

AGENDA
CITY OF PLANO
COMMITTEE OF THE WHOLE
March 23, 2026
Immediately following the City Council
meeting

1. Citizens' Comments
2. Fiscal Year 2026-2027 Budget Review (General Fund)

Documents:

[03-23-26 COW BUDGET REVIEW GENERAL FUND.PDF](#)

3. Discussion Of A Development / Economic Incentive Agreement With Riverside Powersports Of Ottawa, LLC

Documents:

[03-23-26 COW POWERSPORTS.PDF](#)

4. Citizens' Comments
5. Aldermen Comments

DATE: March 23, 2026
TO: Committee of the Whole
FROM: Martin J. Shanahan
SUBJECT: Fiscal Year 2026-2027 Budget Review (General Fund)

PURPOSE

Review and discuss the requests for the Fiscal Year 2026-2027 Budget and for passage at an upcoming City Council meeting.

BACKGROUND

To review the original budget requests.

DISCUSSION

GENERAL FUND:

1. Revenues are projected to be \$10,001,935 (decrease of \$76,162)

- Property tax levy request is \$1,129,323
- Illinois Use Tax \$31,631, a 73.4% decrease per the IML revenue forecast
- Tipping fees \$368,000, to be received in four quarterly payments
- Grants receipts \$5,000 for the IPRF Safety grant, no other grants were awarded

2. Expenses are projected to be \$11,303,433 (increase of \$501,019)

Dept 100 - ADMINISTRATION

- Wages Include a 4.2% increase for non-union and a 0% increase for the admin union as the contract is not ratified
- Consulting Services \$75,000 for Misc Consulting & Engineering, Grant Applications and Microsoft Consulting Fees
- Solar Development Expenses \$62,950, to offset the revenue received
- Codification Services \$20,000, for the City Code review study
- Sales tax rebates \$325,000; Terra Ford and Gas-N-Wash Rebates
- Website \$17,305, DOJ Website mandates and the Civic Plus FOIA Subscription
- Special Events \$25,000 for Mid-Week Music, Fireworks and America 250

Dept 111 - ADMINISTRATIVE ADJUDICATION

- New office equipment \$500 for new printer

Dept 115 - ECONOMIC DEVELOPMENT

- Façade program \$35,000, to cover the increase in submissions

Dept 120 - BUILDING & GROUNDS

- Maintenance, Service & Repair Buildings \$81,000; increased to cover the new flooring at the Police Department Roll Call, Investigation and Men's Locker Room
- Building Improvements \$67,000 for Depot Windows and Tuck Pointing for City Buildings

Dept 130 - BUILDING, PLANNING & ZONING

- Wages Include a 4.2% increase for non-union and a 0% increase for the admin union as the contract is not ratified
- Legal Services \$6,000 for Property Maintenance issues

Dept 200 - POLICE DEPARTMENT

- Wages Level III \$95,222; added a part-time Records Clerk, there is a 0% increase for the admin union as the contract is not ratified
- Chief and Deputy Chief Wages include a 4.2% COLA Increase for non-union
- Sergeants and Patrol Wages include a 4.2% FY Increase and a Variable Step Increase per the Union Contracts
- Ken Com Operations \$141,323 per dispatching agreement
- Police Pension Annual Contribution \$841,695 per the actuarial study
- New Vehicles \$81,500 for the Loan payments and to purchase a used Investigator vehicle not to exceed \$25,000

Dept 210 - FIRE & POLICE COMMISSION

- Testing Services \$0, will not be needed this year
- Seminars, Courses & Conferences \$2,000 for new commissioner training

Dept 300 - STORM SEWERS

- Wages include a 4% plus a 2.5% step increase for the public works union
- GIS Hosting & Support Fee \$17,000 for the GIS Build

Dept 310 - STREETS

- Wages Include a 4.2% increase for non-union, a 4% plus a 2.5% step increase for the public works union and a 0% increase for the admin union as the contract is not ratified
- Maintenance Service and Repair Streets \$500,000, 2026 Street Resurfacing project
- New Vehicles \$240,000; 2026 Dump Cab Chassis, Truck Body Replacements & Supt Mid-Size Truck
- New Operating Equipment \$55,000 for a backhoe loader

Dept 320 - STREET, LIGHTING & RR CROSSING

- Contractual-Maintenance, Service & Repair Street Lights \$25,000, install pole on West St

Dept 410 - HEALTH & WELFARE

- Insect Abatement \$17,004 for 3 applications

Dept 506 - BRIDGES

- Bridges and Culvers are not due for inspection this year

Dept 900 - TRANSFERS

- OPEB Transfer \$302,217 per actuarial study.
- Transfer to Debt Service Bond 2016 \$294,051

3. General Fund will have a fund balance of \$2,766,734 (decrease of \$930,936)

RECOMMENDATION

It is recommended that these budgets move for Council Approval, at an upcoming City Council meeting, along with the full budget ordinance.

Respectfully submitted



Martin J. Shanahan Jr.
City Administrator

CONCURRENCE:



Zoila Gomez
Budget Officer

FY 2027 ORIGINAL BUDGET REPORT FOR CITY OF PLANO, IL

GL NUMBER	DESCRIPTION	2023-24 ACTIVITY	2024-25 ACTIVITY	2025-26 AMENDED BUDGET	2025-26 ACTIVITY THRU 02/10/26	2025-26 PROJECTED ACTIVITY	2026-27 REQUESTED BUDGET	BUDGET CHANGE FROM AMENDED
Fund 01 - GENERAL FUND								
ESTIMATED REVENUES								
Dept 000 - ASSETS, LIA, CAPTL & REVENUES								
TAXES								
01-000-40-4000	PROPERTY TAXES	1,177,162	1,259,120	1,081,607	1,081,760	1,081,760	1,129,323	47,716
01-000-40-4010	REPLACEMENT TAX	106,530	65,408	69,856	54,302	69,856	66,105	(3,751)
01-000-40-4016	PROPERTY TAXES	489,891	556,097	775,317	775,429	775,429	841,695	66,378
01-000-40-4020	SALES TAX	2,484,748	2,681,606	2,700,000	2,446,859	2,700,000	2,700,000	0
01-000-40-4021	GROCERY TAX 1%			0	0	0	0	0
01-000-40-4024	TELECOMMUNICATIONS TAX	71,817	71,158	71,000	61,767	71,000	71,000	0
01-000-40-4025	GAS UTILITY TAX	172,963	175,016	165,000	142,893	165,000	165,000	0
01-000-40-4026	ELECTRIC UTILITY TAX	333,110	334,221	345,000	263,015	345,000	345,000	0
01-000-40-4030	ILLINOIS INCOME TAX (LGDF)	1,939,526	2,059,061	2,150,586	1,647,403	2,150,586	2,148,572	(2,014)
01-000-40-4035	ILLINOIS USE TAX	452,530	396,402	73,807	82,376	107,220	31,631	(42,176)
01-000-40-4050	ROAD & BRIDGE TAX	55,482	55,087	57,646	57,488	57,488	56,000	(1,646)
01-000-40-4055	HOTEL/MOTEL TAX	442	255	500	323	323	500	0
01-000-40-4056	VIDEO GAMING TAX	175,122	215,402	250,000	219,382	250,000	250,000	0
01-000-40-4057	CANNABIS EXCISE/USE TAX	18,384	18,617	18,718	13,373	18,718	18,244	(474)
	TAXES	7,477,707	7,887,449	7,759,037	6,846,369	7,792,380	7,823,070	64,033
LICENSES & PERMITS								
01-000-41-4100	PERMITS/INSPECTIONS	44,052	32,707	30,000	32,612	32,612	30,000	0
01-000-41-4105	ANL DISTR LIC FEE (PULL TABS)	1,007	883	835	834	834	834	(1)
01-000-41-4110	DISPOSAL LICENSE	600	600	900	600	900	900	0
01-000-41-4120	LIQUOR LICENSE	35,096	32,500	33,200	18,006	33,200	33,200	0
01-000-41-4125	TOBACCO LICENSE	600	750	600	650	650	650	50
01-000-41-4130	BUSINESS LICENSE	5,070	4,380	4,000	4,140	4,140	4,140	140
01-000-41-4135	MOBILE FOOD VENDORS		175	175	100	175	175	0
01-000-41-4160	VENDING MACHINE LICENSE	5,080	3,715	3,565	150	3,565	3,565	0
	LICENSES & PERMITS	91,505	75,710	73,275	57,091	76,076	73,464	189
CHARGES FOR SERVICE								
01-000-42-4210	CABLE TV FEES	93,805	86,146	63,000	63,387	64,287	63,000	0
01-000-42-4225	DISPOSAL FEES	1,045,703	1,092,425	1,166,762	857,978	1,166,762	1,213,856	47,094
01-000-42-4226	DISPOSAL STICKERS	2,337	2,382	3,000	2,222	3,000	3,000	0
01-000-42-4227	TIPPING FEE	278,889	461,954	276,000	297,961	297,961	368,000	92,000
01-000-42-4230	FILING FEES	23,290	1,750	750	0	750	1,500	750
01-000-42-4232	DEVELOPMENT FEE		1,348	2,500	0	5,000	2,500	0
01-000-42-4233	SOLAR DEVELOPMENT	0	0	0	0	62,950	0	0
01-000-42-4235	IMPACT FEES/STREETS	1,170	234	468	0	234	468	0

