	17,702.39	0.00	159,321.51	351,678.49

Amount of Original Contract:	511,000.00	Work Completed to Date:	177,023.90
Extras to Contract:		Less 10.0% Retained:	17,702.39
Total Contract & Extras:	511,000.00	Net Amount Earned:	159,321.51
Credits to Contract:		Net Previously Paid:	0.00
Adjusted Total Contract:	511,000.00	Net Amount of This Payment:	159,321.51
		Balance to Become Due: (incl.retention)	351,678.49

It is understood that the total amount paid to date plus the amount requested in this application shall not exceed 100.00% of the cost of work completed to date.

I agree to furnish Waivers of Lien for all materials under my contract when demanded.

Signed: _____



Subscribed and sworn to me this 28th day of February 2026
Michelle P Brace
 Notary Public



The above sworn statement should be obtained by the owner before each and every payment.



March 9, 2026

Village Board Meeting Agenda Item Cover Sheet

Agenda Item: D. Discussion of FY 2026-2027 Draft Capital Improvement Plan

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: _____

Within Budget: Yes No

Suggested Motion: Discussion item only. Feedback sought on various projects and their timing.

Voting Record:

- | | | | |
|--------------------------|-------------------|--------------------------|-----------------|
| <input type="checkbox"/> | Trustee Chybowski | <input type="checkbox"/> | Trustee Rosten |
| <input type="checkbox"/> | Trustee Dickson | <input type="checkbox"/> | Trustee Suchy |
| <input type="checkbox"/> | Trustee Dunham | <input type="checkbox"/> | Mayor Marturano |
| <input type="checkbox"/> | Trustee Grace | | |



Village of Lindenhurst
Memorandum

Date: January 30, 2026

To: Chair Dunham and Members of the Finance Committee

From: Clay T. Johnson, Village Administrator

RE: Capital Improvement Plan Discussion for February 5, 2026

Community Capital

Improved Income Tax receipts (LGDF) in recent years have helped buoy the revenues entering the Community Capital Fund, as have, to a lesser degree, sales taxes. While video gaming receipts have grown tremendously in the last few years (+21.5% since FY 22), their proportion of the overall revenue picture within Community Capital remains relatively small. Proceeds from General Fund excess revenues and impact fees have also helped grow the fund balance, helping to propel a number of critical infrastructure projects.

Community Capital Fund Revenue
 6-Year Revenue Projection
 FY 26-27 - 31/32

Revenue	FY 26/27	FY 27/28	FY 28/29	FY 29/30	FY 30/31	FY 31/32
Transportation Facility Fees	\$ 280,000	\$ 280,000	\$ 280,000	\$ 280,000	\$ 280,000	\$ 280,000
Public Facility Donation	\$ 87,500	\$ 60,000	\$ 35,000	\$ 10,000	\$ 10,000	\$ 10,000
Income Tax	\$ 250,713	\$ 260,183	\$ 269,654	\$ 279,124	\$ 288,594	\$ 267,884
Sales Tax	\$ 202,960	\$ 209,049	\$ 215,320	\$ 221,780	\$ 228,433	\$ 240,577
Video Gaming Proceeds	\$ 130,000	\$ 130,000	\$ 130,000	\$ 130,000	\$ 130,000	\$ 130,000
DCEO Grant: Rose Tree Outfall	\$ 618,100	\$ -	\$ -	\$ -	\$ -	\$ -
Total Community Capital Revenue	\$1,569,273	\$ 939,232	\$ 929,974	\$ 920,904	\$ 937,027	\$ 928,461

We are currently seeing most revenues receipted at expected levels against our budget, with the exception of sales tax. Recent legislative changes in Use Taxes, (primarily effecting out-of-state service providers with nexus in Illinois) which are input into our budget in the sales tax account, are dramatically lower than the previous year. We are approximately \$80,000 behind budget in that particular account. The reduction in this particular revenue, however, has been somewhat mitigated by improvements in local sales taxes.



Village of Lindenhurst Memorandum

We are also anticipating a decrease in impact fees generated from new construction. With Heritage Park's completion and the number of available lots diminishing within Briargate, we can expect less income into the fund from those developments. No new impact fees have been contemplated for new developments, even those with preliminary approval, like the Lindenstone Townhomes, in this budget projection. The Community Capital budget does contemplate the General Fund making at least a \$750,000 transfer annually of excess revenues toward capital projects.

Included in your materials is the draft 2026 Capital Improvement Plan (CIP). For purposes of our discussion and better understanding, I have tried to designate new projects included into the CIP by highlighting them in **yellow**. Projects which were already part of a previous CIP but have had costs updated are highlighted in **blue**.

General Government Projects

There are two significant changes to note in this section of the Community Capital Fund. The first pertains to the removal of the community survey expense. The thought is not to eliminate the community survey, but to reallocate that expense into the operational budget of the General Fund. It will likely be recategorized as "Other Professional Services" within the Administration budget in FY 2027. It is important to note that we will need to obtain a new vendor to conduct the survey as it appears that NuStats is no longer operational. Our staff has already contacted new vendors and consultants in this space to determine a best fit for our 2026 Community Survey.

The second change is the update to economic development incentives provided through sales tax sharing agreements. The updated expenses reflect the newer agreement struck with Ace Hardware and the terms of a potential amended agreement with Journey Nissan. The potential changes to the Zeigler/Journey agreement will dramatically shorten and reduce the Village's obligation to fulfill its terms.

Road Resurfacing Program

The 2026 CIP has been adjusted to reflect the pivot away from the six-year funding model for road resurfacing to the ten-year funding program that has been discussed as part of previous conversations with the Finance Committee. The ten-year plan was conceived with the purpose of eliminating the last sets of streets



Village of Lindenhurst Memorandum

within Lindenhurst that require new roadway surfaces through reconstruction or mill and overlay treatments.

Like the six-year plan before it, this plan requires the combination of multiple funding sources to accumulate the necessary funds to meet the demands of our road network. Where the two diverge, however, is due to the increased annual investment proposed in the ten-year plan and the fact that this plan takes no years off in road resurfacing. The size of the projects may vary from year-to-year, but treatments will take place each year in an attempt to meet the backlog of deferred maintenance and more closely align ourselves with the amount of investment required to improve our road network as recommended in the 2022 pavement assessment report.

The ten-year road resurfacing plan, places a greater emphasis on MFT Funds to support our efforts. An additional \$300,000 will be required beginning in FY 2027 to meet this challenge. Based on current receipts and future projections, we believe the funding is available to make this a reality. Like before, MFT road resurfacing years, will be considered our “big years” as we put \$1.2M toward reconstruction. A current forecast of the MFT fund through FY 2032 is included in your materials. MFT years would continue to occur on a biennial basis to accumulate enough funds to achieve economies of scale to benefit bidding our annual road program.

Community Capital’s obligation to the ten-year plan is also on a biennial basis. Beginning in FY 2028, Community Capital would contribute \$800k every fourth year toward road resurfacing. Contributions of that amount would take place in FY 2028, 2032, and 2036 as proposed. The Garbage Fund would supplement those funds in the same years with contributions of \$200,000. Between those years, Community Capital would contribute \$1M beginning in FY 2030 on a four-year interval. Those contribution years would be FY 2030 and 2034 within this window. Combining these funding mechanisms allows the Village to contribute at least \$1M each year toward pavement rehabilitation. These costs don’t include maintenance expenses like patching, crack sealing, or pothole repair.

Even with the increased investment in the road network, our funds fall short of the \$1.26M needed to maintain the Pavement Condition Index score of 53, but we are much closer. Additionally, there are years within the ten-year projection where the funding strategy does not meet the overall projected expense of roads which need



Village of Lindenhurst Memorandum

to be treated. The Village Board and staff will likely need to make determinations each year if additional investment will be afforded to the program or if certain streets can be deferred to latter years.

Matching dollars related to Lake Shore Drive's reconstruction project are also included in this section of the CIP. Our overall obligation has been reduced to the State as we paid a sum in FY 2026 to close out what remained owed to Lenny Hoffman Excavating prior to the default. The remaining expense will be moved into FY 2027 and will continue into future years awaiting IDOT's invoicing of the Village for our matching dollars. Such invoicing may be years delayed. Other outstanding amounts for matching dollars for the Grand Avenue and US 45 (Millburn Bypass) projects remain programmed within the CIP, awaiting invoicing.

Added into this section for the first time are a portion of the expenses relating to the Grand Avenue Streetscape project. This amount was programmed after direction was provided by the Village Board at the January 12th Village Board meeting. A total of \$587,732 is programmed for FY 2027 which represents the costs of all signage and the sections of landscaping enhancements for medians east of Granada Boulevard. The remaining expenses are to be programmed within the Grand Avenue TIF Fund's budget for FY 2027.

Village Facilities and Equipment

By far, the largest expense anticipated in the CIP centers around the prospect of a new municipal building. With the space needs study being conducted this fiscal year, many unknowns surround the future planning of such a building and therefore, many assumptions must be made. One such assumption is what the cost of design could be, should it be determined to move forward. Assumed costs for design and potential debt service are programmed into the CIP, subject to many decisions by the Village Board. In the short-term, \$800k is anticipated in design expense to be outlaid over the next two fiscal years.

Public Works facilities are a lesser component of the CIP for FY 2027 as we seek to repair damages to the Operations Building Break Room and repair garage doors.

Staff also recommends bringing computer replacement back into the CIP in FY 2027. Costs for hardware and software are rising at rates that appear unsustainable for the IT Fund to handle in future years. One way to alleviate



Village of Lindenhurst Memorandum

pressure on the IT Fund is move computer hardware replacement into the CIP. Costs for civilian workstations and police mobile computers/MDTs are calculated into the replacement costs, following the vehicle replacement schedule for Police. We may experience reduced future replacement costs for police terminals as we look into the use of tablets/iPads in contrast to more expensive hardened laptops.

The Police Department is researching transitioning our body worn cameras, digital storage, tasers, and taser cartridges to Axon. Axon's payment method acts more like a capital lease than a one-time payment and can be paid over a period of up to ten years. During that period, replacements for cameras, tasers, and unlimited digital storage are included in the cost. For our meeting, I would like to discuss the timing of such a transition to determine the Finance Committee's preference on how to move forward.

Green Improvements

Costs for pedestrian improvements and stormwater management projects are escalated at a rate of 3% year over year. Staff has also programmed the expenses for the Rose Tree Outfall repair into the CIP. A matching revenue line is also programmed for said expenses to be covered by the awarded DCEO grant. These one-time project revenues and expenses should not extend beyond FY 2027.

Water/Sewer Capital

As is the case with the Community Capital Fund, Water/Sewer Capital will start to experience declining impact fee revenues as developments wind down. For the foreseeable future, Water/Sewer Capital projects will become increasingly dependent upon contributions from excess fund balances of the Water/Sewer Operating Fund. Even debt service expenses that roll off during the CIP window are either absorbed by increasing expenses within the operating fund or are insignificant to the overall capital picture. It is not until Lake Michigan Water Project debt expires fully in 2036/2037 where true capital can be diverted into the fund.

Water & Sewer Capital Fund
7-Year Projection
FY 25/26 - 32/33

Cash Balance 12/31/25

\$ 1,689,825

Regular Revenue*
Transfer From Utility Fund (Operating)
Total Revenues

	FY 25/26	FY 26/27	FY 27/28	FY 28/29	FY 29/30	FY 30/31	FY 31/32	FY 32/33
	\$ 299,892	\$ 139,032	\$ 81,102	\$ 23,172	\$ 23,172	\$ 23,172	\$ 23,172	\$ 23,172
	\$ 180,000		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	\$ 479,892	\$ 139,032	\$ 81,102	\$ 23,172	\$ 23,172	\$ 23,172	\$ 23,172	\$ 23,172



Village of Lindenhurst
Memorandum

Notwithstanding the funding issues, I have asked Public Works to include all major projects that the water and sewer system may require through 2033 to try to provide as accurate of a projection for our infrastructure needs as possible.

The included CIP provides a list of projects which have advanced into the FY 2027 window and new projects, not previously anticipated. For example, improvements to the lift stations such as new guide rails for the pump station on Emerald Lane is a new development along with a pump replacement for the lift station on Woodland Trail.

Public Works is proposing to advance the replacement of a backup generator on Beck Road. Previously, one of the larger generators was scheduled to be replaced prior to this one, but recent issues force this piece of equipment to be addressed sooner.

Our staff is also building in the repainting of the Village's other water tower on YMCA Road to occur in FY 28/29. Design for this work would take place in the year prior. Specifics for other projects included in the CIP can be discussed during the course of our meeting next week.

