Lake County Illinois

Lake County Courthouse and Administrative Complex
18 N. County Street
Waukegan, IL 60085-4351

Agenda Report - Final

Thursday, October 1, 2026

8:30 AM

Assembly Room, 10th Floor or register for remote attendance at: https://bit.ly/3UV3KIi

Financial & Administrative Committee

Americans with Disabilities Act: Individuals with disabilities who require accommodations for participation in meetings must request accommodations at least 1 business day ahead of the scheduled meeting. Contact the ADA Coordinator at (847) 377-2250 or email at adacoordinator@lakecountyil.gov

PUBLIC ATTENDANCE: The public can attend Lake County Committee and Board meetings in one of two ways:
(1) In-person attendance is on the 10th Floor of the County Administrative Tower, 18 N. County Street, Waukegan, Illinois.
(2) Remote attendance through an electronic conferencing application (register via the link on the front page of the agenda).

RECORDING: Meetings, to include Public Comment, will be recorded.

PUBLIC COMMENT:
An opportunity for Public Comment will be provided during the meeting in accordance with the Lake County Board Rules of Order and Operational Procedures. At the time of Public Comment, it will proceed in the following order: (1) Public Comment by individuals in attendance and then (2) Public Comment by individuals attending remotely through an electronic conferencing application. Individuals may provide written Public Comment that must be received by 3:00 p.m. the day prior to the meeting (emailed to PublicComment@Lakecountyil.gov or delivered to the County Board Office, 18 N. County Street, Waukegan, Illinois, (10th floor)). Written comments will be circulated to the Members, but not read aloud.

PLEASE NOTE: An individual is allowed 3 minutes total for one or more public comments.

Individuals providing Public Comment will provide the following information:
Meeting: Financial and Administrative Committee (Subject line for written Public Comment)
Topic or Agenda Item #: (REQUIRED)
Name: (REQUIRED)
Organization/Entity Represented: (REQUIRED) ("Self" if representing self)
Street Address, City, State: (Optional)
Phone Number: (Optional)
Email: May be REQUIRED for remote attendance

1. **Call to Order**

2. **Pledge of Allegiance**

3. **Roll Call of Members**

4. **Addenda to the Agenda**

5. **Public Comment**

6. **Chair's Remarks**

7. **Unfinished Business**

8. **New Business**

CONSENT AGENDA (Items 8.1 - 8.14)

MINUTES

8.1 **26-1026**

Committee action approving the Financial and Administrative Committee minutes from July 30, 2026.

Attachments: F&A 7.30.26 Final Minutes.pdf

8.2 **26-1021**

Committee action approving the Financial and Administrative Committee minutes from August 6, 2026.

Attachments: F&A 8.6.26 Final Minutes.pdf

8.3 **26-1150**

Committee action approving the Financial and Administrative Committee minutes from August 27, 2026.

Attachments: F&A 8.27.26 Final Minutes.pdf

REPORTS

8.4 **26-1125**

Report from Anthony Vega, County Clerk, for the month of August 2026.

Attachments: County Clerk Monthly Finance Report for August 2026

8.5 **26-1010**

Finance Monthly Report - July 2026.

Attachments: Monthly Financial Report - July 2026

PUBLIC WORKS & TRANSPORTATION

8.6 **26-0982**

Joint resolution adopting the proposed 2027-2031 Capital Improvement Program for the Lake County Department of Public Works.

- The five-year Capital Improvement Program is a planning document that serves as a guide for Lake County Department of Public Works future capital improvements.
- In addition, it provides a strategic approach as to how the department will address the list of capital projects and manage the associated challenges.
- The Department of Public Works staff presented the Proposed 2027-2031 Capital Improvement Program to the Public Works and Transportation Committee on September 2, 2026.

Attachments: 26-0982 FY2027-2031 LCPW CIP presentation

8.7 **26-1128**

Joint resolution authorizing a contract with Kirschhoffer Truck Service, Inc., of Zion, Illinois, for the purchase of sand, gravel, stone, and spoil removal services in an estimated amount of $291,783.