FY 2027 ORIGINAL BUDGET REPORT FOR CITY OF PLANO, IL

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01-000-42-4236	IMPACT FEES-MUNICIPAL BLDG	7,500	1,500	3,000	0	1,500	3,000	0
01-000-42-4237	IMPACT FEES-POLICE	1,500	300	600	0	300	600	0
01-000-42-4255	ACCIDENT/RECORD REPORTS	940	890	800	835	835	800	0
01-000-42-4256	SEX OFFENDER REGISTRATION FEE	1,135	900	1,000	1,150	1,150	1,000	0
01-000-42-4260	LIVE SCAN FEE	1,960	640	620	640	640	620	0
01-000-42-4278	RENTS & LEASES	5,000	10,011	1	0	1	5,001	5,000
CHARGES FOR SERVICE		1,463,230	1,660,281	1,518,501	1,224,172	1,605,370	1,663,345	144,844
FINES & FORFEITS								
01-000-43-4330	PARKING FINES	72	0	0	0	0	0	0
01-000-43-4340	DUI FINES	7,489	4,608	7,000	3,487	7,000	7,000	0
01-000-43-4350	VEHICLE CODE VIOLATION	49,440	34,683	50,000	27,660	50,000	50,000	0
01-000-43-4351	TITLE 9 - POL. REG. VIOLATION	6,266	7,588	9,500	3,363	9,500	11,000	1,500
01-000-43-4352	TITLE 10 - ROLLER/WHEEL VIOL.	7,470	2,007	3,500	8,314	8,314	9,000	5,500
01-000-43-4353	TITLE 8 - PARKS REG. VIOLATION	960	730	750	200	750	750	0
01-000-43-4354	TITLE 4 - BUILDING CODE VIOL.	1,335	791	1,000	497	497	1,000	0
01-000-43-4355	ADJUDICATION CITY CITATIONS	0	0	0	0	1,500	1,500	1,500
01-000-43-4360	TRAFFIC FINES	81,220	54,904	60,000	28,701	35,000	50,000	(10,000)
01-000-43-4361	E-CITATION	5,171	4,579	4,511	4,505	4,505	4,276	(235)
01-000-43-4370	PENALTIES	20,755	22,458	22,000	19,482	23,000	23,000	1,000
FINES & FORFEITS		180,178	132,347	158,261	96,209	140,066	157,526	(735)
MISCELLANEOUS								
01-000-44-4400	MISCELLANEOUS INCOME	1,737	2,409	5,000	5,806	5,806	2,500	(2,500)
01-000-44-4410	TELEPHONE FRENCHISE/REFUND	2,588	2,588	2,588	1,941	2,588	2,588	0
01-000-44-4417	TRAFFIC SIGNAL MAINT REIMB	11,960	6,042	23,000	18,424	19,513	20,000	(3,000)
01-000-44-4420	STATE TRNG-LAW ENFCMNT	8,701	15,016	1,856	11,703	11,703	5,166	3,310
01-000-44-4430	OUTREACH & OTHER PROGRAMS	5,670	5,451	5,500	2,633	3,070	3,000	(2,500)
01-000-44-4432	FORFEITURES			0	0	0	16,000	16,000
01-000-44-4440	SALE OF EQUIPMENT/VEHICLES	522	5,430	725	2,725	2,725	3,500	2,775
MISCELLANEOUS		31,177	36,936	38,669	43,232	45,405	52,754	14,085
INTERGOVERNMENTAL								
01-000-45-4500	GRANTS	15,706	5,741	172,341	166,600	166,600	5,000	(167,341)
01-000-45-4585	DCCA GRANT-COPS	27,530	18,868	26,500	13,011	16,000	26,500	0
01-000-45-4586	LIAISON OFFICER REIMB	71,876	72,606	73,893	73,893	73,893	80,276	6,383
01-000-45-4587	GRANT-POLICE	19,558	3,968	16,225	37,562	36,672	5,000	(11,225)
INTERGOVERNMENTAL		134,670	101,183	288,959	291,066	293,165	116,776	(172,183)
INTEREST								
01-000-46-4600	INTEREST INCOME	97,955	98,327	70,000	68,897	75,000	70,000	0
01-000-46-4602	INTEREST INCOME-ROAD & BRIDGE	13,703	8,349	5,000	3,698	5,000	5,000	0
01-000-46-4610	UNREALIZED GAINS/LOSSES	37,900	21,904	15,000	25,804	30,000	20,000	5,000
01-000-46-4612	INVESTMENT GAINS/LOSSES ROAD & BRIDGE	14,996	22,471	15,000	22,787	25,000	20,000	5,000
INTEREST		164,554	151,051	105,000	121,186	135,000	115,000	10,000
CONTRIBUTIONS								