I would encourage you to examine some of the costs included in the Wastewater Treatment Facility section of the CIP towards the latter half of the seven year window. A glut of large expenses is anticipated around the 2033 fiscal year. The largest proportion of these expenses include the construction of a new, third clarifier for water treatment. Public Works is anticipating the need to comply with future regulations for reduction of phosphorus in our wastewater effluent. The ILEPA has signaled those new rules may require the Village to maintain phosphorus levels below 0.05 mg/L when discharging from the plant. Our average phosphorus, as it stands today, is around 0.04 mg/L. However, in large rain events, it can be difficult for us to maintain that level due to how quickly we must push water through the system. Having a third clarifier would allow for greater capacity to treat for phosphorus in large rain events and accommodate any anticipated future growth. Simultaneously, we may also need to explore the replacement of our ultraviolet radiation treatment equipment and potentially also explore disc filter replacement, or an additional disc filter pod.



Village of Lindenhurst
Memorandum

The anticipated cost of those projects may be greater than what the Water/Sewer Fund can bear on its own. The Finance Committee and the Trustees of the Sanitary District may want to examine the possibility of issuing new debt through the ILEPA's revolving loan program to finance these expenditures. The timing of this new debt could coincide with the expiration of the debt from the previous plant expansion which occurs in FY 2034. Should debt be issued, the value of such debt would be lower than what is currently being serviced by the District and should allow for a property tax rate reduction for residents.

Vehicle Replacement Fund

Three police SUVs are scheduled for replacement in FY 2027 with four more SUVs anticipated in FY 2028. Costs for those vehicles have been increased to reflect going rates for the vehicles themselves and their associated outfitting and equipment.

Brought back into the vehicle replacement schedule are Public Works SUV's. Those vehicles were removed from the CIP as a cost saving measure to nurse the health of the Vehicle Replacement Fund back to a better balance. In the meantime, Public Works has tried to utilize secondhand squads for certain purposes to prolong the life of the fleet. However, the SUVs are far beyond their useful life and management places restrictions on where the SUVs can be safely driven. The vehicle replacement schedule recommends replacing the three SUVs over a four year period. One SUV is proposed for replacement in FY 2027. Along with the SUV, the plan anticipates the replacement of a 2 cubic yard dump truck and the trailer mounted jetter.

To assist with the funding resources needed to meet the demands of the vehicle replacement schedule, increased contributions will be needed from the operating funds. In total, the Vehicle Replacement Fund requires an additional \$29,001 this year. That amount gets spread 2/3rds to the General Fund and 1/3rd to Water/Sewer Operating. From next year forward, that amount will be escalated by 3% annually.

For our meeting of February 5th, I hope to discuss individual projects in greater detail, learn your preferences for these projects and gain your feedback on the condition of the funds and future projects.



Capital Improvement Plan Overview

Introduction

The purpose of the Village's Capital Improvement Plan (CIP) is to establish a long-range planning tool to provide for the investment in major community infrastructure improvements and the maintenance/repair/replacement of existing Village facilities and equipment.

More specifically, the Capital Improvement Plan will:

1. Identify existing major infrastructure and facilities.
2. Describe the CIP planning process.
3. Identify needed capital improvement projects within the next five years or longer.
4. Provide a summary of current debt obligations.
5. Identify, categorize and describe potential future community improvement projects.
6. Make recommendations to maximize community improvement spending.

When planning for capital projects, the Village uses seven objectives when evaluating the priority of projects, which are indicated throughout the CIP document:

1. Continuation of Maintenance and Replacement of Village Infrastructure to Address Essential Community Infrastructure Needs
2. Improvements to Technology to Increase Operational Efficiencies or Increase Data Driven Decision-Making
3. Enhances Quality of Life Elements and Improves Property Values
4. Improve Citizen Engagement in order to Establish Future Goal Setting and/or Comprehensive Planning
5. Enhance Public Safety
6. Seeking more sustainable equipment, materials, or practices
7. Promotes strategic priority areas and goals as established within the Village's strategic plan



Capital Improvement Plan Overview

Capital Improvement Plan Planning Process

The planning process for the Capital Improvement Plan is a collaborative multi-step process and includes the following steps:

Step	Completion Date	Description of Activity
1	January 17	Departmental CIP items are submitted to Village Administrator
2	January 31	Staff prepares a draft CIP document that includes revenue projections and proposed projects and costs
3	February 5	Draft CIP is provided to the Village Finance Committee for review and input
4	March 27	Draft CIP and Budget are Distributed to Village Board
5	March 27	Staff incorporates Village Board decisions and modifications into final CIP document
6	April 13	Village Board first reviews recommended CIP projects as part of the Village's full budget
7	April 27	Village Board adopts Operational and CIP Budgets

Capital Improvement Plan Structure and Organization

The Village's CIP is organized into three main areas meant to increase understanding of our capital improvement needs and increase transparency around various capital projects. The three primary groupings are as follows:

- Capital Projects by Functional Group: This organizes recommended capital project into functional groups that have similar like projects and priorities. Projects within this area are projected for the next five years.
- Proposed Fiscal Year Spending Summary: Provides a summary of this proposed fiscal year's capital projects by functional group.
- Fund Summary: Provides information about which Village funds will be used to fund all proposed projects.



Capital Improvement Plan Overview

Recommended Capital Improvement Projects by Functional Group

Recommended Village capital improvement projects are categorized into six different functional groups as shown below. Within each functional group, individual types of projects have been projected for the next five years.

Project Groups:

- General Government Improvements
- Water and Wastewater Improvements
- Street Improvements
- Village Facilities and Equipment
- Green/Sustainability Initiatives
- Vehicle and Major Equipment Replacement



CIP – General Government

Overview

Projects identified in this category cover a wide range of areas that all aim to improve Village services, operations, and quality of life. Examples of potential project areas in this category include maintaining the Village’s four lakes, improving stormwater infrastructure, enhancing Village services, and providing economic development/incentives. Projects in this category are funded by the Community Capital Fund.

General Government Recommended Projects					
Projects	FY 2026–27 Projected	FY 2027–28 Projected	FY 2028–29 Projected	FY 2029–30 Projected	FY 2030–31 Projected
Community Survey	\$20,000				\$22,000
Economic Development & Incentives	\$124,500	\$70,000	\$12,500	\$12,500	\$10,000
Subtotal	\$144,500	\$70,000	\$12,500	\$12,500	\$32,000

Project Descriptions for Fiscal Year 2026–2027

Community Survey

Community Survey (\$20,000)

The Village has an established practice of surveying our residents on four-year intervals to understand their sentiment toward Village practices and operations. Fiscal Year 2027 represents the next year in that cycle. However, the firm that has conducted our previous two surveys is no longer operating. The budgeted figure included is an estimate for this service to be provided through a new vendor.

Economic Development & Incentives

Journey Nissan Economic Incentive Payment (\$112,000)

Based upon a tentative framework agreed to by Journey Nissan to amend the previous sales tax sharing agreement with Zeigler Nissan, the Village has committed to a declining percentage of sales tax rebates beginning in FY 2026–27 and ending in FY 2029. The rebated amount is estimated for FY 27 at \$112,000 by assuming \$23M in annual sales.



CIP – General Government

Ace Hardware Economic Incentive Payment (\$20,000)

Per the Board approved sales tax sharing agreement with Ace Hardware, the Village has committed to rebate 50% of all generated sales tax back to the retailer beginning in FY 2026. The maximum Ace Hardware can receive is \$60,000 over the life of the agreement (5 Years). For FY 27, the rebated amount is estimated at \$12,500 based on \$2.5M in sales.

Project Descriptions for Fiscal Years 2028–2032

Economic Development & Incentives (\$100,000)

FY 2028: Journey Nissan and Ace Hardware Economic Incentive Payments (\$100,000)

FY 2029–2030: Ace Hardware Economic Incentive Payment (\$12,500)

FY 2031: Community Survey (\$22,000)

FY 2031: Ace Hardware Economic Incentive Payment (\$10,000)



CIP – Water & Wastewater

Overview

The Village maintains a well water distribution system that includes 6 well houses, 9 wells, two water wells that hold 750,000 and 500,000 gallons, a 1,000,000-gallon reservoir, 62 miles of watermain, and 728 fire hydrants. Additionally, the Village operates and maintains a wastewater treatment system that includes, 11 lift stations, 65 miles of sanitary sewer lines and a waste water treatment facility that can treat 2.0 million gallons per day. The projects identified below provide maintenance and enhancement to both the water and wastewater systems. Projects in this category are funded by the Water/Sewer Capital fund.

Water & Wastewater Recommended Projects					
Projects	FY 2026–27 Proposed	FY 2027–28 Projected	FY 2028–29 Projected	FY 2029–30 Projected	FY 2030–31 Projected
Lift Station Upgrades and Improvements	\$148,465	\$43,077	\$218,030	\$126,800	
Water Infrastructure Improvements	\$963,000	\$563,800	\$1,152,000	\$408,200	\$55,000
Wastewater Treatment Facility Upgrades	\$63,100		\$70,000		
Misc. Equipment	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000
<i>Subtotal</i>	<i>\$1,179,565</i>	<i>\$611,877</i>	<i>\$1,445,030</i>	<i>\$540,000</i>	<i>\$60,000</i>

Project Descriptions for Fiscal Year 2026–2027

Lift Station Upgrades & Improvements

Smoke Testing for Inflow and Infiltration (I&I) (\$5,750)

Public Works proposes to continue smoke testing of targeted sanitary mains to identify locations of Inflow and Infiltration within the sanitary collection system. This process will identify the source of the I&I so we can formulate a plan to mitigate the repairs. Additionally, the data collected will help identify the level of funding needed to make these repairs. The sanitary main selected deposits into the Emerald Lane lift station and consists of approximately 3,000 lineal feet.

Installation & Repair of Lift Station Driveways (\$23,415)



CIP – Water & Wastewater

Public Works proposes the replacement of the aging driveways at the lift stations over a period of four years beginning in FY 2026. Ten of the eleven lift stations have a driveway approach and are original installations. Special care is needed when removing snow and ice from the drives. The list below prioritizes the needs of the driveways in a “worst-is-first” methodology. Cost calculations are based on current pricing of \$10 per square foot.

Fiscal Years	Lift Station		Square Feet	Extended Cost
FY 26/27	Lift Station 1	Elmwood Drive	750	\$7,700
	Lift Station 3	Rolling Ridge Lane	780	\$8,000
	Lift Station 7	Crosswind Lane	700	\$7,200

Emerald Lane Lift Station #10 Guide Rail Replacement (\$20,000)

The guide rails that allow for the removal of the station’s pumps for servicing are separating from the interior wall. This work will consist of removal and replacing of the 2-inch rails, floor connectors, and the center support bracket. We have contractually performed this work at two other locations within the system.

Woodland Trail Lift Station Pump Replacement (\$30,000)

Per the pump replacement schedule, Woodland Trail station is scheduled for Pump No. 1 to be replaced. The second pump was replaced in 2018 due to mechanical failure. This pump has service life of 10-12 years and has exceeded its service life.

Beck Road Lift Station Stand-By Generator Replacement (\$56,000)

As part of the generator replacement program, Public Works would like to replace the generator at the Beck Road lift station. This generator set was originally scheduled for FY 28 but we have since experienced major issues with the unit. This generator was installed in 1991 and can no longer obtain replacement parts. The exterior enclosure has become an eye sore and will need to be replaced.

FY 27-30: Fencing for Lift Stations (\$58,625)

Public Works recommends the enclosure of the lift stations with a decorative fence. At present the lift stations do not have a security fence which can lead to



CIP – Water & Wastewater

vandalism and/or tampering with the station. We currently have eleven stations but would only be able to enclose eight stations based on location and size of owned property. The cost is based on a 6-foot aluminum decorative fence with a drive gate and man gate. We propose to complete this work over a 4-year period beginning in FY 28. This will allow for the layout at each station and prioritize the order.

FY	Location	Lineal Feet	Est. Cost
26-27	Valley Drive	380	\$13,300
27-28	Hickory Drive & Haven Lane	440	\$15,400
28-29	Grand Avenue	375	\$13,125
29-30	Rolling Ridge, N. Beck, & Woodland Trail	480	\$16,800

Water Infrastructure Improvements

Falling Waters Boulevard Tower 2 Repainting Design (\$58,000)

In preparation of the proposed repainting of the water tower along Falling Waters Boulevard, Public Works seeks design assistance on completing this work. Design is underway with the bulk of work to be completed in FY 27.