- The Purchasing Division prepared a shared-service bid to purchase materials including sand, gravel, stone, topsoil, and spoil removal services for the Lake County Department of Public Works, the Lake County Division of Transportation, the Village of Lincolnshire, the Village of Libertyville, and the City of Waukegan.
- The current contract expires on December 31, 2026.
- An invitation to bid was issued and sealed bids were received from three vendors, ranging from $291,783 to $1,215,300 for the County bid items.
- Kirschhoffer Truck Service, Inc., was determined to be the lowest responsive and responsible bidder who best meets the needs of the County in an estimated amount of $291,783, based upon unit pricing.
- Funding for these materials and spoil removal services is included within the Department's Fiscal Year 2027 budget.

Attachments: 26-1128 Bid Document Sand and Gravel Kirschhoffer

26-1128 Bid Tab Sand and Gravel Kirschhoffer

26-1128 Map Sand and Gravel

26-1128 Vendor Disclosure Sand and Gravel Kirschhoffer

8.8 **26-1129**

Joint resolution authorizing a contract with Amber Mechanical Contractors, LLC of Alsip, IL in the amount of $194,400 for HVAC Make-up Air Handler replacement and installation services for the Vernon Hills New Century Town (NCT) Water Reclamation Facility (WRF), Preliminary Treatment Building 26.

- The Lake County Department of Public Works (LCPW) owns and operates the

NCT WRF in Vernon Hills.

- There is a need to replace one make-up air handler unit and three exhaust fans that have reached the end of their operational life at the Preliminary Treatment Building 26.
- Funding to replace this make-up air handler unit and three exhaust fans was included within the Department's Fiscal Year 2026 budget.
- An invitation to bid was issued and a sealed bid was received from one vendor. Amber Mechanical Contractors, LLC., was determined to be the lowest responsive and responsible bidder in the amount of $194,400.
- The project will include the removal of the existing Weather Rite HVAC Make-up Air Handler and three Exhaust Cook ACRU Fans and includes the installation of necessary equipment, materials and labor associated with the project.
- This resolution authorizes and directs the County Purchasing agent to execute a contract with Amber Mechanical Contractors, LLC, of Alsip, Illinois in the amount of $194,400 for the HVAC Make-up Air Unit (MAU) for Vernon Hills NCT Treatment Plant.

Attachments: 26-1129 - Bid Document HVAC

26-1129 - Bid Tab HVAC

26-1129 - Vendor Disclosure HVAC

26-1129 - HVAC Map

8.9 **26-1130**

Joint resolution authorizing a contract with Capital Industrial Coatings, LLC., Homewood, Illinois, for the Department of Public Works Painting of Can Lift Stations at various locations in the amount of $183,300.

- Lake County Public Works has a need to repaint approximately 10 can lift stations in the Fox Lake Hills sanitary sewer system.
- In accordance with the Lake County Purchasing Ordinance, bids were called for by publication of the Fox Lake Hills Can Lift Stations Painting Project and four sealed bids were received ranging from $183,300 to $367,000. One bid was determined to be non-responsive.
- The award of this contract is recommended to Capital Industrial Coatings, LLC, who submitted the lowest responsive and responsible bid of $183,300.
- The term of the contract will be for two years with the intent to paint five of the 10 can lift stations in the first year and the remaining five can lift stations in the second year.
- Funds included in the Department's FY26 and FY27 Budget will be utilized for this project.
- This resolution authorizes and directs the County Purchasing Agent to execute a contract with Capital Industrial Coatings, LLC of Homewood, Illinois, in the amount of $183,300.

Attachments: 26-1130 Bid Document Painting Lift Stations

26-1130 Bid Tab Painting Lift Stations

26-1130 Vendor Disclosure Painting Lift Stations

26-1130 Map Lift Station Painting

8.10 **26-1131**

Joint resolution authorizing execution of a contract with Archon Construction Company of Addison, Illinois, in the amount of $1,672,084 for the Base Bid and Alternate #1 Bid for the Force Main Replacements at W Columbia Bay Road and Lakeside Drive Project.