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01-000-47-4700	DEVELOPER CONTRIBUTIONS							
01-000-47-4701	CONTRIBUTIONS-OTHER							
	CONTRIBUTIONS	0	0	0	0	0	0	0
	OTHER OPERATING RECEIPTS							
01-000-48-4800	BOND PROCEEDS	0	0	0	0	0	0	0
01-000-48-4810	LOAN PROCEEDS	0	0	136,395	136,395	136,395	0	(136,395)
	OTHER OPERATING RECEIPTS	0	0	136,395	136,395	136,395	0	(136,395)
	TRANSFERS IN							
01-000-49-4825	CAPITAL ASSET TRSFR FROM SWR			0	0	0	0	0
01-000-49-4828	CAPITAL ASSET TRSFR FROM WTR			0	0	0	0	0
01-000-49-4907	TRANSFER FROM MFT FUND			0	0	0	0	0
01-000-49-4910	TRANSFER FROM PARKS			0	0	0	0	0
01-000-49-4922	TRANSFER FROM DEBT SERVICE			0	0	0	0	0
01-000-49-4925	TRANSFER FROM SEWER FUND	71,890	5,000	0	0	0	0	0
01-000-49-4928	TRANSFER FROM WATER FUND	71,890	5,000	0	0	0	0	0
	TRANSFERS IN	143,780	10,000	0	0	0	0	0
	Totals for dept 000 - ASSETS, LIA, CAPTL & REVENUES	9,614,911	10,049,956	10,078,097	8,815,719	10,223,857	10,001,955	(76,162)
	TOTAL ESTIMATED REVENUES	9,614,911	10,049,956	10,078,097	8,815,719	10,223,857	10,001,955	(76,162)
	APPROPRIATIONS							
	Dept 100 - ADMINISTRATION							
	PERSONNEL SERVICES							
01-100-50-5060	WAGES-MAYOR	6,400	6,400	6,400	4,800	6,400	6,400	0
01-100-50-5061	WAGES-CITY CLERK	2,154		5,600	4,308	5,600	5,600	0
01-100-50-5062	WAGES-CITY TREASURER	5,600		5,600	4,308	5,600	5,600	0
01-100-50-5063	WAGES-ALDERMAN	28,950	28,800	28,800	21,750	28,800	28,800	0
	WAGES-MEETING STIPEND							
01-100-50-5064	WAGES-LIQUOR COMMISSIONER	14,200	11,000	14,800	10,100	14,800	14,800	0
01-100-50-5109	WAGES-ADMINISTRATOR	1,500	1,500	1,500	1,125	1,500	1,500	0
01-100-50-5112	WAGES-DEPT HEAD/CLERK/COLL	12,632	48,421	49,633	38,178	49,633	51,717	2,084
01-100-50-5113	WAGES-DEPT HEAD/TREAS/BDGT	13,935	67,922	22,710	17,688	22,710	23,699	989
01-100-50-5130	WAGES-LEVEL I	62,097	46,083	71,755	56,433	71,755	74,530	2,775
01-100-50-5140	WAGES-LEVEL II	70,787	39,631	48,606	37,324	48,606	48,892	286
	WAGES-LEVEL III			40,681	31,461	40,681	40,756	75
01-100-50-5150	WAGES-CROSSING GUARDS	29,223	30,856	36,981	12,003	16,181	37,056	75
01-100-50-5152	WAGES-BLDG ATTENDANT	13,614	9,813	10,165	7,426	10,165	11,564	1,399
	PERSONNEL SERVICES	21,313	21,627	27,678	20,353	27,678	29,624	1,946
	LEGAL SERVICES-LABOR	346,194	317,654	370,909	267,258	350,109	380,538	9,629
	LEGAL SERVICES-LABOR	10,142	25,505	25,000	7,007	20,000	25,000	0

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01-100-61-7611	LEGAL SERVICES-CITY ATTORNEY	27,000	33,043	35,000	21,810	35,000	35,000	0
01-100-61-7634	CONSULTING SERVICES	13,619	52,025	25,000	4,972	10,000	75,000	50,000
01-100-61-7637	SOLAR DEVELOPMENT	0	0	0	0	0	62,950	62,950
01-100-61-7655	CODIFICATION SERVICE	3,691	1,591	2,500	3,346	3,500	20,000	17,500
01-100-61-7750	AUDIT EXPENSE	15,063	16,808	16,000	16,002	16,002	16,646	643
01-100-61-7751	COMMUNITY RELATIONS	766	800	2,000	865	2,000	2,000	0
PROFESSIONAL SERVICES		70,281	129,773	105,503	54,002	86,502	236,596	131,093
CONTRACTUAL SVC & EXP								
01-100-62-5609	OFFCLS BNDS/FID INS/NTRY EXP	50		100	0	100	100	0
01-100-62-5610	DRUG TESTING SERVICE	850	1,360	1,500	1,910	2,000	2,500	1,000
01-100-62-7656	MTNC SRVC & RPR-COMPUTER SOPWR	8,286	8,542	0	0	0	20,800	20,800
01-100-62-7658	MTNC SRVC/RPR CMPTR HRDWR/NTWK	15,444	10,736	47,850	33,957	47,850	50,243	2,393
01-100-62-7666	MTNC SRVC & RPR-OFFICE EQMT	9,113	10,070	12,000	8,162	12,000	12,000	0
01-100-62-7727	AUR AREA CONV 90%	398	229	450	290	290	450	0
01-100-62-7729	SALES TAX REBATE	262,692	324,552	370,000	260,888	325,000	325,000	(45,000)
01-100-62-7741	BANKING FEE	264	270	300	211	300	500	200
01-100-62-7743	PAYROLL PROCESSING FEE-88%	7,838	7,328	8,200	5,302	8,200	8,200	0
01-100-62-7788	DOUBTFUL EXPENSE ALLOWANCE	0	0	0	0	0	0	0
CONTRACTUAL SVC & EXP		304,935	363,087	440,400	310,719	395,740	419,793	(20,607)
COMMUNICATION								
01-100-63-7733	ADVERTISING, BIDS, PUBLICATION	1,889	1,989	2,500	826	2,500	2,500	0
01-100-63-7734	POSTAGE & FREIGHT	4,746	4,418	5,000	3,691	5,000	5,000	0
01-100-63-7735	TELEPHONE EXPENSE-LAND LINES/VOIP	2,711	2,739	2,900	2,123	2,900	2,900	0
01-100-63-7736	TELEPHONE EXPENSE-CELLULAR	1,224	1,583	1,600	1,259	1,416	1,416	(184)
01-100-63-7738	INTERNET	2,642	2,867	2,650	1,979	2,650	2,650	0
01-100-63-7739	WEB SITE	2,199	2,254	2,310	2,310	3,516	17,305	14,995
COMMUNICATION		15,410	15,849	16,960	12,188	17,982	31,771	14,811
PROFESSIONAL DEVELOPMENT								
01-100-64-5810	SEMINARS, COURSES & CONFERENCES	4,950	6,782	8,000	5,341	8,000	8,000	0
01-100-64-5820	DUES & SUBSCRIPTIONS	5,063	4,487	5,000	3,905	5,000	5,000	0
01-100-64-5830	TRAVEL, FOOD & LODGING	14,145	12,543	15,000	9,372	15,000	15,000	0
01-100-64-5840	TUITION, BOOKS & FEES	588		0	0	0	0	0
PROFESSIONAL DEVELOPMENT		24,746	23,812	28,000	18,618	28,000	28,000	0
OPERATIONS (0-4999)								
01-100-65-7311	NEW OFFICE EQUIPMENT	8,004	10,275	85,000	72,072	85,000	85,000	0