Falling Waters Boulevard Tower 2 Repainting (\$800,000)

FY 27-28: Compound Meter Replacement Program (\$36,000)

In our efforts to reduce water loss and better accountability, Public Works proposes the replacement of older commercial account meters and existing compound meters located at various commercial businesses. These recommended meters for replacement were installed prior to 2014 and are as old as 2007. The new meters will allow for data logging to better assist our clients in identifying problems within their plumbing. The new compound meter is of the Fergusson T10 family using the vortex metering system. The meter will have the same functions as our current meter but will eliminate the need to track two meter readings for billing. At present, a compound meter must read a “HI” usage and a “LO” usage. The vortex meter automatically reads the water used as a single read and is equipped with data logging capabilities.



CIP – Water & Wastewater

This project began in FY 25 and has two more years to complete. We propose this meter exchange to occur over the next two years with a 3% increase in materials:

Fiscal Year	Cost
FY 26/27	\$36,000
FY 27/28	\$37,000

Abandon Well House #4 (Sedgewood Cove) (\$22,000)

Public Works proposes to abandon Well House #4 located in Sedgewood Cove. This well house was constructed in 1994 as a means to provide potable water to the subdivision if the need to isolate the area from the distribution system occurred. This well produces only 95 gallons per minute and was built on top of an iron bed. Due to the high iron count, this well was not used as a front-line water producer but as a last use option. The last recorded use from this well was in March 2012 and then previous to that was August 2000. With the current distribution piping and the Lake Villa Interconnection as a viable backup source, the need for this well house no longer exists. The cost includes engineering signatures that are required by the IEPA.

Communications Upgrade to Well Houses (\$30,000)

Communications with the off-site distribution facilities is performed through radio with a licensed frequency that limits the antennae placement to 20 feet above ground maximum. We proposed to move to an un-licensed frequency, which will allow the placement of the antennae on top of the water towers for a cleaner direct line-of-site. Improved communication will reduce ghost alarms and the need for staff to monitor the distribution system after hours on-site. This work would include installation of new antennas at five locations, replacement of radios, and PLC programming. The recommended locations are the YMCA Road (Tower 1 & Well House 6), High Point Drive, Falling Waters Blvd. (Tower 2), and the water master PLC at the Wastewater Treatment Plant.

Wastewater Facility Improvements

Dissolved Oxygen Probes & Controllers (\$20,100)



CIP – Water & Wastewater

The three DO probes are obsolete and will need replacing that will include the three controllers. These units monitor the dissolved oxygen and control the speed of the motors in the oxidation ditches. They are independent of each other and are original from the 2012 plant expansion. The DO probes and controllers cost \$6,200 with an additional \$500 for programming. To complete this project, all three ditches will need the replacement at \$20,100.

Influent Pump No. 2 Replacement (\$30,000)

Influent Pump No. 2 was original installed in 2012 with the plant upgrades. This pump has been rehabbed in 2017 with internal issues. Recently the pump has an over temp alarm that will not allow it to operate. Although this is a 20-year pump, it has been problematic and is out of warranty.

Primary Logic Controls (PLC) Replacement (\$13,000)

The Primary Logic Controls (PLC) are original with the 2012 Treatment Plant Upgrades. These controls receive and send data to each other and assist with operations of the wastewater treatment facility. There are 4 units at the treatment facility and 1 unit at the Haven Lane lift station. The current units will no longer be supported and will need to be replaced. We propose to begin phasing these out over a three (3) year span. The first stage of replacements took place in FY 25. Pricing of \$6,500/unit includes programming from an outside source to remain compatible with the SCADA System.

Fiscal Year	No. of Units	Cost
FY 25/26	2	\$13,000
FY 26/27	2	\$13,000

Stand-by Well Location Study (\$17,000)

Public Works is recommending a Well Site Investigation study be performed to identify possible locations for a replacement emergency stand-by wells. Currently we use three emergency stand-by wells to produce water when CLCJAWA has a service interruption. Well no. 5 located on Independence Blvd. produces 550 GPM but is high in iron content. The iron removal system was serviced in 2024 by Tonka with recommendations of an overhaul of the system. Because of the reduced run time the iron vessel components are not being



CIP – Water & Wastewater

utilized as the system was designed. We propose to remove this well and construct a new well that would not require an iron removal. Any recommended location will need to be able to produce at a minimum of 550 GPM. We would like to perform the study in order to properly plan a future replacement. Design work for this project is underway with expected completion to occur in early FY 27.

Misc. Equipment (\$5,000)

Project Descriptions for Fiscal Years 2028–2030

Lift Station Upgrades & Improvements

FY 28–29: Installation & Repair of Lift Station Driveways (\$17,677–\$25,905)

Public Works proposes the replacement of the aging driveways at the lift stations over a period of four years. Ten of the eleven lift stations have a driveway approach and are original installations. Special care is needed when removing snow and ice from the drives as well as becoming eye sores for the local residents. The list below prioritizes the needs of the driveways in a “worst-is-first” methodology. Cost calculations are based on current pricing of \$10 per square foot.

Fiscal Years	Lift Station	Square Feet	Extended Cost
FY 27/28	Lift Station 4	432	\$4,752
	Lift Station 10	375	\$4,125
	Lift Station 11	800	\$8,800
FY 28/29	Lift Station 6	2,355	\$25,905

FY 29–30: Lift Station Stand-By Generator Replacement

Currently the lift stations are equipped with stand-by generators that power the station in the event of a power outage. Consideration of replacing these generator sets and the automatic transfer switch should be considered to ensure operations during a power outage. These generator sets are original when the lift stations were upgraded to receive its own power supply. We recommend; based on age, the following replacement schedule.



CIP – Water & Wastewater

Fiscal Year	Location	Installed Year	Cost
FY 28/29	Emerald Lift Station X2	1991	\$110,000
FY 29/30	Elmwood Drive Lift Station & Crosswind Lift Station	1995 & 1996	\$110,000

Water Infrastructure Improvements

FY 28–30: 4” Water Main Replacement Construction Ph. 1 (\$451,800)

As we continue to improve the water distribution system, we propose to upgrade the size of the water main from 4 inch to 6 inch along Bonner Lane, Brook Court, Cherrywood Lane, Chestnut Circle, Highland Drive, Maplewood Court, Orchard Lane, Ridge Court, and White Oak Drive. This upgrade in size will provide a higher volume of water delivered to the residents and potentially allowing the resident to upgrade the size of their water service. Removal of the 4-inch water main and upgrading to 6 inch will provide better volume for firefighting if the need arises. For FY 28 we propose to begin the first phase of water main replacement. It should be noted that Bonner Lane and Highland Drive have a 4-inch water main only installed on a portion of the road. At current pricing of \$300/lineal foot of water main, we propose this work to take place over a 3-year period following the listed schedule.

FY	LOCATION	LINEAL FEET	COST
FY 25/26	Design		\$85,000
FY 27/28	Bonner Lane, Highland Drive, Orchard Lane	1,506 Ft	\$451,800
FY 28/29	White Oak Drive, Chestnut Circle	1,250 Ft.	\$375,000



CIP – Water & Wastewater

FY 29/30	Brook Court, Ridge Court, Cherrywood Lane, Maplewood Court	1,213 Ft.	\$363,900
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**Data is based on water main repairs dating back to 1990 only.

FY	STREET	YEAR INSTALLED	NO. OF REPAIRS	NO. OF HOMES
FY 27/28	Bonner Lane (Partial)	1965	13	3
	Highland Drive (Partial)	1965	11	12
	Orchard Lane	1965	6	7
FY 28/29	Chestnut Circle	1965	11	10
	White Oak Drive	1965	7	12
FY 29/30	Brook Court	1965	6	3
	Cherrywood Lane	1965	6	10
	Maplewood Court	1965	5	6
	Ridge Court	1965	2	5

FY 27-28: YMCA Road (Tower #1) Repainting Design (\$75,000)

FY 28-29: YMCA Road (Tower #1) Repainting (\$750,000)

FY 28-29: Demo Well House 1 (\$27,000)

Public Works recommends the removal of the building structure and fencing on Hawthorne Drive formerly Well House 1. This well house was abandoned and removed from the distribution system in 2019 but not demolished due to the emergency siren is electrically connected to the building. This work will be dependent on the installation of a pedestal for the emergency siren.



CIP – Water & Wastewater

Wastewater Facility Improvements

FY 33: Overhaul Disc Filters (\$50,000)

The Disc Filters were installed with the 2012 plant upgrades. We propose to bring in a Hydro Tech technician to perform a complete inspection and recommendation of replacement parts due to wear and tear. The disc panels have a life expectancy of 15–17 years and we will be approaching this in 2029.

FY 33: Complete UV Replacement (\$175,000)

The UV system was installed in the 2012 plant expansion. This unit replaced the use of chlorine for the disinfection of the wastewater as it exits the treatment process. We propose to bring in a Wedeco technician to perform an inspection of the unit and based on the inspection if the unit can be refurbished or completed. The life span of the unit is 10–15 years.

FY 33: 3rd Clarifier (\$1,800,000)

In 2030 the phosphorus the geo-metric mean requirement will be 0.05 mg/l. In order to meet the phosphorus reduction, we had to increase the mix liquor holding, especially during wet weather. The current two clarifiers will not meet the storage capacity of mixed liquor retention for the future phosphorus reduction. The addition of a third clarifier will provide the capacity to meet the phosphorus reduction. The WWTF was originally designed for a third clarifier but at the time the BNR was installed to reduce the phosphorus levels to meet a 1.0 mg/l.



CIP – Street Improvements

Overview

The Village consists of 94.3 lane miles of streets and rights of way. Following a pavement management assessment of Village streets in 2022 which rated the Village’s road network in the “poor” category, the Village made a larger commitment to invest in road infrastructure by creating a six-year road resurfacing program. This program has allowed the Village to almost double the number of road miles treated during the biennial resurfacing schedule while increasing the overall pavement condition index (PCI) score of the overall network. The majority of the projects outlined below reaffirm the Village’s commitment to the biennial resurfacing schedule. Other project funding for street improvements account for large Village infrastructure projects and for the Village’s contribution to state and county road projects. Projects in this category are funded primarily by the community capital fund. The Motor Fuel Tax and Garbage fund also provides funding for street improvements on a biennial schedule.

Street Improvements Recommended Projects					
Projects	FY 2026-27 Proposed	FY 2027-28 Projected	FY 2028-29 Projected	FY 2029-30 Projected	FY 2030-31 Projected
Road Resurfacing Program Design & Patching	\$150,000	\$997,500	\$150,000	\$1,150,000	\$150,000
Village Match for County/ State Road Projects	\$365,355		\$101,269		
Grand Avenue Streetscape Improvements	\$611,132				
Lake Shore Drive Reconstruction & Engineering	\$1,086,726				
Misc. Street Improvements	\$10,000	\$10,000	\$10,000	\$10,000	\$10,000
<i>Subtotal</i>	<i>\$2,223,213</i>	<i>\$1,007,500</i>	<i>\$261,269</i>	<i>\$1,160,000</i>	<i>\$160,000</i>



CIP – Street Improvements

Project Descriptions for Fiscal Year 2026–2027

Road Resurfacing Program

Pavement Patching (\$100,000)

These funds help to support the Village’s patching and mill and overlay program. Targets are developed over time in order to efficiently deploy resources in areas that may not rise to the level of full depth reconstruction.

2026 Road Program Design Engineering (\$50,000)

Funds are intended to be used toward professional services including the design and construction engineering of our road reconstruction program.

Village Match for County/ State Road Projects

Route 45 Contribution (\$9,585)

Route 132 Contribution (\$355,770)

Grand Avenue Streetscape Improvements

Grand Avenue Median Landscaping Medians and Signage (\$611,132)

Costs budgeted for the Grand Avenue Streetscape represents a portion of the costs to complete the full project. Funds anticipated for completion the full project are estimated at \$814,765. Expenses attributed to Community Capital are those for signage, landscaping and electrical design for medians along Grand Avenue west of Granada Boulevard. The remaining expenses (\$203,633) will be included in the budget for the Grand Avenue TIF District.

Lake Shore Drive Reconstruction and Engineering

Lake Shore Drive Reconstruction FAU Match (\$1,086,726)

Based on the most recent estimates, the combined cost of construction and engineering for this project is approximately \$5,885,000. Due to limits on Federal participation on these projects, Federal support extends to \$3,652,000 of total expenses. The Village is tasked with covering the gap in funding totaling \$2,233,000. With MFT contributing \$953,102, the Community Capital Fund is responsible for the remainder less what was paid out to close the Lenny Hoffman contract (\$193,171)- \$1,086,726.