- Lake County Public Works provides sanitary sewer service to portions of unincorporated Avon Township and portions of unincorporated Lake Villa Township.
- The sanitary sewer force mains located along Lakeside Drive in unincorporated Avon Township and along W Columbia Bay Road in unincorporated Lake Villa Township have reached the end of their useful life, and the most economical and efficient method to provide reliable service is to replace approximately 1,300 feet of sanitary sewer force main along Lakeside Drive and approximately 1,900 feet of sanitary sewer force main along W Columbia Bay Road.
- An invitation to bid was issued and sealed bids were received from four contractors for the combined Base Bid and Alternate #1 for this work ranging from $1,672,084 to $2,404,831.
- Funding for this project was included within the Department's Fiscal Year 2026 budget.
- The award of this contract is recommended to the lowest responsive and responsible bidder, Archon Construction Company of Addison, Illinois in the combined Base Bid and Alternate #1 Bid amount of $1,672,084.
- This resolution authorizes and directs the County Purchasing Agent to execute a contract with Archon Construction Company in the combined Base Bid and Alternate #1 Bid amount of $1,672,084.

Attachments: 26-1131 Bid Doc Force Main Replacements

26-1131 Bid Tab Force Main Replacements

26-1131 Location Map (Lakeside Dr)

26-1131 Location Map (W Columbia Bay Rd)

26-1131 Vendor Disclosure Force Main Replacements

8.11 **26-1122**

Joint resolution appropriating $7,600,000 of ¼% Sales Tax for Transportation funds for the acquisition of necessary right-of-way, by agreement or condemnation, and other right-of-way costs associated with improvements of Old McHenry Road, from Fairfield Road to Forest Drive.

- Old McHenry Road, from Fairfield Road to Forest Drive, needs to be improved, inclusive of non-motorized improvements.
- Preliminary engineering plans and right-of-way plats identifying the right-of-way needs for the improvement have been prepared.
- This project is included in the Transportation Improvement Program with target construction in 2029 and designated as Section 26-00085-12-GS.

Attachments: 26-1122 Location Map

8.12 **26-1123**

Joint resolution authorizing grant applications to the Illinois Department of Transportation (IDOT) for an Illinois Transportation Enhancements Program (ITEP) grant for a segment of the Patriot Path, along Illinois Route 137 from United States Route 41 to the Robert McClory Bike Path, and for the non-motorized improvements constructed as part of the Cedar Lake Road realignment project, from Hart Road to Nippersink Road.

- The Illinois Transportation Enhancements Program (ITEP) grant Cycle 17 is underway.
- The Patriot Path is a new multi-use path to provide a non-motorized travel connection along Illinois Route 137 from the Des Plaines River Trail to the Robert McClory Bike Path.
- Cedar Lake Road realignment will create a new intersection at Illinois Route 134. The project will improve safety and mobility between Nippersink Road and Hart Road, enhance the Metra train station site, and add non-motorized connectivity throughout the project limits.
- This resolution authorizes the Lake County Division of Transportation to submit two applications which, if approved, will be brought back to the Lake County Board for acceptance of the grant agreements and appropriation of the necessary matching funds.
- These improvements are included in the Transportation Improvement Program.

8.13 **26-1124**

Joint resolution appropriating $200,000 of County Bridge Tax funds for the acquisition of necessary right-of-way, by agreement or condemnation, and other right-of-way costs associated with the replacement of a culvert under Fairfield Road at the Round Lake Drain.

- Culvert #257 on Fairfield Road at the Round Lake Drain is nearing the end of its service life and requires replacement.
- Preliminary engineering plans and right-of-way plats identifying the right-of-way needs for the improvement have been prepared.
- This project is included in the Transportation Improvement Program with target construction in 2027 and designated as Section 20-00104-10-DR.

Attachments: 26-1124 Location Map

8.14 26-1197

Ordinance proposing the establishment of Lake County Special Service Area (SSA) 18 and other procedures in connection therewith the Del Mar Woods Subdivision, an unincorporated area within Lake County.