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01-100-65-7353	OFFICE SUPPLIES	11,854	6,355	10,000	6,813	10,000	10,000	0
01-100-65-7999	MISCELLANEOUS SUPPLIES	905	1,045	1,200	808	1,200	1,200	0
01-100-65-7895	SPECIAL EVENTS	11,815	15,586	16,000	12,594	16,000	25,000	9,000
01-100-65-7897	KENDALL AREA TRANSIT	17,000	24,250	24,250	24,250	24,250	24,250	0
01-100-65-7899	MISCELLANEOUS EXPENSE	1,367	2,037	3,000	997	3,000	3,000	0
01-100-65-7999	CONTINGENCIES	399	1,000	100,000	0	0	100,000	0
OPERATIONS (0-4999)		51,343	60,549	239,450	117,534	139,450	248,450	9,000
Totals for dept 100 - ADMINISTRATION		812,909	910,723	1,201,222	780,319	1,017,783	1,345,148	143,926
Dept 111 - ADMINISTRATIVE ADJUDICATION								
PERSONNEL SERVICES								
01-111-50-5150	WAGES-LEVEL III	2,053	2,138	2,494	1,892	2,494	2,494	0
PERSONNEL SERVICES		2,053	2,138	2,494	1,892	2,494	2,494	0
PROFESSIONAL SERVICES								
01-111-61-7610	LEGAL SERVICES	6,825	6,900	8,000	5,250	8,000	8,000	0
PROFESSIONAL SERVICES		6,825	6,900	8,000	5,250	8,000	8,000	0
CONTRACTUAL SVC & EXP								
01-111-62-7656	IMTNC SRVC & RPR-COMPUTER SOFWR	4,200	4,200	4,200	3,500	4,200	4,200	0
CONTRACTUAL SVC & EXP		4,200	4,200	4,200	3,500	4,200	4,200	0
PROFESSIONAL DEVELOPMENT								
01-111-64-5810	SEMINARS, COURSES & CONFERENCES	0	0	0	0	0	0	0
PROFESSIONAL DEVELOPMENT		0	0	0	0	0	0	0
OPERATIONS (0-4999)								
01-111-65-7311	NEW OFFICE EQUIPMENT	0	0	0	0	0	500	500
OPERATIONS (0-4999)		0	0	0	0	0	500	500
Totals for dept 111 - ADMINISTRATIVE ADJUDICATION		13,078	13,238	14,694	10,642	14,694	15,194	500
Dept 115 - ECONOMIC DEVELOPMENT								
PROFESSIONAL SERVICES								
01-115-61-7628	ECONOMIC DEVELOPMENT SERVICE	0	514	20,000	0	5,000	20,000	0
PROFESSIONAL SERVICES		0	514	20,000	0	5,000	20,000	0
CONTRACTUAL SVC & EXP								

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01-115-62-7758	CONTRACTUAL SVC & EXP		9,854	20,000	20,569	20,569	35,000	15,000
	FACADE PROGRAM	0	9,854	20,000	20,569	20,569	35,000	15,000
	COMMUNICATION							
01-115-63-7733	ADVERTISING, BIDS, PUBLICATION	894	0	500	0	0	500	0
	COMMUNICATION	894	0	500	0	0	500	0
	PROFESSIONAL DEVELOPMENT							
01-115-64-5810	SEMINARS, COURSES & CONFERENCES	3,200	2,970	2,000	1,600	1,600	2,000	0
01-115-64-5820	DUES & SUBSCRIPTIONS	750		1,000	875	875	1,000	0
01-115-64-5830	TRAVEL, FOOD & LODGING	261		500		0	500	0
	PROFESSIONAL DEVELOPMENT	4,211	2,970	3,500	2,475	2,475	3,500	0
	Totals for dept 115 - ECONOMIC DEVELOPMENT	5,105	13,337	44,000	23,044	28,044	59,000	15,000
	Dept 120 - BUILDING & GROUNDS							
	CONTRACTUAL SVC & EXP							
01-120-62-7650	CUSTODIAL SERVICE & SUPPLIES	16,634	16,613	23,000	13,418	23,000	23,000	0
	MTNC SRVC & RPR-BUILDINGS	46,888	51,058	75,000	52,472	75,000	81,000	6,000
01-120-62-7662	MTNC SRVC & RESTORTN-GROUNDS	529	4,381	5,000	4,312	5,000	6,000	1,000
01-120-62-7730	GAS (HEAT & OPERATIONS)			100	0	0	100	0
01-120-62-7731	ELECTRICITY	1,279	851	1,000	643	1,000	1,000	0
	CONTRACTUAL SVC & EXP	65,330	72,903	104,100	70,845	104,000	111,100	7,000
	COMMUNICATION							
01-120-63-7735	TELEPHONE EXPENSE-LAND LINES/VOIP	132	133	150	103	150	150	0
	COMMUNICATION	132	133	150	103	150	150	0
	OPERATIONS (0-4999)							
01-120-65-6418	BUILDING IMPROVEMENTS	785	1,560	2,000	554	2,000	2,000	0
01-120-65-7310	NEW OPERATING EQUIPMENT			0	0	0	0	0
01-120-65-7343	OPERATION SUPPLIES	7,193	7,567	10,000	4,039	10,000	10,000	0
	OPERATIONS (0-4999)	7,978	9,127	12,000	4,593	12,000	12,000	0
	CAPITAL OUTLAY (5000+)							
01-120-75-6410	NEW BUILDINGS	0	0	0	0	0	0	0
01-120-75-6418	BUILDING IMPROVEMENTS	57,505	44,748	67,000	44,867	67,000	67,000	0
01-120-75-6512	PARKING LOTS	0	0	0	0	0	0	0
01-120-75-6515	LAND ACQUISITION	0	0	0	0	0	0	0
01-120-75-7310	NEW OPERATING EQUIPMENT	0	0	0	0	0	0	0
	CAPITAL OUTLAY (5000+)	57,505	44,748	67,000	44,867	67,000	67,000	0