CIP – Street Improvements

Misc. Street Improvements (\$10,000)

Project Descriptions for Fiscal Years 2028–2032

Pavement Management Assessment

FY 28: Pavement Management Assessment (\$47,500)

Road Resurfacing Program

FY 28–32: Pavement Patching (\$100,000)

FY 28–32: Road Program Design Engineering (\$50,000)

FY 28: 2027 Road Resurfacing Program (\$800,000)

Includes contributions from the Garbage Fund. Outside of design expenses, no additional contributions are made to the road resurfacing program this year.

Village Match for County/ State Road Projects

FY 29: US 45 from Rt. 173 to Rt. 132 Expansion (\$101,269)

FY: 28–32: Misc. Street Improvements (\$10,000)



CIP – Village Facilities & Equipment

Overview

The Village is responsible for numerous municipal facilities that include the Village Hall, the Public Safety Building, and the Public Works Garage. In addition to the Village’s operational facilities, the Village also maintains the Veteran’s Memorial which was constructed in 2006. Funding within this category aim to improve the functionality of existing facilities and provide preventative maintenance to prolong the life of Village facilities. Other projects address operational equipment needs through the means of replacement, maintenance, or purchasing new equipment. Projects in this category are funded by the Community Capital Fund.

Village Facilities & Equipment Recommended Projects					
Projects	FY 2026–27 Proposed	FY 2027–28 Projected	FY 2028–29 Projected	FY 2029–30 Projected	FY 2030–31 Projected
Municipal Complex Improvements	\$400,000	\$400,000	\$1,031,000	\$1,031,000	\$1,031,000
Public Works Facilities Improvements	\$54,500	\$450,000	\$40,000		\$145,000
Technology Replacement & Improvements	\$29,000	\$93,785	\$79,785	\$79,785	\$93,785
Misc. Equipment/Projects	\$12,000	\$12,000	\$12,000	\$12,000	\$12,000
Subtotal	\$495,500	\$955,785	\$1,162,785	\$1,122,785	\$1,281,785

Project Descriptions for Fiscal Year 2026–2027

Municipal Complex Improvements

FY 27–28: Municipal Complex Space Design (\$800,000)

Subject to the findings of the Space Needs study, the 2026 Capital Improvement Plan anticipates approximately \$800,000 to be spent on design and engineering of a new municipal complex. The current estimate is derived at 50% responsibility of a design expense for a project valued at around \$16M. This cost is time dependent, but will likely spread over two fiscal years. The actual cost of design, should the project move forward, will depend on the overall value of the project and if and how costs should be shared with the Lake Villa Fire Protection District.



CIP – Village Facilities & Equipment

Public Works Facilities Improvements

Repairs to Operations Building Break Room (\$42,000)

Fire within to the Operations Building caused a significant amount of damage to the Break Room. Given the cost of our deductible, we find that it is more prudent to self-fund the repairs to the space which would include new cabinetry, equipment, and ceiling tiles.

Operations Building Garage Doors Repair (\$12,500)

The Operations Building has three overhead doors that when installed, the electrical conduit were placed inside the floor slab. These conduits have since separated with power loss to Bay Doors 2 & 3. The doors have been temporarily wired in for service but cannot be operated at the same time. Public Works proposes to rerun the electrical conduits overhead and reestablish power to all three doors.

Technology Replacement & Improvements

Computer Replacements (\$29,000)

An assessment of our needs and an analysis of the rising costs of computer replacements and their associated equipment has caused our staff to reprogram the source of replacement of these expenses. In this year's CIP, staff proposes to return computer replacements to Community Capital and remove them from the Information Technology Fund. The costs associated with this year's plan includes workstation replacements and mobile data terminals (MDT's) within the police squads.

Misc. Equipment/ Projects

Equipment Contingency (\$12,000)

Project Descriptions for Fiscal Years 2028-2032

Municipal Complex Improvements

FY 29-32: Municipal Complex Debt Service (\$1,031,000)



CIP – Village Facilities & Equipment

This debt service is estimated based upon a \$16M loan value at 5% interest over 30 years.

Public Works Facilities Improvements

FY 28 Public Works Storage Facility (\$450,000)

Based on the engineer's recommendation, we propose the construction of a storage facility. Actual size and location will be determined based on current and future needs. The storage facility will be used to house equipment and materials removing them from the outside elements.

FY 29: Upgrade Fuel Depot (\$40,000)

The fuel depot at the WWTF is of original design from the mid-1990s. There are two storage tanks with the diesel tank used for support equipment that cannot be driven to a gas station. The second tank was used for regular gas and has not been used since 2010. Due to the usage of the tank, there will be special requirements to remove and dispose of the tank that is reflective in the cost. The diesel dispenser is showing signs of wear and should be upgraded. The gas tank is cracking and will need to be removed. Last upgrade to the fuel depot took place in 2005.

FY 31: Repave Operations Building Parking Lot (\$145,000)

The parking lot at the Operations Building is original from 2000 and is showing signs of failure. The area in concern is where both POV's and Village owned vehicles park. The parking lot is over twenty years old and will have outlived its useful life. This work will include the removal of asphalt to the sub-base and placement of new asphalt at a depth of 4 inches. This will provide a better parking lot as the heavy equipment drive over it, in/out of the garage.

Technology Replacement & Improvements

FY 28-32: Conversion to Axon Digital Evidence Management (\$64,785)

FY 28, 31, & 32: Computer Replacements (\$29,000)

The costs anticipated for these future years includes regular computer replacements and follows the vehicle replacement schedule for the replacement



CIP – Village Facilities & Equipment

of MDTs within the squad. It is possible that costs for more expensive MDTs may be reduced in the future as we move to tablets or iPads within the squads.

Misc. Equipment/ Projects

FY 27-30: Misc. Equipment/Projects (\$12,000)



CIP – Green/Sustainability Improvements

Overview

For years, the Village has continued to offer sustainability initiatives and programs including textile recycling and 50/50 programs to residents. The Village has also implemented greener practices in our operations by switching to LED lighting, implementing a tree replacement program, and investing in pedestrian facilities. The projects identified within this category further the Village’s commitment towards implementing sustainable and green practices. Projects in this category are funded by the Community Capital Fund.

Green/Sustainability Recommended Projects					
Projects	FY 2026–27 Proposed	FY 2027–28 Projected	FY 2028–29 Projected	FY 2029–30 Projected	FY 2030–31 Projected
Pedestrian Improvements	\$56,650	\$58,350	\$60,100	\$61,903	\$63,760
Forestry	\$20,000	\$20,000	\$20,000	\$20,000	\$20,000
Rose Tree Outfall Repair Project	\$618,100				
Valley Drive Stormwater Design	\$30,000				
Stormwater Management Projects	\$106,090	\$109,273	\$112,551	\$115,927	\$122,987
Subtotal	\$830,840	\$187,623	\$192,651	\$197,830	\$206,747

Project Descriptions for Fiscal Year 2026–2027

Sidewalk Improvements

FY 27 Replacements (\$56,650)

Over the past 4 years, we have seen a steady increase in costs to perform curb and sidewalk replacement. We programmed \$55,000 for FY 2025–2026 which was increased from the previous year. Due to the increase in pricing, we have been completing fewer repairs. FY 2026–2027 will be the first year we have included an annual escalator to sidewalk repair costs bringing that year’s budgeted expense to \$56,650.

Forestry

FY 27 Service and Replacement (\$20,000)



CIP – Green/Sustainability Improvements

Stormwater Management Projects

Valley Drive Stormwater Design (\$30,000)

Topographic low-lying areas along Valley Drive at the intersections of Sand Lake Road and Old Elm Drive Road are plagued by stormwater that remains and stagnates after rain events. Some of the affected property is owned by the Village at the corner of Valley Drive and Old Elm Road, behind the Lindenhurst Center. The budgeted dollars included in the CIP would be dedicated toward an engineering design to develop options to alleviate stormwater problems in the area.

Rose Tree Outfall Repair Project (\$618,100)

Located within McDonalds Woods, a stormwater outfall extending from Rose Tree Lane has fallen into disrepair. In collaboration with the Lake County Forest Preserve District, the Village leads a project that will repair the outfall pipe and restore much of the creek bed and bank that was damaged from years of erosion. This work received a grant through DCEO and administered by Lake County Stormwater Management Commission (SMC). The costs for construction and engineering, shown above, are covered by the grant and will have an offsetting revenue line in Community Capital for FY 2027.

FY 27 Projects (\$106,090)

In continuation of the storm water projects and the 50/50 culvert replacement program, we propose to continue funding to complete additional projects on the Storm Management Repair list. Engineering \$10,000, 50/50 culvert replacements \$10,000 Storm improvements \$60,000.

Project Descriptions for Fiscal Years 2028–2032

Sidewalk Improvements

FY 28–32 Replacements (\$58,350)

An annual escalator is added to the total above each year through the end of the CIP window.

Forestry

FY 28–32 Tree Replacement Program (\$20,000)



CIP – Green/Sustainability Improvements

Stormwater Management Programs

FY 28–32 Projects (\$109,273)

An annual escalator is added to the total above each year through the end of the CIP window.



CIP – Vehicle & Major Equipment Replacements

Overview

The Vehicle Replacement provides for the replacement of vehicles and major equipment for the Police and Public Works departments. Vehicles and major equipment are slotted for their replacement based on their estimated useful lifespan and incurred maintenance costs. All vehicles and major equipment replacements are funded by the Vehicle Replacement fund, which receives funding from the Street Maintenance, Water/Sewer Operating, and Police Department funds. The Village’s Fleet consists of vehicles and equipment from both the Police Department and Public Works.

Police Department:

- 8 police vehicles

Public Works:

- 2 Public Works sport utility vehicles
- 4 Public Works pick-up trucks
- 4 – 2 yard dump trucks
- 6 – 5 yard dump trucks – 10 yard dump truck
- Backhoe, Jetter, Loader, Vactor, Roller, Trash Pump, Branch Chipper, Hot Asphalt Box

Vehicle & Major Equipment Replacement Recommended Projects					
Projects	FY 2026-27 Proposed	FY 2027-28 Projected	FY 2028-29 Projected	FY 2029-30 Projected	FY 2030-31 Projected
Public Works	\$239,702	\$218,309	\$293,944	\$201,466	\$25,504
Vehicles					
Police Vehicles	\$200,850	\$275,834	\$0	\$0	\$226,058
Subtotal	\$440,552	\$494,143	\$293,944	\$201,466	\$251,562

Project Descriptions for Fiscal Year 2026-2027

Public Works Vehicles

FY27 Replacements (\$239,702)

Public Works is requesting the replacement of a 2014 2 cubic yard dump truck with a new model of the same size along with a new trailer-mounted jetter. Both items are due for replacement in accordance with our replacement schedule. After being removed from the replacement schedule, Public Works has requested to purchase a new SUV for its personnel to replace the 2012 Ford SUVs currently as



CIP – Vehicle & Major Equipment Replacements

part of the fleet. The expense was removed to assist with the revival of the fund balance. However due to age, the condition of the vehicles limits their use to only trips within a short radius of the Village.

Police Vehicles

FY27 Replacements (\$200,850)

Following our replacement schedule, three Police SUVs are eligible for replacement in FY 2027. Four SUVs are eligible for replacement in FY 2028.



Funding Summary

Capital Improvement Plan: FY 2026 – 2027 Programming Summary

Total	Recommended Fiscal Year 2026-2027 Capital Improvements	CIP Objectives
\$144,500	General Government	
\$144,500	Economic Development & Incentives	7
\$1,179,565	Water & Wastewater Improvements	
\$148,465	Lift Stations Upgrades & Improvements	1 & 2
\$963,000	Water Infrastructure Improvements	1
\$63,100	Wastewater Treatment Facility Upgrades	1 & 2
\$5,000	Misc. Equipment	1
\$2,223,213	Street Improvements	
\$1,126,487	Road Resurfacing Program	1 & 2
\$1,086,726	Lake Shore Drive Reconstruction & Engineering	1 & 3
\$10,000	Misc. Street Improvements	1
\$495,500	Village Facilities & Equipment	
\$400,000	Municipal Complex Improvements	1
\$54,500	Public Works Facilities Improvements	1
\$29,000	Technology Replacement & Improvements	2, 5, & 6
\$12,000	Misc. Equipment/Projects	5
\$671,519	Green/Sustainability Improvements	
\$56,650	Pedestrian Improvements	7 & 3
\$20,000	Forestry	7 & 3
\$458,779	Rose Tree Outfall Repair Project	1 & 3
\$30,000	Valley Drive Stormwater Design	1 & 3
\$106,090	Stormwater Management Projects	1
\$440,552	Vehicle & Major Equipment Replacements	
\$239,702	Public Works: Vehicle Replacements	1
\$200,850	Police: Vehicle Replacements	1
\$5,154,849	TOTAL FISCAL YEAR 2026-2027 IMPROVEMENTS	



Funding Summary

Capital Improvement Plan Funding Summary

The Village currently uses various capital funds for infrastructure and community improvements. These include:

I. Community Capital Fund

The Community Capital Fund typically funds storm water improvements, bike path and sidewalk improvements, municipal facility improvements, a portion of road improvements, computer equipment, and other miscellaneous improvements as determined by the Village Board. Regularly Yearly revenue sources and a five-year outline of project expenses are outlined below. In addition to the Community Capital Funds regular revenue, the fund receives a transfer of any available dollars in excess of the General Fund Target Balance at the end of each fiscal year.