- The Del Mar Woods Sanitary District was created in the 1970s with the sole purpose of installing and maintaining a sanitary sewer system within the Del Mar Woods Subdivision. The district has since become dormant with no appointees and no assessment for the long term maintenance and management of the sanitary sewer system.
- The creation of Lake County Special Service (SSA) 18 is the first step in the replacement of the functions of the dormant Del Mar Woods Sanitary District. The Lake County Department of Public Works has expertise in the area of sanitary sewer operations and maintenance and the funds from SSA 18 will be utilized by the Lake County Department of Public Works for the operation, maintenance, improvement and possible future replacement of the sanitary sewer infrastructure located within the Del Mar Woods Subdivision.
- Further, this Special Service Area also has the ability to provide for future maintenance of stormwater infrastructure within the Del Mar Woods Subdivision.
- Should this SSA 18 creation be approved, County staff will then begin work on the formal dissolution of the Del Mar Woods Sanitary District in a separate process.
- The proposing ordinance for SSA 18 was passed by the County Board on April 14, 2026, and a public hearing was held on June 3, 2026. The 60-day petition period, as provided in the proposing ordinance, ended on August 3, 2026 and the County did not receive any signed petitions objecting to the formation of SSA 18.
- If the Lake County Board approves this establishing ordinance, SSA 18 boundaries will be established, the ordinance will be recorded with the Lake County Clerk, the County will create a fund to hold the tax proceeds from SSA 18 and the Board will set an annual levy on the properties listed within the Ordinance.

Attachments: 2026-08-26 - SSA Establishing Ordinance (003)

REGULAR AGENDA

FINANCIAL & ADMINISTRATIVE

Finance

8.15 26-1223

Resolution authorizing the Execution and Delivery by the County of Lake, Illinois of a First Amendment to Regulatory Agreement and Restrictive Covenants, a HUD Amendment to Regulatory Agreement and Restrictive Covenants and a Performance Security Agreement Relating to the Regulatory Agreement and Restrictive Covenants entered into by the County at the time of issuance of its Variable Rate Demand Multifamily Housing Revenue Bonds (Whispering Oaks Apartments Project) Series 2008; and Other Provisions in Connection Therewith.

- In 2008, the County issued $26,000,000 in conduit bonds for the purpose of loaning the funds to Whispering Oaks Associates, L.P., which used the funds for the acquisition, rehabilitation and equipping of the Whispering Oaks Apartment in Waukegan to provide affordable housing, governed by Restrictive Covenants to assure compliance with federal affordable housing standards.
- The bonds were supported by a credit facility from Freddie Mac, which imposed special conditions on the Restrictive Covenants.
- The owner has arranged to refinance the outstanding portion of the bonds with a new loan insured by the U.S. Department of Housing and Urban Development (HUD) and HUD requires certain different special conditions on the Restrictive Covenants.
- The resolution approves amendments to the Restrictive Covenants to (1) remove the special conditions of Freddie Mac and (2) add the special conditions required by HUD, as well as approves a new Performance Security Agreement to cover County out-of-packet costs in the event of non-compliance by the owner of the Restrictive Covenants.

Attachments: Whispering Oaks-Board Resolution

Whispering Oaks-First Amendment to Restrictive Covenants

Whispering Oaks-HUD Amendment to Restrictive Covenants

Whispering Oaks-Performance Security Agreement

Facilities and Construction Services

8.16 26-0907

Discussion on Fiscal Year (FY) 2027 Facilities Capital Improvement Plan (CIP) Priorities.

Attachments: 2027 CIP Project Presentation_01Oct2026

8.17 **26-1119**

Resolution authorizing Contract Modification Number One to FGM Architects, Westchester, Illinois to provide architectural and engineering design and construction administration support services for the Multiple Department Building on the County campus in Libertyville, Illinois, in the amount of $2,746,416.