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Totals for dept 120 - BUILDING & GROUNDS		130,944	126,911	183,250	120,407	183,150	190,250	7,000
Dept 130 - BUILDING, PLANNING & ZONING								
PERSONNEL SERVICES								
01-130-50-5114	WAGES-DEPT HEAD/BPZ	23,606	103,523	107,316	83,662	107,316	112,535	5,219
01-130-50-5117	WAGES-INTERIM DEPT HEAD/BPZ	78,390		0	0	0	0	0
01-130-50-5130	WAGES-LEVEL I			79,352	48,004	79,352	82,526	3,174
01-130-50-5150	WAGES-LEVEL III	72,605	72,107	10,599	8,844	10,599	10,599	0
PERSONNEL SERVICES		174,600	175,631	197,267	140,510	197,267	205,660	8,393
PROFESSIONAL SERVICES								
01-130-61-7609	BOARDS/COMMISSIONERS	3,150	3,100	3,780	0	3,780	3,780	0
01-130-61-7610	LEGAL SERVICES	455	705	3,000	635	3,000	6,000	3,000
01-130-61-7616	SECRETARIAL/ADMIN SERVICE	1,432	1,419	1,500	1,050	1,500	1,500	0
01-130-61-7630	PROFESSIONAL SERVICES		26,286	11,775	11,775	11,775	1,000	(10,775)
01-130-61-7634	CONSULTING SERVICES	869		2,500	0	5,000	2,500	0
PROFESSIONAL SERVICES		5,906	31,510	22,555	13,459	25,055	14,780	(7,775)
CONTRACTUAL SVC & EXP								
01-130-62-5680	UNIFORM/PRNL PROTECTION EQMT	390	303	750	796	796	1,500	750
01-130-62-7620	CODE ENFORCEMENT/INSPECTION CONSULT	4,200	1,200	2,000	1,600	2,000	1,500	(500)
01-130-62-7662	MTNC SRVC & RESTORTN-GROUNDS	8,217	3,460	1,500	680	1,500	2,000	500
01-130-62-7664	MTNC SRVC & RPR-OPERATING EQMT			500	0	500	500	0
01-130-62-7668	MTNC SRVC & RPR-VEHICLES	4,216	2,495	3,000	2,285	3,000	3,000	0
CONTRACTUAL SVC & EXP		17,023	7,459	7,750	5,361	7,796	8,500	750
COMMUNICATION								
01-130-63-7733	ADVERTISING, BIDS, PUBLICATION	1,613	626	500	54	500	1,000	500
01-130-63-7735	TELEPHONE EXPENSE-LAND LINES/VOIP	436	441	500	341	500	500	0
01-130-63-7736	TELEPHONE EXPENSE-CELLULAR	1,013	1,015	1,380	1,109	1,380	1,380	0
01-130-63-7738	INTERNET	432	432	72	72	72	0	(72)
COMMUNICATION		3,494	2,513	2,452	1,575	2,452	2,880	428
PROFESSIONAL DEVELOPMENT								
01-130-64-5810	SEMINARS, COURSES & CONFERENCES	425	685	750	380	1,000	1,000	250
01-130-64-5820	DUES & SUBSCRIPTIONS	670	600	670	0	670	670	0
01-130-64-5830	TRAVEL, FOOD & LODGING			0	0	0	0	0
01-130-64-5840	TUITION, BOOKS & FEES	121	112	1,500	1,420	1,420	500	(1,000)
PROFESSIONAL DEVELOPMENT		1,216	1,397	2,920	1,800	3,090	2,170	(750)
OPERATIONS (0-4999)								
01-130-65-7311	NEW OFFICE EQUIPMENT	2,346	256	200	0	0	1,250	1,050
01-130-65-7333	GASOLINE, OIL & FILTERS	5,732	5,381	5,500	4,029	5,500	5,500	0
01-130-65-7353	OFFICE SUPPLIES	1,100	247	250	235	300	300	50

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		ACTIVITY	BUDGET	ACTIVITY	BUDGET	ACTIVITY	BUDGET	ACTIVITY	BUDGET	ACTIVITY	BUDGET	
01-130-65-7899	MISCELLANEOUS EXPENSE	255	500	301	500	270	500	270	500	750	250	
	OPERATIONS (0-4999)	9,433	6,450	6,185	4,534	4,534	6,300	4,534	6,300	7,800	1,350	
	Totals for dept 130 - BUILDING, PLANNING & ZONING	211,672	239,394	224,694	167,239	167,239	241,960	167,239	241,960	241,790	2,396	
Dept 190 - INSURANCE												
PERSONNEL SERVICES												
01-190-50-5880	BENEFITS-WORKERS COMP	120,402	117,164	107,368	117,164	125,711	125,711	125,711	125,711	134,511	17,347	
01-190-50-5881	BENEFITS-UNEMPLOYMENT	8,670	9,500	8,396	9,500	3,523	9,500	3,523	9,500	9,500	0	
01-190-50-5883	EMPLOYEES' INS	791,356	842,270	802,329	842,270	722,604	842,270	722,604	842,270	884,384	42,114	
	PERSONNEL SERVICES	920,428	968,934	918,092	968,934	851,838	977,481	851,838	977,481	1,028,395	59,461	
CONTRACTUAL SVC & EXP												
01-190-62-7760	AUTO, GEN, CONT, CYBER, LIABILITY INSR.	119,250	143,447	136,616	143,447	141,885	141,885	141,885	141,885	151,820	8,373	
	CONTRACTUAL SVC & EXP	119,250	143,447	136,616	143,447	141,885	141,885	141,885	141,885	151,820	8,373	
	Totals for dept 190 - INSURANCE	1,039,678	1,112,381	1,054,708	993,723	993,723	1,119,366	993,723	1,119,366	1,180,215	67,834	
Dept 200 - POLICE DEPARTMENT												
PERSONNEL SERVICES												
01-200-50-5150	WAGES-LEVEL III	71,666	76,349	72,774	76,349	58,954	76,349	58,954	76,349	95,222	18,873	
01-200-50-5210	WAGES-CHIEF	113,933	147,238	143,965	147,238	115,779	147,238	115,779	147,238	153,413	6,175	
01-200-50-5220	WAGES-LIEUTENANT	131,632	0	0	0	0	0	0	0	0	0	
01-200-50-5230	WAGES-SERGEANTS	698,697	586,000	533,780	586,000	489,062	605,505	489,062	605,505	624,090	38,090	
01-200-50-5240	WAGES-DEPUTY CHIEF	127,816	131,254	127,816	131,254	101,450	131,254	101,450	131,254	142,561	11,307	
01-200-50-5250	WAGES-PATROL OFFICERS	2,190,266	1,940,000	1,884,537	1,940,000	1,505,102	1,863,460	1,505,102	1,863,460	1,984,584	44,584	
	PERSONNEL SERVICES	3,206,194	2,880,841	2,762,272	2,880,841	2,270,346	2,823,806	2,270,346	2,823,806	2,999,870	119,029	
PROFESSIONAL SERVICES												
01-200-61-7610	LEGAL SERVICES	5,715	4,000	4,925	4,000	1,507	4,000	1,507	4,000	4,000	0	
01-200-61-7756	INVESTIGATIONS	6,081	8,250	8,193	8,250	5,871	8,250	5,871	8,250	8,100	(150)	
	PROFESSIONAL SERVICES	11,796	12,250	13,118	12,250	7,378	12,250	7,378	12,250	12,100	(150)	
CONTRACTUAL SVC & EXP												
01-200-62-5609	OFFCLS BND/INS/NTY EXP	126	500	151	500	203	203	203	203	500	0	
01-200-62-5625	MEDICAL EXPENSE	188	700	493	700	315	700	315	700	700	0	
01-200-62-5630	UNIFORM/PRNL PROTECTION EQMT	24,212	26,000	33,380	26,000	19,505	26,000	19,505	26,000	24,000	(2,000)	
01-200-62-5640	KEN COM OPERATIONS	140,160	113,883	122,942	113,883	113,767	113,883	113,767	113,883	141,323	27,440	
01-200-62-5641	KENDALL CITY DIVERSION OFFICER	3,548	4,000	2,137	4,000	0	4,000	0	4,000	3,000	(1,000)	
01-200-62-7664	MTNC SRVC & RPR-OPERATING EQMT	50,914	104,000	46,514	104,000	72,418	104,000	72,418	104,000	104,000	0	
01-200-62-7666	MTNC SRVC & RPR-OFFICE EQMT	19,491	23,000	20,281	23,000	22,147	23,000	22,147	23,000	22,500	(500)	