Community Capital Fund Revenue
6-Year Revenue Projection
FY 26-27 - 31/32

Revenue	FY 26/27	FY 27/28	FY 28/29	FY 29/30	FY 30/31	FY 31/32
Transportation Facility Fees	\$ 280,000	\$ 280,000	\$ 280,000	\$ 280,000	\$ 280,000	\$ 280,000
Public Facility Donation	\$ 87,500	\$ 60,000	\$ 35,000	\$ 10,000	\$ 10,000	\$ 10,000
Income Tax	\$ 250,713	\$ 260,183	\$ 269,654	\$ 279,124	\$ 288,594	\$ 267,884
Sales Tax	\$ 202,960	\$ 209,049	\$ 215,320	\$ 221,780	\$ 228,433	\$ 240,577
Video Gaming Proceeds	\$ 130,000	\$ 130,000	\$ 130,000	\$ 130,000	\$ 130,000	\$ 130,000
DCEO Grant: Rose Tree Outfall	\$ 618,100	\$ -	\$ -	\$ -	\$ -	\$ -
Total Community Capital Revenue	\$1,569,273	\$ 939,232	\$ 929,974	\$ 920,904	\$ 937,027	\$ 928,461



Funding Summary

**Community Capital Fund
Updated Fiscal Projection
FY 25/26 - 31/32**

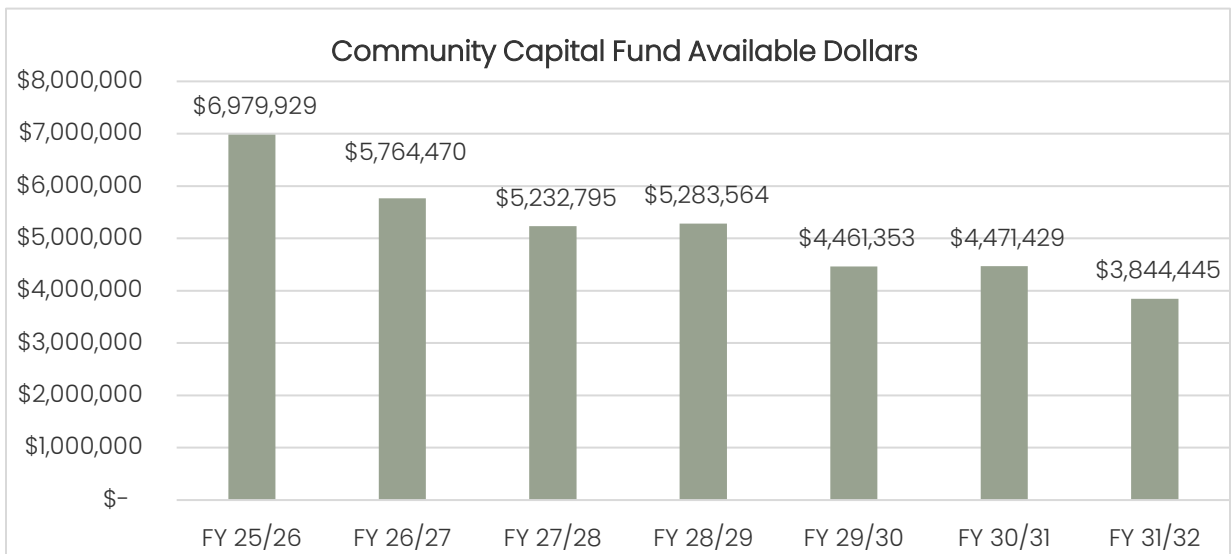
Cash Balance 12/31/25 \$ 6,279,693

	FY 25/26	FY 26/27	FY 27/28	FY 28/29	FY 29/30	FY 30/31	FY 31/32
Revenue	\$ 821,899	\$ 1,569,273	\$ 939,232	\$ 929,974	\$ 920,904	\$ 937,027	\$ 928,461
Transfer From General Fund (Est.)	\$ 470,000	\$ 750,000	\$ 750,000	\$ 750,000	\$ 750,000	\$ 750,000	\$ 750,000
	\$ 1,291,899	\$ 2,319,273	\$ 1,689,232	\$ 1,679,974	\$ 1,670,904	\$ 1,687,027	\$ 1,678,461

Expenses

<i>Community Capital Fund Recommended Projects</i>								
<i>General Government</i>	FY 25/26	FY 26/27	FY 27/28	FY 28/29	FY 29/30	FY 30/31	FY 31/32	6 Year Total
Community Survey	\$ -	\$ 20,000	\$ -	\$ -	\$ -	\$ 22,000	\$ -	\$ 42,000
Economic Development & Incentives	\$ 175,000	\$ 124,500	\$ 70,000	\$ 12,500	\$ 12,500	\$ 10,000	\$ -	\$ 404,500
TOTAL FUNDING	\$ 175,000	\$ 144,500	\$ 70,000	\$ 12,500	\$ 12,500	\$ 32,000	\$ -	\$ 446,500
<i>Street Improvements</i>	FY 25/26	FY 26/27	FY 27/28	FY 28/29	FY 29/30	FY 30/31	FY 31/32	6 Year Total
Road Resurfacing Program	\$ (42,000)	\$ 1,126,487	\$ 997,500	\$ 251,269	\$ 1,150,000	\$ 150,000	\$ 950,000	\$ 4,583,247
Lake Shore Drive Project Reconstruction & Engineering	\$ 193,172	\$ 1,086,726	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,279,898
Misc. Street Improvements	\$ 12,500	\$ 10,000	\$ 10,000	\$ 10,000	\$ 10,000	\$ 10,000	\$ 10,000	\$ 72,500
TOTAL FUNDING	\$ 163,663	\$ 2,223,213	\$ 1,007,500	\$ 261,269	\$ 1,160,000	\$ 160,000	\$ 960,000	\$ 5,935,645
<i>Village Facilities & Equipment</i>	FY 25/26	FY 26/27	FY 27/28	FY 28/29	FY 29/30	FY 30/31	FY 31/32	6 Year Total
Municipal Complex Improvements	\$ 45,000	\$ 400,000	\$ 400,000	\$ 1,031,000	\$ 1,031,000	\$ 1,031,000	\$ 1,031,000	\$ 4,969,000
Public Works Facilities Improvements	\$ 10,000	\$ 54,500	\$ 450,000	\$ 40,000	\$ -	\$ 145,000	\$ -	\$ 699,500
Technology Replacement & Improvements	\$ -	\$ 29,000	\$ 93,785	\$ 79,785	\$ 79,785	\$ 93,785	\$ 93,785	\$ 469,925
Misc. Equipment/Projects	\$ 25,000	\$ 12,000	\$ 12,000	\$ 12,000	\$ 12,000	\$ 12,000	\$ 12,000	\$ 97,000
TOTAL FUNDING	\$ 80,000	\$ 495,500	\$ 955,785	\$ 1,162,785	\$ 1,122,785	\$ 1,281,785	\$ 1,136,785	\$ 6,235,425
<i>Green/ Sustainability Improvements</i>	FY 25/26	FY 26/27	FY 27/28	FY 28/29	FY 29/30	FY 30/31	FY 31/32	6 Year Total
Pedestrian Improvements	\$ 55,000	\$ 56,650	\$ 58,350	\$ 60,100	\$ 61,903	\$ 63,760	\$ 65,673	\$ 421,435
Forestry	\$ 15,000	\$ 20,000	\$ 20,000	\$ 20,000	\$ 20,000	\$ 20,000	\$ 20,000	\$ 135,000
Rose Tree Outfall Repair Project	\$ -	\$ 458,779	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 458,779
Valley Drive Stormwater Design	\$ -	\$ 30,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 30,000
Stormwater Management Projects	\$ 103,000	\$ 106,090	\$ 109,273	\$ 112,551	\$ 115,927	\$ 119,405	\$ 122,987	\$ 686,234
TOTAL FUNDING	\$ 173,000	\$ 671,519	\$ 187,622	\$ 192,651	\$ 197,830	\$ 203,165	\$ 208,660	\$ 1,731,448
TOTAL COMMUNITY CAPITAL FUNDING	\$ 591,663	\$ 3,534,732	\$ 2,220,907	\$ 1,629,205	\$ 2,493,115	\$ 1,676,950	\$ 2,305,445	\$ 14,349,018

Available Dollars \$ 6,979,929 \$ 5,764,470 \$ 5,232,795 \$ 5,283,564 \$ 4,461,353 \$ 4,471,429 \$ 3,844,445





Funding Summary

II. Water/Sewer Capital Fund

The Water/Sewer Capital Fund typically funds water and wastewater improvements/ replacements including watermains, lift stations, pump stations, debt obligations, etc. The Water/Sewer Capital Fund receives yearly revenue from tap on fees and interest.

Water & Sewer Capital Fund
7-Year Projection
FY 25/26 - 32/33

Cash Balance 12/31/25

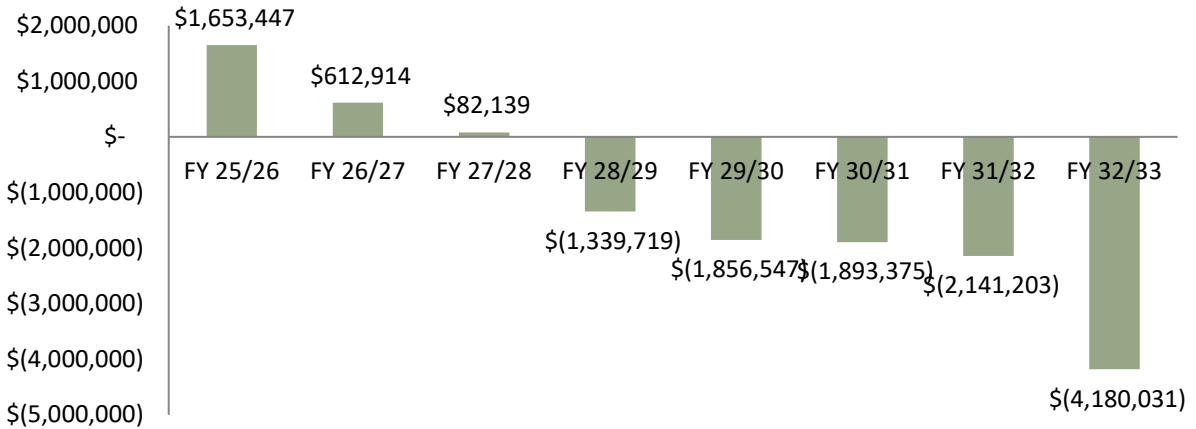
\$ 1,689,825

	FY 25/26	FY 26/27	FY 27/28	FY 28/29	FY 29/30	FY 30/31	FY 31/32	FY 32/33
Regular Revenue	\$ 299,892	\$ 139,032	\$ 81,02	\$ 23,172	\$ 23,172	\$ 23,172	\$ 23,172	\$ 23,172
Transfer From Utility Fund (Operating)	\$ 180,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Revenues	\$ 479,892	\$ 139,032	\$ 81,02	\$ 23,172	\$ 23,172	\$ 23,172	\$ 23,172	\$ 23,172

Water/ Sewer Capital Fund Recommended Projects									
Water & Wastewater Improvements	FY 25/26	FY 26/27	FY 27/28	FY 28/29	FY 29/30	FY 30/31	FY 31/32	FY 32/33	7 Year Total
ARPA- Water Main Replacement- Lake Shore Drive	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Lift Stations Upgrades & Improvements	\$ 121,150	\$ 148,465	\$ 43,077	\$ 218,030	\$ 126,800	\$ -	\$ 16,000	\$ 32,000	\$ 584,372
Water Infrastructure Improvements	\$ 230,120	\$ 963,000	\$ 563,800	\$ 1,152,000	\$ 408,200	\$ 55,000	\$ -	\$ -	\$ 3,142,000
Wastewater Treatment Facility Upgrades	\$ 160,000	\$ 63,100	\$ -	\$ 70,000	\$ -	\$ -	\$ 250,000	\$ 2,025,000	\$ 2,408,100
Misc. Equipment	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 35,000
PROJECT EXPENSE	\$ 516,270	\$ 1,179,565	\$ 611,877	\$ 1,445,030	\$ 540,000	\$ 60,000	\$ 271,000	\$ 2,082,000	\$ 6,169,472
Debt Obligations	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
TOTAL WATER/SEWER CAPITAL EXPENSE	\$ 516,270	\$ 1,179,565	\$ 611,877	\$ 1,445,030	\$ 540,000	\$ 60,000	\$ 271,000	\$ 2,082,000	\$ 6,169,472

Available Dollars \$ 1,653,447 \$ 612,914 \$ 82,139 \$ (1,339,719) \$ (1,856,547) \$ (1,893,375) \$ (2,141,203) \$ (4,180,031)

Water/ Sewer Capital Fund Available Dollars





Funding Summary

III. Motor Fuel Tax Fund

The Motor Fuel Tax Fund provides revenue for various street maintenance activities including road salt, asphalt, and de-icing materials. Along with funding maintenance on Village streets, the Motor Fuel Tax Fund provides revenue for resurfacing a portion of Village roads on a biennial schedule. Fiscal Year 2026-202 is a resurfacing year that will utilize MFT funds.