- The Lake County Board authorized a contract with FGM Architects for architecture and engineering services in October 2025 for the Multiple Department Building in the amount of $1,184,559.
- The original agreement anticipated subsequent services in an amount up to $3,930,975 to be approved by the appropriate Lake County staff and/or the Lake County Board Committee and executed as a modification.
- Modification Number One will include additional services for Design Development, Construction Documents, Construction Administration, and Project Closeout in the amount of $2,746,416 and are required to deliver this project.
- In accordance with Section 33.082 of the Lake County Purchasing Ordinance, this contract modification is germane to the original contract as signed and is in the best interest of Lake County, it is hereby requested that the Purchasing Agent be authorized to enter into Contract Modification Number One.

Attachments: Agreement 25219

Vendor Disclosure Statement Fillable Form Final_08.31.2026

Agreement 25219 Modification 1

MDB_Administration Presentation_01Oct2026_corrected

8.18 **26-1141**

Resolution authorizing an agreement with EXP, Chicago, Illinois for Professional Engineering services for HVAC improvements at the Robert W. Depke Juvenile Complex and Fire Alarm System replacement at the Children's Advocacy Center, in the amount of $98,850.

- As part of the Fiscal Year 2026 Capital Budget Process and Facilities Capital Improvement Plan, HVAC and Fire Alarm Replacement was authorized.
- Lake County FCS is seeking Professional Engineering Services for HVAC improvements at the Robert W. Depke Juvenile Complex and Fire Alarm System replacement at the Children's Advocacy Center.
- In accordance with the Local Government Professional Services Selection Act, a firm may be selected directly by the County based on a prior satisfactory relationship; the recommended consultant is EXP.
- This resolution authorizes the execution of an agreement with EXP, Chicago, Illinois, in an estimated amount of $98,850.

Attachments: 2026-09-08 Contract 26303 with EXP

EXP Proposal

Vendor Disclosure

8.19 **26-1142**

Committee action approving Contract Modification Number Four with DLR Group, Inc., Chicago, Illinois for the continued architectural and engineering services and additional scope items for the Robert W. Depke Juvenile Justice Complex Expansion - Phase 2 Bridge Projects in the amount of $118,107.

- As part of the Fiscal Year 2023 Capital Budget Process and Facilities Capital Improvement Plan, Depke Phase 2 Bridge Project was authorized.
- Lake County Board authorized a contract with DLR Group, Inc. on October 12, 2021, for architecture and engineering services for the Depke Phase 2 Bridge Project services in the amount of $694,000.
- This modification is for additional design and administrative services needed due to unforeseen site conditions and renovations needed to the mechanical, electrical, interior design, and structural portions of the project.
- The original Agreement, awarded in accordance with the Local Government Professional Services Selection Act, 50 ILCS 510/1 et. Seq, anticipated subsequent services to be approved by the appropriate Lake County staff and/or the Lake County Board Committee and executed as a modification.
- In accordance with Section 33.082 of the Lake County Purchasing Ordinance, this contract modification is germane to the original contract as signed and is in the best interest of Lake County, it is hereby requested that the Purchasing Agent be authorized to enter into Contract Modification Number Four.
- This Committee Action authorizes Contract Modification Number Four with DLR Group, Inc. in the not to exceed amount of $118,107 for the continued architectural and engineering services and the Construction Administration phase of the Depke Phase 2 Bridge Project increasing the contract from $1,755,833 to $1,873,940.

Attachments: Fully Executed Contract 21164

Contract 21164 Modification 1

Contract 21164 Modification 2

Contract 21164 Modification 3

Contract 21164 Modification 4

DLR Proposal

DLR Vendor Disclosure

9. County Administrator's Report

10. Executive Session

10.1 **26-0013**

Executive Session to discuss pending litigation pursuant to 5 ILCS 120/2 (c)(11).

11. Regular Session (for action on Executive Session items)

11.1 26-1170

Committee action authorizing settlement authority for Case Number 24CV10864.

12. Member Remarks and Requests

13. Adjournment

Next Meeting: October 8, 2026