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01-200-62-7668	MTNC SRVC & RPR-VEHICLES	26,354	20,430	25,000	20,728	25,000	28,000	3,000
01-200-62-7716	POLICE PENS PRTY TAX CONTRIB	490,139	556,201	780,318	780,318	780,318	841,695	61,377
01-200-62-7798	MOBILE COMMAND UNIT	500	500	500	500	500	500	0
	CONTRACTUAL SVC & EXP	755,631	803,029	1,077,901	1,029,902	1,077,604	1,166,218	88,317
	COMMUNICATION							
01-200-63-7734	POSTAGE & FREIGHT	378	217	500	359	500	500	0
01-200-63-7735	TELEPHONE EXPENSE-LAND LINES/VOIP	6,317	6,729	6,815	5,546	6,815	8,046	1,231
01-200-63-7736	TELEPHONE EXPENSE-CELLULAR	5,128	5,444	11,566	8,843	11,566	11,566	0
01-200-63-7738	INTERNET	5,060	6,626	6,279	4,919	6,279	6,279	0
01-200-63-7740	LINE SERVICE (LEADS/NETWORK)	18,013	19,531	16,256	12,392	16,256	16,256	0
	COMMUNICATION	34,895	38,546	41,416	32,059	41,416	42,647	1,231
	PROFESSIONAL DEVELOPMENT							
01-200-64-5810	SEMINARS, COURSES & CONFERENCES	17,207	19,757	16,400	8,349	16,400	17,000	600
01-200-64-5820	DUES & SUBSCRIPTIONS	7,853	7,432	7,500	6,589	7,500	21,100	13,600
01-200-64-5830	TRAVEL, FOOD & LODGING	5,860	3,268	5,000	5,509	7,500	8,000	3,000
01-200-64-5840	TUITION, BOOKS & FEES	1,509	0	0	0	0	0	0
01-200-64-5850	MEETING EXPENSE	652	819	900	425	900	900	0
01-200-64-5860	POLICE ACADEMY	7,434	14,088	0	0	5,166	5,166	5,166
	PROFESSIONAL DEVELOPMENT	40,515	45,363	29,800	20,871	37,466	52,166	22,366
	OPERATIONS (0-4999)							
01-200-65-7310	NEW OPERATING EQUIPMENT	36,974	46,435	59,500	55,752	76,500	47,000	(12,500)
01-200-65-7311	NEW OFFICE EQUIPMENT	4,275	2,884	3,000	2,825	3,000	7,000	4,000
01-200-65-7312	E-CITATION	3,693	3,915	4,035	4,035	4,035	4,276	241
01-200-65-7321	OUTREACH & OTHER PROGRAMS-EXPENSE	9,318	9,517	5,500	3,360	5,500	3,000	(2,500)
01-200-65-7322	LIAISON-EXPENSE	382	45	500	499	499	500	0
01-200-65-7323	SRT-SPECIAL RESPONSE TEAM	1,470	4,881	3,500	3,448	3,448	5,250	1,750
01-200-65-7324	MAJOR CRIMES TASK FORCE	1,000	1,000	500	500	500	500	0
01-200-65-7325	SCHOOL CROSSING GUARDS	76	0	0	0	0	0	0
01-200-65-7326	RANGE DUES	500	500	500	500	500	500	0
01-200-65-7328	LIQUOR COMPLIANCE	350	307	307	0	350	350	43
01-200-65-7333	GASOLINE, OIL & FILTERS	57,026	53,698	58,000	43,936	58,000	58,000	0
01-200-65-7343	OPERATION SUPPLIES	7,974	8,753	9,000	6,573	9,000	11,000	2,000

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01-200-65-7353	OFFICE SUPPLIES	3,679	2,779	3,500	1,791	3,500	3,500	0
01-200-65-7354	CUSTODIAL SUPPLIES	110	305	300	74	300	300	0
01-200-65-7896	SEX OFFENDER REG FEE REMITTANC	715	585	900	895	1,000	1,500	600
01-200-65-7899	MISCELLANEOUS EXPENSE	2,192	3,018	2,000	1,447	2,000	2,000	0
OPERATIONS (0-4999)		129,735	138,623	151,042	125,636	168,132	144,676	(6,366)
CAPITAL OUTLAY (5000+)								
01-200-75-6312	NEW VEHICLES	34,392	34,382	61,183	19,710	61,183	81,500	20,317
01-200-75-7310	NEW OPERATING EQUIPMENT			75,000	70,908	105,958	0	(75,000)
01-200-75-7600	CAPITAL OUTLAY			136,395	136,395	136,395	0	(136,395)
CAPITAL OUTLAY (5000+)		34,392	34,382	272,578	227,013	303,536	81,500	(191,078)
Totals for dept 200 - POLICE DEPARTMENT		4,213,158	3,835,333	4,465,828	3,713,205	4,464,210	4,499,177	33,349
Dept 210 - FIRE & POLICE COMMISSION								
PERSONNEL SERVICES								
01-210-50-5255	POLICE COMMISSIONERS	5,500	6,000	6,000	4,500	6,000	6,000	0
PERSONNEL SERVICES		5,500	6,000	6,000	4,500	6,000	6,000	0
PROFESSIONAL SERVICES								
01-210-61-7610	LEGAL SERVICES	0	0	500	0	0	500	0
PROFESSIONAL SERVICES		0	0	500	0	0	500	0
CONTRACTUAL SVC & EXP								
01-210-62-7666	MTNC SRVC & RPR-OFFICE EQMT			0	0	0	0	0
01-210-62-7671	TESTING SERVICES	8,057	10,163	25,000	15,297	15,297	0	(25,000)
CONTRACTUAL SVC & EXP		8,057	10,163	25,000	15,297	15,297	0	(25,000)
COMMUNICATION								
01-210-63-7733	ADVERTISING, BIDS, PUBLICATION	992	794	1,000	992	995	1,000	0
01-210-63-7734	POSTAGE & FREIGHT			0	0	0	0	0
01-210-63-7736	TELEPHONE EXPENSE-CELLULAR	517	519	520	420	484	484	(36)
01-210-63-7738	INTERNET			0	0	0	0	0
COMMUNICATION		1,509	1,313	1,520	1,412	1,479	1,484	(36)
PROFESSIONAL DEVELOPMENT								
01-210-64-5810	SEMINARS, COURSES & CONFERENCES			1,500	0	0	2,000	500
01-210-64-5820	DUES & SUBSCRIPTIONS		400	400	0	400	400	0
01-210-64-5840	TUITION, BOOKS & FEES		0	0	0	0	0	0
PROFESSIONAL DEVELOPMENT		0	400	1,900	0	400	2,400	500
OPERATIONS (0-4999)								
01-210-65-7311	NEW OFFICE EQUIPMENT	911		0	0	0	0	0