Revenue

Motor Fuel Tax	\$654,897
Interest	\$14,655

Capital Expenses

Road Resurfacing	\$1,200,000
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Non-Capital Expenses

Asphalt Products	\$14,163
De-Icing Material	\$91,860
Snow Emergency	\$1,000



Funding Summary

IV. Vehicle Replacement Fund

The Vehicle Replacement Fund provides funds for the replacement of all Village fleet and major equipment through a combination of contributions from Street Maintenance, Water/Sewer Operating Funds, and the Police Department. This fund is a result of a combination of the previously separated replacement funds for Public Works and the Police Department into a single fund for all fleet. The resulting cash balance increase strengthens the position of the fund and reduces overall contributions. Village forecasting provides a 20-year projection of the fund including annual replacement costs and replacement frequency.

Estimated Fund Beginning	\$389,858
Balance	

Revenue

Fund Contributions -	Street Maintenance -
	\$90,667
	Water/Sewer - \$90,667
	Police Department -
	\$90,667

Expenses

Public Works Vehicle	2CY dump truck -
Replacements -	\$88,838
	SUV - \$51,984
	Jetter - \$98,880

Police Department Vehicle	Three Pursuit Rated
Replacements -	SUVs and Upfitting -
	\$200,850



Appendix A

Active Lift Station and Well House List (BEING UPDATED)

SANITARY STATIONS			
ASSET NAME	ADDRESS	CONTENTS	SERVICE LOAD
Lift Station 1	1910 ELMWOOD DRIVE	Sanitary Lift Station w/ 2 - Flygt 8" NP-3153.095 Pumps and a stand-by generator	Serves a portion of the Main Body, gravity fed from Lift Station no. 3 and no. 4, Force Main gravity feeds to the WWTP
Lift Station 2	227 VALLEY DRIVE	Sanitary Lift Station w/ 2 - 6" Flygt CP3153.091-0410 Pumps and a stand-by generator	Serves a portion of the Main Body, Force Main gravity feeds to the WWTP
Lift Station 3	2216 ROLLING RIDGE LANE	Sanitary Lift Station w/ 2 - 4" Flygt CP3153.091-0410 Pumps and a stand-by generator	Serves a portion of the Main Body, Force Main gravity feeds to Lift Station no. 1
Lift Station 4	205 HICKORY DRIVE	Sanitary Lift Station w/ 2 - 3" Flygt CP3085.092 Pumps and a stand-by generator	Serves a portion of the Main Body, Force Main gravity feeds to Lift Station no. 1
Lift Station 5	3135 HAVEN LANE	Sanitary Lift Station w/ 3 - 6" Flygt 3153.095 Pumps and a stand-by generator	Serves Forest Trails, Country Place North and South, Farmington Green, Harvest Hills, Falling Waters, Heritage Park, South East
Lift Station 6	1136 GRAND AVENUE	Sanitary Lift Station w/ 2 8" NP-3153.095 Pumps and a stand-by generator	Serves Sedgewood Cove and Victory Lakes, discharges to gravity feed line to WWTP
Lift Station 7	618 CROSSWIND LANE	Sanitary Lift Station w/ 2 - 4" Hydromatic S4M1000M3-4 Pumps and a stand-by generator	Serves homes in Emerald Shores, Force Main gravity feeds to WWTP
Lift Station 8	660 BECK ROAD	Sanitary Lift Station w/ 2 - 1 1/4" Barnes SGVF2032L Pumps and a stand-by generator	Serves portion of Americana Heights, gravity feed to WWTP
Lift Station 9	2585 EMERALD LANE	Sanitary Lift Station w/ 2 - 3" Hydromatic S4N300M3-4 Pumps and a stand-by generator	Service flow from Lift Station 9, half of Emerald Ridge, Force Main gravity feeds to Lift Station no. 2
Lift Station 10	2455 EMERALD LANE	Sanitary Lift Station w/ 2 - 3" Hydromatic S4N300M3-4 Pumps and a stand-by generator	Serves back half of Emerald Ridge, Force Main gravity feeds to Lift Station no. 9
Lift Station 11	401 WOODLAND TRAIL	Sanitary Lift Station w/ 2 - 2" Hydromatic SEGA.A15.20 Pumps and a stand-by generator	Serves Woodland Trail only, Force Main gravity feeds to WWTP
WATER ASSETS			
ASSET NAME	ADDRESS	CONTENTS	SERVICE LOAD
TOWER 1	1480 YMCA ROAD	750K Water Tower	
TOWER 2	2901 FALLING WATERS BLVD.	500K Water Tower	
RESERVOIR	2901 FALLING WATERS BLVD.	1MG At Ground Storage Facility	
WELL HOUSE 1	76 HAWTHORNE DRIVE	Houses equipment for emergency siren, no additional equipment used for water distribution system	
WELL HOUSE 2	2430 HIGHPOINT DRIVE	Stand-By Well for Ground Water w/ 2 - 500 GPM Flygt Pumps	
WELL HOUSE 4	334 CROOKED LAKE LANE	Stand-By Well for Ground Water w/ 2 - 90 GPM Flygt Pumps	
WELL HOUSE 5	610 INDEPENDENCE BLVD.	Stand-By Well for Ground Water w/ 2 - 500 GPM Flygt Pumps	
WELL HOUSE 6	1480 YMCA ROAD	Stand-By Well for Ground Water w/ 2 - 500 GPM Flygt Pumps	



Debt Obligations

Below is a summary of debt payments in the FY 26/27 Budget and when they expire.

Title	Amount	Fund	Expires	Purpose
2010 IEPA	\$44,364	W/S Operating	2030/31	Grand Ave Phase II
2011 Sanitary District	\$125,000	W/S Operating	2032/33	WWTF Phase II
2016 IEPA 026	\$404,995	W/S Operating	2035/36	Lake Michigan Improvements
2016 IEPA 027	\$667,667	W/S Operating	2036/37	Lake Michigan Improvements

Total	Recommended Fiscal Year 2026-2027 Capital Improvements	CIP Objectives
\$144,500	General Government	
\$144,500	Economic Development & Incentives	7
\$1,179,565	Water & Wastewater Improvements	
\$148,465	Lift Stations Upgrades & Improvements	1 & 2
\$963,000	Water Infrastructure Improvements	1
\$63,100	Wastewater Treatment Facility Upgrades	1 & 2
\$5,000	Misc. Equipment	1
\$2,223,213	Street Improvements	
\$1,126,487	Road Resurfacing Program	1 & 2
\$1,086,726	Lake Shore Drive Reconstruction & Engineering	1 & 3
\$10,000	Misc. Street Improvements	1
\$495,500	Village Facilities & Equipment	
\$400,000	Municipal Complex Improvements	1
\$54,500	Public Works Facilities Improvements	1
\$29,000	Technology Replacement & Improvements	2, 5, & 6
\$12,000	Misc. Equipment/Projects	5
\$671,519	Green/Sustainability Improvements	
\$56,650	Pedestrian Improvements	7 & 3
\$20,000	Forestry	7 & 3
\$458,779	Rose Tree Outfall Repair Project	1 & 3
\$30,000	Valley Drive Stormwater Design	1 & 3
\$106,090	Stormwater Management Projects	1
\$440,552	Vehicle & Major Equipment Replacements	
\$239,702	Public Works: Vehicle Replacements	1
\$200,850	Police: Vehicle Replacements	1
\$5,154,849	TOTAL FISCAL YEAR 2026-2027 IMPROVEMENTS	

Community Capital Fund Revenue
6-Year Revenue Projection
FY 26-27 - 31/32

Revenue	FY 26/27	FY 27/28	FY 28/29	FY 29/30	FY 30/31	FY 31/32
Transportation Facility Fees	\$ 280,000	\$ 280,000	\$ 280,000	\$ 280,000	\$ 280,000	\$ 280,000
Public Facility Donation	\$ 87,500	\$ 60,000	\$ 35,000	\$ 10,000	\$ 10,000	\$ 10,000
Income Tax	\$ 250,713	\$ 260,183	\$ 269,654	\$ 279,124	\$ 288,594	\$ 267,884
Sales Tax	\$ 202,960	\$ 209,049	\$ 215,320	\$ 221,780	\$ 228,433	\$ 240,577
Video Gaming Proceeds	\$ 130,000	\$ 130,000	\$ 130,000	\$ 130,000	\$ 130,000	\$ 130,000
DCEO Grant: Rose Tree Outfall	\$ 618,100	\$ -	\$ -	\$ -	\$ -	\$ -
Total Community Capital Revenue	\$ 1,569,273	\$ 939,232	\$ 929,974	\$ 920,904	\$ 937,027	\$ 928,461

Community Capital Fund
Updated Fiscal Projection
FY 25/26 - 31/32

Expenses

<i>Community Capital Fund Recommended Projects</i>								
<i>General Government</i>	FY 25/26	FY 26/27	FY 27/28	FY 28/29	FY 29/30	FY30/31	FY 31/32	6 Year Total
Community Survey	\$ -	\$ 20,000	\$ -	\$ -	\$ -	\$ 22,000	\$ -	\$ 42,000
Economic Development & Incentives	\$ 175,000	\$ 124,500	\$ 70,000	\$ 12,500	\$ 12,500	\$ 10,000	\$ -	\$ 229,500
TOTAL FUNDING	\$ 175,000	\$ 144,500	\$ 70,000	\$ 12,500	\$ 12,500	\$ 32,000	\$ -	\$ 271,500
<i>Street Improvements</i>	FY 25/26	FY 26/27	FY 27/28	FY 28/29	FY 29/30	FY 30/31	FY 31/32	6 Year Total
Road Resurfacing Program	\$ 100,000	\$ 1,126,487	\$ 997,500	\$ 261,269	\$ 1,150,000	\$ 150,000	\$ 950,000	\$ 4,725,256
Road Resurfacing Program Design	\$ -	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 300,000
Pavement Patching	\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000	\$ 700,000
Additional Road Resurfacing Contribution	\$ -	\$ -	\$ 800,000	\$ -	\$ 1,000,000	\$ -	\$ 800,000	\$ 2,600,000
Village Match for County/ State Road Projects	\$ -	\$ 365,355	\$ -	\$ 101,269	\$ -	\$ -	\$ -	\$ 466,624
US 45 from Rt. 173 to Rt. 132	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Grand Avenue Streetscape Improvements	\$ -	\$ 611,132	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 611,132
Pavement Management Assessment	\$ -	\$ -	\$ 47,500	\$ -	\$ -	\$ -	\$ -	\$ 47,500
Lake Shore Drive Project Reconstruction & Engineering	\$ 1,279,898	\$ 1,086,726	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,086,726
Phase 1 Matching Dollars	\$ 1,279,898	\$ 1,086,726	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,086,726
Misc. Street Improvements	\$ 12,500	\$ 10,000	\$ 10,000	\$ 10,000	\$ 10,000	\$ 10,000	\$ 10,000	\$ 60,000
TOTAL FUNDING	\$ 1,392,398	\$ 2,223,213	\$ 1,007,500	\$ 261,269	\$ 1,160,000	\$ 160,000	\$ 960,000	\$ 5,871,982
<i>Village Facilities & Equipment</i>	FY 25/26	FY 26/27	FY 27/28	FY 28/29	FY 29/30	FY 30/31	FY 31/32	6 Year Total
Municipal Complex Improvements	\$ 45,000	\$ 400,000	\$ 400,000	\$ 1,031,000	\$ 1,031,000	\$ 1,031,000	\$ 1,031,000	\$ 4,924,000
Municipal Complex Space Needs Study	\$ 45,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Municipal Complex Design	\$ -	\$ 400,000	\$ 400,000	\$ -	\$ -	\$ -	\$ -	\$ 800,000
Municipal Complex Debt (\$16M @ 5% over 30 yr)	\$ -	\$ -	\$ -	\$ 1,031,000	\$ 1,031,000	\$ 1,031,000	\$ 1,031,000	\$ 4,124,000
Public Works Facilities Improvements	\$ 10,000	\$ 54,500	\$ 450,000	\$ 40,000	\$ -	\$ 145,000	\$ -	\$ 689,500
Engineering Assistance for Outdoor Storage	\$ 10,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Repairs to Operations Building Break Room	\$ -	\$ 42,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 42,000
Outdoor Materials Storage Structure	\$ -	\$ -	\$ 450,000	\$ -	\$ -	\$ -	\$ -	\$ 450,000
Fuel Depot Upgrade	\$ -	\$ -	\$ -	\$ 40,000	\$ -	\$ -	\$ -	\$ 40,000
Operations Building Garage Door Repairs	\$ -	\$ 12,500	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 12,500
Operations Building Parking Lot Repaving	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 145,000	\$ -	\$ 145,000
Salt Barn Door Replacement	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Operations Building A/C Unit Replacement	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
10k Salt Brine Storage Tank	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Technology Replacement & Improvements	\$ -	\$ 29,000	\$ 93,785	\$ 79,785	\$ 79,785	\$ 93,785	\$ 93,785	\$ 469,925
Conversion of ERP Software to Cloud	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Conversion to Axon Digital Evidence Management	\$ -	\$ -	\$ 64,785	\$ 64,785	\$ 64,785	\$ 64,785	\$ 64,785	\$ 323,925
Computer Replacements	\$ -	\$ 29,000	\$ 29,000	\$ 15,000	\$ 15,000	\$ 29,000	\$ 29,000	\$ 146,000
Misc. Equipment/Projects	\$ 25,000	\$ 12,000	\$ 12,000	\$ 12,000	\$ 12,000	\$ 12,000	\$ 12,000	\$ 72,000
TOTAL FUNDING	\$ 80,000	\$ 495,500	\$ 955,785	\$ 1,162,785	\$ 1,122,785	\$ 1,281,785	\$ 1,136,785	\$ 6,155,425
<i>Green/ Sustainability Improvements</i>	FY 25/26	FY 26/27	FY 27/28	FY 28/29	FY 29/30	FY 30/31	FY 31/32	6 Year Total
Pedestrian Improvements	\$ 55,000	\$ 56,650	\$ 58,350	\$ 60,100	\$ 61,903	\$ 63,760	\$ 65,673	\$ 366,435
Forestry	\$ 15,000	\$ 20,000	\$ 20,000	\$ 20,000	\$ 20,000	\$ 20,000	\$ 20,000	\$ 120,000
Rose Tree Outfall Repair Project	\$ -	\$ 458,779	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 458,779
Valley Drive Stormwater Design	\$ -	\$ 30,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 30,000
Stormwater Management Projects	\$ 103,000	\$ 106,090	\$ 109,273	\$ 112,551	\$ 115,927	\$ 119,405	\$ 122,987	\$ 686,234
TOTAL FUNDING	\$ 173,000	\$ 671,519	\$ 187,622	\$ 192,651	\$ 197,830	\$ 203,165	\$ 208,660	\$ 1,661,448
TOTAL COMMUNITY CAPITAL FUNDING	\$ 1,820,398	\$ 3,534,732	\$ 2,220,907	\$ 1,629,205	\$ 2,493,115	\$ 1,676,950	\$ 2,305,445	\$ 13,960,355

Water & Sewer Capital Fund
7-Year Projection
Through FY 2033

Water/Sewer Capital Fund Recommended Projects

<i>Water & Wastewater Improvements</i>	FY 25/26	FY 26/27	FY 27/28	FY 28/29	FY 29/30	FY 30/31	FY 31/32	FY 32/33	7 Year Total
Lift Stations Upgrades & Improvements	\$ 121,150	\$ 148,465	\$ 43,077	\$ 218,030	\$ 126,800	\$ -	\$ 16,000	\$ 32,000	\$ 584,372
Control Systems Upgrades/Replacement	\$ 43,500	\$ -	\$ 10,000	\$ 69,000	\$ -	\$ -	\$ -	\$ -	\$ 79,000
Smoke Testing	\$ 6,300	\$ 5,750	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,750
Valley Drive Lift Station Replacement	\$ 49,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Lift Station Driveway Installation and Repair	\$ 22,350	\$ 23,415	\$ 17,677	\$ 25,905	\$ -	\$ -	\$ -	\$ -	\$ 66,997
Lift Station Fencing Enclosure	\$ -	\$ 13,300	\$ 15,400	\$ 13,125	\$ 16,800	\$ -	\$ -	\$ -	\$ 58,625
Emerald Lane Pump Guide Rail Replacement	\$ -	\$ 20,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 20,000
Station Pump Replacements	\$ -	\$ 30,000	\$ -	\$ -	\$ -	\$ -	\$ 16,000	\$ 32,000	\$ 78,000
Standby Generator Replacement	\$ -	\$ 56,000	\$ -	\$ 110,000	\$ 110,000	\$ -	\$ -	\$ -	\$ 276,000
Water Infrastructure Improvements	\$ 230,120	\$ 963,000	\$ 563,800	\$ 1,152,000	\$ 408,200	\$ 55,000	\$ -	\$ -	\$ 3,142,000
Compound Meter Replacement	\$ 34,950	\$ 36,000	\$ 37,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 73,000
Standby Well Location Study	\$ 11,500	\$ 17,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 17,000
Abandon Well House #4 (Sedgewood Cove) & #1 (Hawthorne Dr.)	\$ -	\$ 22,000	\$ -	\$ 27,000	\$ -	\$ -	\$ -	\$ -	\$ 49,000
4" Water Main Replacement Design	\$ 85,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
4" Water Main Replacement Construction	\$ -	\$ -	\$ 451,800	\$ 375,000	\$ 363,900	\$ -	\$ -	\$ -	\$ 1,190,700
Communications Upgrade to Well Houses	\$ 30,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 30,000
Falling Waters Boulevard (Tower #2) Design	\$ 12,000	\$ 58,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 58,000
Falling Waters Boulevard (Tower #2) Repainting	\$ -	\$ 800,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 800,000
Column Pipe Repair & Replacement	\$ 86,670	\$ -	\$ -	\$ -	\$ 19,300	\$ -	\$ -	\$ -	\$ 19,300
YMCA Road (Tower #1) Tower Painting	\$ -	\$ -	\$ 75,000	\$ 750,000	\$ -	\$ -	\$ -	\$ -	\$ 825,000
Bulk Water Dispensing System	\$ -	\$ -	\$ -	\$ -	\$ 25,000	\$ -	\$ -	\$ -	\$ 25,000
High Point Drive Well House Generator Replacement	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 55,000	\$ -	\$ -	\$ 55,000
Wastewater Treatment Facility Upgrades	\$ 160,000	\$ 63,100	\$ -	\$ 70,000	\$ -	\$ -	\$ 250,000	\$ 2,025,000	\$ 2,408,100
Reseal & Repave Lagoon	\$ 65,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Replace SCADA Computer	\$ 50,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Primary Logic Controls Replacement	\$ 13,000	\$ 13,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 13,000
Centrifuge Building Heater	\$ 8,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Influent and Effluent Sampler	\$ 24,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Dissolved Oxygen Probes & Controllers	\$ -	\$ 20,100	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 20,100
Influent Pump #2 Replacement	\$ -	\$ 30,000	\$ -	\$ 35,000	\$ -	\$ -	\$ -	\$ -	\$ 65,000
Centrifuge Rebuild	\$ -	\$ -	\$ -	\$ 35,000	\$ -	\$ -	\$ -	\$ -	\$ 35,000
Wastewater Treatment Plant Upgrades Design	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 250,000	\$ -	\$ 250,000
Disc Filter Inspection & Replacement	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 50,000	\$ 50,000
UV System Inspection & Replacement	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 175,000	\$ 175,000
Construction of 3rd Clarifier	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,800,000	\$ 1,800,000
Misc. Equipment	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 35,000
PROJECT EXPENSE	\$ 516,270	\$ 1,179,565	\$ 611,877	\$ 1,445,030	\$ 540,000	\$ 60,000	\$ 271,000	\$ 2,062,000	\$ 6,169,472
Debt Obligations	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
TOTAL WATER/SEWER CAPITAL EXPENSE	\$ 513,770	\$ 1,179,565	\$ 611,877	\$ 1,445,030	\$ 540,000	\$ 60,000	\$ 271,000	\$ 2,062,000	\$ 6,169,472

MOTOR FUEL TAX FUND

		BUDGET	FY	FY	FY	FY	FY	FY
		2025/2026	2026/2027	2027/2028	2028/2029	2029/2030	2030/2031	2031/2032
REVENUES								
15-00-4-343	MOTOR FUEL TAX	644,524	654,897	667,572	647,200	629,298	593,584	514,113
15-00-8-381	EARNED INTEREST	21,888	21,524	38,512	20,101	35,729	15,464	27,371
TOTAL REVENUES		666,412	676,420	706,083	667,301	665,028	609,048	541,484

EXPENDITURES								
15-40-5-861	ROAD RESURFACING		1,200,000		1,200,000		1,200,000	
	Rebuild IL Grant Project(s)		953,102					
15-40-6-614	ASPHALT PRODUCTS	13,750	14,163	14,587	15,025	15,476	15,940	16,418
15-40-6-616	ROAD SALT	89,010	91,680	94,431	97,264	100,182	103,187	106,283
15-40-6-618	SNOW EMERGENCY	1,000	1,000	1,000	1,000	1,000	1,000	1,000
TOTAL EXPENDITURES		103,760	2,259,945	110,018	1,313,289	116,657	1,320,127	123,701

REVENUES OVER/(UNDER) EXPENSES	562,652	(1,583,524)	596,065	(645,987)	548,370	(711,079)	417,783
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Year-End Fund Balance	2,338,741	755,217	1,351,282	705,295	1,253,665	542,586	960,369
Target Balance	100,000	100,000	100,000	100,000	100,000	100,000	100,000

OVER/(UNDER) TARGET BALANCE	2,238,741	655,217	1,251,282	605,295	1,153,665	442,586	860,369
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Proposed 10-Year Funding Plan										
	1	2	3	4	5	6	7	8	9	10
Road Resurfacing	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031	FY 2032	FY 2033	FY 2034	FY 2035	FY 2036
	CY2026	CY2027	CY2028	CY2029	CY2030	CY2031	CY2032	CY2033	CY2034	CY2035
MFT	\$1,200,000		\$1,200,000		\$1,200,000		\$1,200,000		\$1,200,000	
Garbage		\$200,000		\$200,000		\$200,000		\$200,000		\$200,000
Community Capital		\$800,000		\$1,000,000		\$800,000		\$1,000,000		\$800,000
Funds for Resurfacing	\$1,200,000	\$1,000,000	\$1,200,000	\$1,200,000	\$1,200,000	\$1,000,000	\$1,200,000	\$1,200,000	\$1,200,000	\$1,000,000
Estimated Resurfacing Costs	\$1,052,385	\$1,006,806	\$974,831	\$1,422,468	\$1,228,800	\$ 1,018,463	\$ 1,260,748	\$ 1,588,970	\$ 1,476,779	\$ 1,493,156
Difference	\$147,615	(\$6,806)	\$225,169	(\$222,468)	(\$28,800)	(\$18,463)	(\$60,748)	(\$388,970)	(\$276,779)	(\$493,156)