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01-210-65-7353	OFFICE SUPPLIES			0	0	0	0	0
01-210-65-7899	MISCELLANEOUS EXPENSE			250	0	0	250	0
OPERATIONS (0-4999)		911	0	250	0	0	250	0
Totals for dept 210 - FIRE & POLICE COMMISSION		15,977	17,875	35,170	21,208	23,176	10,694	(24,536)
Dept 300 - STORM SEWERS								
PERSONNEL SERVICES								
01-300-50-5130	WAGES-LEVEL I			15,242	10,410	16,080	17,125	1,883
01-300-50-5150	WAGES-LEVEL III	21,270	28,086	0	0	0	0	0
PERSONNEL SERVICES		21,270	28,086	15,242	10,410	16,080	17,125	1,883
PROFESSIONAL SERVICES								
01-300-61-7634	CONSULTING SERVICES	5,268	6,267	5,996	5,996	5,996	6,000	4
PROFESSIONAL SERVICES		5,268	6,267	5,996	5,996	5,996	6,000	4
CONTRACTUAL SVC & EXP								
01-300-62-7657	GIS HOSTING & SUPPORT FEE	6,602	5,005	5,100	929	5,100	17,000	11,900
01-300-62-7676	MTNC SRVC & RPR	21,620	16,311	22,000	0	22,000	22,000	0
CONTRACTUAL SVC & EXP		28,221	21,316	27,100	929	27,100	39,000	11,900
COMMUNICATION								
01-300-63-7741	JULIE FACSIMILE	755	568	686	685	685	700	14
COMMUNICATION		755	568	686	685	685	700	14
OPERATIONS (0-4999)								
01-300-65-7310	NEW OPERATING EQUIPMENT			0	0	0	0	0
01-300-65-7316	MTNC & RPR-SUPPLIES	5,688	3,255	6,000	0	6,000	6,000	0
01-300-65-7343	OPERATION SUPPLIES	488	500	500	0	500	500	0
OPERATIONS (0-4999)		6,176	3,755	6,500	0	6,500	6,500	0
CAPITAL OUTLAY (5000+)								
01-300-75-6425	STORM SEWER MAINS			0	0	0	0	0
01-300-75-7310	NEW OPERATING EQUIPMENT			0	0	0	0	0
CAPITAL OUTLAY (5000+)		0	0	0	0	0	0	0
Totals for dept 300 - STORM SEWERS		61,690	59,991	55,524	18,020	56,361	69,325	13,801
Dept 310 - STREETS								
PERSONNEL SERVICES								
01-310-50-5115	WAGES-DEPT HEAD/STREETS/PARKS	108,362	111,785	114,687	90,034	114,687	122,945	8,258
01-310-50-5130	WAGES-LEVEL I	75,461	75,997	86,688	49,944	86,688	107,922	21,234
01-310-50-5140	WAGES-LEVEL II	136,699	134,579	138,599	113,017	138,599	147,608	9,009
01-310-50-5150	WAGES-LEVEL III	155,177	148,889	163,802	131,165	163,802	174,449	10,647
01-310-50-5160	WAGES-LEVEL IV	475,698	471,251	89,573	72,703	89,523	95,342	5,819
PERSONNEL SERVICES		475,698	471,251	593,299	456,862	593,299	648,266	54,967
CONTRACTUAL SVC & EXP								

FY 2027 ORIGINAL BUDGET REPORT FOR CITY OF PLANO, IL

GL NUMBER	DESCRIPTION	2023-24 ACTIVITY	2024-25 ACTIVITY	2025-26 AMENDED BUDGET	2025-26 ACTIVITY THRU 02/10/26	2026-27 REQUESTED BUDGET	BUDGET CHANGE FROM AMENDED
01-310-62-5630	UNIFORM/PRNL PROTECTION EQMT	10,233	8,601	12,000	8,750	15,000	3,000
01-310-62-7663	CONTRACTUAL MTNCE	17,685	4,349	30,000	14,351	30,000	0
01-310-62-7664	MTNC SRVC & RPR-OPERATING EQMT	1,830	1,830	10,150	6,479	10,658	508
01-310-62-7665	MTNC SRVC & RPR-CIVIL DEF SIRN	2,541	3,157	3,522	5,438	6,500	2,978
01-310-62-7667	MTNC SRVC & RPR-STREETS	495,394	745,466	500,000	437,272	500,000	0
01-310-62-7668	MTNC SRVC & RPR-VEHICLES	40,566	33,020	43,000	27,829	45,000	2,000
CONTRACTUAL SVC & EXP		568,649	796,422	598,672	500,119	607,158	8,486
COMMUNICATION							
01-310-63-7735	TELEPHONE EXPENSE-LAND LINES/VOIP	401	405	425	313	425	0
01-310-63-7736	TELEPHONE EXPENSE-CELLULAR	1,585	1,845	2,550	1,911	3,048	498
01-310-63-7738	INTERNET	1,201	1,325	1,225	940	1,225	0
COMMUNICATION		3,187	3,575	4,200	3,164	4,698	498
PROFESSIONAL DEVELOPMENT							
01-310-64-5810	SEMINARS, COURSES & CONFERENCES	1,070	300	800	0	5,000	4,200
01-310-64-5820	DUES & SUBSCRIPTIONS	166	133	300	102	300	0
01-310-64-5830	TRAVEL, FOOD & LODGING			250	0	250	0
01-310-64-5840	TUITION, BOOKS & FEES			0	0	0	0
01-310-64-5850	MEETING EXPENSE		178	500	57	500	0
PROFESSIONAL DEVELOPMENT		1,236	611	1,850	159	6,050	4,200
OPERATIONS (0-4999)							
01-310-65-7310	NEW OPERATING EQUIPMENT	5,768	4,032	5,000	1,026	5,000	0
01-310-65-7316	MTNC & RPR-SUPPLIES	356	717	1,000	0	1,000	0
01-310-65-7318	MTNC SRVC & RPR SUPPLS-VEHICLE	14,050	16,874	16,000	13,160	18,000	2,000
01-310-65-7333	GASOLINE, OIL & FILTERS	30,677	22,486	30,000	24,422	30,000	0
01-310-65-7343	OPERATING SUPPLIES	14,337	10,569	16,000	7,460	16,000	0
01-310-65-7353	OFFICE SUPPLIES	246	276	400	0	400	0
01-310-65-7899	MISCELLANEOUS EXPENSE	8,697	19,803	25,000	9,579	25,000	0
OPERATIONS (0-4999)		74,131	74,757	93,400	55,647	95,400	2,000
CAPITAL OUTLAY (5000+)							
01-310-75-6312	NEW VEHICLES	465,966	284,040	160,000	46,888	240,000	80,000
01-310-75-6430	SIDEWALKS			0	0	0	0
01-310-75-6514	RIGHT-OF-WAY			0	0	0	0
01-310-75-7310	NEW OPERATING EQUIPMENT	39,331	29,024	20,000	8,707	55,000	35,000
CAPITAL OUTLAY (5000+)		505,297	313,064	180,000	55,595	295,000	115,000