Current Funding Plan										
	1	2	3	4	5	6	7	8	9	10
Road Resurfacing	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031	FY 2032	FY 2033	FY 2034	FY 2035	FY 2036
	CY2026	CY2027	CY2028	CY2029	CY2030	CY2031	CY2032	CY2033	CY2034	CY2035
MFT	\$900,000		\$900,000		\$900,000		\$900,000		\$900,000	
Garbage	\$200,000		\$200,000		\$200,000		\$200,000		\$200,000	
Community Capital		\$525,000			\$525,000			\$525,000		
Funds for Resurfacing	\$1,100,000	\$525,000	\$1,100,000	\$0	\$1,625,000	\$0	\$1,100,000	\$525,000	\$1,100,000	\$0
Estimated Resurfacing Costs	\$1,052,385	\$1,006,806	\$974,831	\$1,422,468	\$1,228,800	\$ 1,018,463	\$ 1,260,748	\$ 1,588,970	\$ 1,476,779	\$ 1,493,156
Difference	\$47,615	(\$481,806)	\$125,169	(\$1,422,468)	\$396,200	(\$1,018,463)	(\$160,748)	(\$1,063,970)	(\$376,779)	(\$1,493,156)

PROPOSED 10 - YEAR ROAD IMPROVEMENTS

PROPOSED 10-YEAR ROAD IMPROVEMENT PLAN														
YEAR 1			YEAR 2			YEAR 3			YEAR 4			YEAR 5		
2025/26			2026/27			2027/28			2028/29			2029/30		
\$1,052,385.00			\$968,083.00			\$902,621.00			\$1,270,061.00			\$1,059,310.00		
10,714 LFT			9,008 LFT			9,065 LFT			13,040 LFT			9,831 LFT		
AM	SKYLINE CIR.	ALL	CPN	COUNTRY PL.	Foxtail to Rte. 45	CPS	BARN SWALLOW DR.	Rosewood X-ing to Nuthatch	CPS	ASTER CT.	All	FT	BRISTOL CT.	All
AM	VISTA TERR.	ALL	HT	DELAWARE LN.	All	CPS	GOLD FINCH CIR.	All	CPS	COUNTRY PL	Sand Lake to Rosewood X-ing	FT	HAVEN LN.	All
AM	EVERGREEN CT.	ALL	HT	FRANKLIN CT.	All	CPS	MERGANSSER CT.	All	CPS	HEATHER CT.	All	FT	PRESTON CIR.	All
AM	AUTUMN CIR.	ALL	HT	FRANKLIN LN.	All	CPS	MOCKINGBIRD CT.	All	CPS	PTARMIGAN CT.	All	FT	REGENT CT.	All
AM	CLOVER CT.	ALL	HT	FREEDOM WAY	All	CPS	NUTHATCH WAY	All	CPS	ROSEWOOD X-ING	All	FT	STAFFORD CT.	All
AM	HASTINGS PL.	ALL	HT	HARRISBURG CT.	All	CPS	SANDPIPER DR.	All	HH	AMBER CT.	All	FW	FALLING WATERS BLVD.	All
AM	SUMMIT CT.	ALL	HT	PROVIDENCE LN.	INDEPENDENCE TO DELAWARE	CPS	SPARROW CT.	All	HH	BRIDLEPATH DR.	All	FW	FALLING WATERS WAY	All
CC	CARMEN CT.	ALL	HT	OXFORD LN.	All				HH	GLENAYRE DR.	All	MB	CRABTREE CT.	All
CPN	FOX TAIL LN.	ALL	HT	HERITAGE DR.	All				HH	PRESERVE CT.	All	MB	GRAND AVE.	All
CPN	JASMINE CIR.	ALL							NR	NATURES CT.	All	MB	GLENDALE CT.	All
CROCRK	CREEKSIDE CT.	ALL							NR	NATURES WAY	All	MB	GREENBRIAR LN.	All
CROCRK	CROSS CREEK LN.	ALL							NR	PRAIRIE RIDGE CIR.	All	MB	HILLCREST LN.	All
FG	BRIDLEPATH DRIVE	ALL										MB	HONEYSUCKLE LN.	All
HT	LIBERTY LN.	ALL												
POT	POTOMAC CT.	ALL												

PROPOSED 10 - YEAR ROAD IMPROVEMENTS

PROPOSED 10-YEAR ROAD IMPROVEMENT PLAN														
YEAR 6			YEAR 7			YEAR 8			YEAR 9			YEAR 10		
2030/31			2031/32			2032/33			2033/34			2034/35		
\$848,719.00			\$1,016,732.00			\$1,241,383.00			\$1,118,772.00			\$1,097,909.00		
9,805 LFT			11,391 LFT			14,114 LFT			12,646 LFT			12,704 LFT		
GG	BUTLER LN.	All	MB	CHESTNUT CIR.	All	MB	WHITE OAK DR.	All	FFL	FOREST VIEW RD.	All	MB	ELMWOOD DR.	All
GG	CROSSWIND LN.	Gelden to EOR	MB	DEERPATH DR.	All	MB	BROOK LN.	All	FFL	HERON DR.	All	MB	HAWTHORNE DR.	Grand to Sprucewood
GG	MCCLELLAN CT.	All	MB	HAZELWOOD DR.	All	MB	CHERRYWOOD LN.	All	FFL	PHEASANT RISGE CT.	All	MB	MAPLEWOOD CT.	All
GG	MCCLELLAN DR.	All	MB	HIGHLAND CIR.	All	MB	FAIRIFELD RD.	Hawthorne to Hickory	FFL	TEAL RD.	All	MB	MAPLEWOOD DR.	All
GG	MEADE CT.	All	MB	LONGMEADOW DR.	All	MB	FAIRFIELD RD.	Hawthorne to Countryside	FFL	WATERFORD DR.	All	MB	RIDGE CT.	All
GG	MEADE DR.	All	MB	PLUM TREE RD.	All	MB	HICKORY CT.	All	FFL	WHISPERING PINES DR.	All	MB	ROLLING RIDGE LN.	
GG	PORTER CIR.	All	MB	S. THORNWOOD DR.	All	MB	HICKORY DR.	All	FFL	WHITE BIRCH RD.	All	MB	S. BECK RD.	SLR to Rolling Ridge
OS	SAVAGE RD.	All	MB	SE THORNWOOD DR.	SLR to S. Thornwood	MB	MAGNOLIA LN.	All	MCD	EGRET CT.	All			
WW	WEDGEWOOD CT.	All				MB	MEADOW DR.	All	MCD	KELSEY CT.	All			
						MB	ORCHARD LN.	All	WT	WOODLAND TRL.	All			
						MB	PROSPECT DR.	All						
						MB	ROSETREE LN.	All						
						MB	TIMBER LN.	All						
						MB	VALLEY DR.	BECK TO MAGNOLIA						

**PROPOSED 10 - YEAR PLAN
ROAD IMPROVEMENTS**

	FULL RECONSTRUCT	MILL & OVERLAY	TOTAL	CURB & SIDEWALK	CONTRACTUA L PATCHING	CRACK SEALING	STRIPING	EXT. TOTAL
Year 1	\$447,909	\$604,476	\$1,052,385	\$55,000	\$75,000	\$50,000	\$17,000	\$1,249,385
Year 2	\$380,083	\$588,000	\$968,083	\$55,000	\$75,000	\$50,000	\$13,000	\$1,161,083
Year 3	\$458,794	\$443,827	\$902,621	\$60,000	\$75,000	\$55,000	\$15,000	\$1,107,621
Year 4	\$360,497	\$909,564	\$1,270,061	\$60,000	\$75,000	\$55,000	\$15,000	\$1,475,061
Year 5	\$685,216	\$374,094	\$1,059,310	\$60,000	\$60,000	\$55,000	\$15,000	\$1,249,310
Year 6	\$0	\$848,719	\$848,719	\$60,000	\$60,000	\$60,000	\$15,000	\$1,043,719
Year 7	\$1,016,732	\$0	\$1,016,732	\$60,000	\$60,000	\$60,000	\$15,000	\$1,211,732
Year 8	\$1,241,383	\$0	\$1,241,383	\$60,000	\$60,000	\$60,000	\$15,000	\$1,436,383
Year 9	\$0	\$1,118,772	\$1,118,772	\$60,000	\$60,000	\$60,000	\$15,000	\$1,313,772
Year 10	\$759,278	\$338,631	\$1,097,909	\$60,000	\$60,000	\$60,000	\$15,000	\$1,292,909
TOTAL	\$5,349,892	\$5,226,083	\$10,575,975	\$590,000	\$660,000	\$565,000	\$150,000	\$12,540,975

VEHICLE REPLACEMENT FUND

BUDGET	FY	FY	FY	FY	FY
2025/2026	2026/2027	2027/2028	2028/2029	2029/2030	2030/2031

REVENUES							
50-20-0-322	FUND CONTRIBUTIONS	243,000	272,000	280,160	288,565	297,222	306,138
	INTEREST	-	-	-	-	-	-
TOTAL REVENUES		243,000	272,000	280,160	288,565	297,222	306,138

EXPENDITURES							
50-20-8-903	PUBLIC WORKS REPLACEMENT	233,466	239,702	218,309	293,944	201,466	25,504
50-20-8-831	SQUAD CAR REPLACEMENT	0	200,850	275,834	0	0	226,058
TOTAL EXPENDITURES		233,466	440,552	494,143	293,944	201,466	251,562

REVENUES OVER/(UNDER) EXPENSES	9,534	(168,552)	(213,983)	(5,379)	95,756	54,576
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Year-End Fund Balance*	156,392	223,340	9,358	3,979	99,735	154,311
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Target Balance

OVER/(UNDER) TARGET BALANCE	156,392	223,340	9,358	3,979	99,735	154,311
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	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031	FY 2032	FY 2033	FY 2034	FY 2035	FY 2036
Annual Revenues										
Police	\$90,667	\$93,387	\$96,188	\$99,074	\$102,046	\$105,108	\$108,261	\$111,509	\$114,854	\$118,299
Streets	\$90,667	\$93,387	\$96,188	\$99,074	\$102,046	\$105,108	\$108,261	\$111,509	\$114,854	\$118,299
Water/Sewer Admin	\$90,667	\$93,387	\$96,188	\$99,074	\$102,046	\$105,108	\$108,261	\$111,509	\$114,854	\$118,299
TOTAL REVENUE	\$272,000	\$280,160	\$288,565	\$297,222	\$306,138	\$315,323	\$324,782	\$334,526	\$344,561	\$354,898
Public Works Vehicles	\$239,702	\$218,309	\$293,944	\$201,466	\$25,504	\$77,613	\$106,077	\$481,373	\$393,063	\$274,159
Police Vehicles	\$200,850	\$275,834	\$0	\$0	\$226,058	\$291,349	\$0	\$0	\$339,241	\$262,064
TOTAL EXPENSE	\$440,552	\$494,143	\$293,944	\$201,466	\$251,562	\$368,962	\$106,077	\$481,373	\$732,304	\$536,223
FUND BALANCE	\$223,340	\$9,358	\$3,979	\$99,735	\$154,311	\$100,671	\$319,377	\$172,530	(\$215,213)	(\$396,537)

FY 2037	FY 2038	FY 2039	FY 2040	FY 2041	FY 2042	FY 2043	FY 2044	FY 2045	FY 2046	FY 2047
\$121,848	\$125,504	\$129,269	\$133,147	\$137,141	\$141,256	\$145,493	\$149,858	\$154,354	\$158,985	\$163,754
\$121,848	\$125,504	\$129,269	\$133,147	\$137,141	\$141,256	\$145,493	\$149,858	\$154,354	\$158,985	\$163,754
\$121,848	\$125,504	\$129,269	\$133,147	\$137,141	\$141,256	\$145,493	\$149,858	\$154,354	\$158,985	\$163,754
\$365,545	\$376,512	\$387,807	\$399,441	\$411,424	\$423,767	\$436,480	\$449,575	\$463,062	\$476,954	\$491,262
\$119,390	\$255,211	\$167,413	\$172,435	\$0	\$104,306	\$36,363	\$374,535	\$151,240	\$0	\$0
\$0	\$0	\$286,364	\$294,955	\$0	\$78,631	\$322,305	\$331,974	\$113,978	\$0	\$362,757
\$119,390	\$255,211	\$453,777	\$467,390	\$0	\$182,937	\$358,668	\$706,510	\$265,218	\$0	\$362,757
(\$150,382)	(\$29,082)	(\$95,051)	(\$163,001)	\$248,424	\$489,254	\$567,067	\$310,132	\$507,976	\$984,929	\$1,113,434