FY 2027 ORIGINAL BUDGET REPORT FOR CITY OF PLANO, IL

GL NUMBER	DESCRIPTION	2023-24 ACTIVITY	2024-25 ACTIVITY	2025-26 AMENDED BUDGET	2025-26 ACTIVITY THRU 02/10/26	2025-26 PROJECTED ACTIVITY	2026-27 REQUESTED BUDGET	BUDGET CHANGE FROM AMENDED
Totals for dept 310 - STREETS		1,628,198	1,659,679	1,471,421	1,071,547	1,459,337	1,656,572	185,151
Dept 320 - STREET, LIGHTING & RR CROSSING								
CONTRACTUAL SVC & EXP								
01-320-62-6427	MTNC SRVC & RPR-STR LGHTS	11,810	11,570	30,000	10,000	30,000	25,000	(5,000)
01-320-62-6428	MTNC SRVC & RPR-STOP LGHTS	10,890	2,721	20,000	5,940	10,000	20,000	0
01-320-62-6429	MTNCE SRVC & RPR-RRX	9,031	9,340	10,000	7,783	10,000	10,000	0
01-320-62-7731	ELECTRICITY	61,082	64,509	60,000	44,112	60,000	60,000	0
CONTRACTUAL SVC & EXP		92,814	88,140	120,000	67,835	110,000	115,000	(5,000)
OPERATIONS (0-4999)								
01-320-65-6316	SIGNS	7,910	7,166	10,000	1,187	10,000	10,000	0
01-320-65-6427	MTNC SRVC & RPR-STR LGHTS	694	3,000	3,000	3,000	3,000	3,000	0
01-320-65-6428	MTNC SRVC & RPR-STOP LGHTS	13,730	9,141	10,000	1,780	10,000	10,000	0
01-320-65-6429	MTNC SRVC & RPR-RRX	97	97	1,000	800	1,000	1,000	0
01-320-65-7343	OPERATION SUPPLIES	23,089	31,383	32,000	30,738	32,000	32,000	0
OPERATIONS (0-4999)		45,424	50,788	56,000	34,505	56,000	56,000	0
Totals for dept 320 - STREET, LIGHTING & RR CROSSING		138,238	138,928	176,000	102,339	166,000	171,000	(5,000)
Dept 410 - HEALTH & WELFARE								
PROFESSIONAL SERVICES								
01-410-61-7625	DISPOSAL STICKERS	2,850	1,900	3,000	1,900	3,000	3,000	0
01-410-61-7626	DISPOSAL SERVICE	1,046,673	1,089,650	1,166,762	939,934	1,166,762	1,213,856	47,094
PROFESSIONAL SERVICES		1,049,523	1,091,550	1,169,762	941,834	1,169,762	1,216,856	47,094
CONTRACTUAL SVC & EXP								
01-410-62-7766	INSECT ABATEMENT	5,657	5,844	5,668	5,668	5,668	17,004	11,336
CONTRACTUAL SVC & EXP		5,657	5,844	5,668	5,668	5,668	17,004	11,336
Totals for dept 410 - HEALTH & WELFARE		1,055,180	1,097,394	1,175,430	947,502	1,175,430	1,233,860	58,430
Dept 506 - BRIDGES								
PROFESSIONAL SERVICES								
01-506-61-7618	ENGINRNG - BRIDGES	6,379	0	8,400	8,400	8,400	0	(8,400)
01-506-61-7619	CONSTR - BRIDGES	0	0	0	0	0	0	0
PROFESSIONAL SERVICES		6,379	0	8,400	8,400	8,400	0	(8,400)
Totals for dept 506 - BRIDGES		6,379	0	8,400	8,400	8,400	0	(8,400)
Dept 660 - PARKWAYS, TREES & PLANTING								
CONTRACTUAL SVC & EXP								
01-660-62-7662	MTNC SRVC & RESTORTN-GROUNDS	93,389	26,619	35,000	22,548	35,000	35,000	0
CONTRACTUAL SVC & EXP		93,389	26,619	35,000	22,548	35,000	35,000	0
Totals for dept 660 - PARKWAYS, TREES & PLANTING		93,389	26,619	35,000	22,548	35,000	35,000	0

FY 2027 ORIGINAL BUDGET REPORT FOR CITY OF PLANO, IL

GL NUMBER	DESCRIPTION	2023-24 ACTIVITY	2024-25 ACTIVITY	2025-26 AMENDED BUDGET	2025-26 ACTIVITY THRU 02/10/26	2025-26 PROJECTED ACTIVITY	2026-27 REQUESTED BUDGET	BUDGET CHANGE FROM AMENDED
Dept 900 - TRANSFERS								
TRANSFER OUT								
01-900-99-9920	TRANSFER TO OPEB	170,456	243,685	285,110	285,110	285,110	302,217	17,107
01-900-99-9922	TRANSFER TO DEBT SERVICE	300,249	254,155	299,590	299,590	299,590	294,051	(5,539)
	TRANSFER OUT	470,705	497,840	584,700	584,700	584,700	596,268	11,568
	Totals for dept 900 - TRANSFERS	470,705	497,840	584,700	584,700	584,700	596,268	11,568
TOTAL APPROPRIATIONS/EXPENSES								
		9,896,300	9,677,271	10,802,414	8,584,844	10,577,611	11,303,433	501,019
NET OF REVENUES/APPROPRIATIONS - FUND 01								
BEGINNING FUND BALANCE								
		(281,389)	372,684	(724,317)	230,875	(353,754)	(1,301,498)	(577,181)
		4,529,782	4,053,180	4,421,987	4,421,987	4,421,987	4,068,233	(353,754)
		3,267,724	3,539,512	2,836,382	2,836,382	3,200,903	1,818,405	(1,382,477)
	Operating Cash Balance		18,400	25,700		21,900	21,900	
	Performance Bonds Returnable							
	Road & Bridge							
	(Levied by Township and Restricted to use for Road & Bridge)							
	ENDING FUND BALANCE	775,370	867,952	835,587	845,429	845,429	926,429	80,999
		4,248,393	4,425,864	3,697,670	4,068,233	4,068,233	2,766,734	(930,956)
	Percent Change from Amended Budget						4.64%	

DATE: March 23, 2026
TO: Committee of the Whole
FROM: Martin J. Shanahan
SUBJECT: Discussion of a Development / Economic Incentive Agreement with Riverside Powersports of Ottawa, LLC

PURPOSE

Discuss a Development / Economic Incentive Agreement with Riverside Powersports of Ottawa, LLC doing business as Polaris of Plano (Plano Polaris).

BACKGROUND

15456 Route 34 (the Property) is a vacant building located on the south side of Route 34 between Healthy Beginnings Pediatrics and a farm field (adjacent to Rural King). The one-story white building is the former location of Napa Auto Parts, which has been closed for a number of years. Approximately six (6) months ago, Riverside Powersports of Ottawa, LLC (Riverside Powersports or Developer) approached the City of Plano requesting consideration for economic development incentives to support the launch of Plano Powersports, a new Polaris dealership located at 15456 Route 34, Plano, IL (the Development Project).

Riverside Powersports are powersports enthusiasts, and they help experience the fun and adventures from Beta Motorcycles, Genuine Scooter Co, Kawasaki, Yamaha, Suzuki, Bad Boy Mowers, Harris Pontoon Boats, ICON EV, SYM Scooters, Lance Scooters, and Honda® vehicles. They offer new and pre-owned motorcycles and other powersports vehicles. The average Polaris store sells 200-220 new units per year at an average price of \$22,000. The best store sells 500+ units per year in the Chicagoland area.

DISCUSSION

The building at 15456 Route 34 currently generates \$0.00 in sales tax for the City of Plano. A significant amount of upgrades and investment is needed for a retail business to locate at the building, including but not limited to a new roof, upgraded windows, flooring and lighting, and improvements to the parking lot. Riverside Powersports will purchase the building, anticipates a total project investment that will approach \$1,000,000, estimates first year annual sales over \$4,500,000, (the amount of the sales tax at 1% would be approximately \$45,000) and the creation of 10 to 15 full time jobs. Riverside Powersports believes the dealership will generate steady annual sales tax revenue for Plano, revitalize commercial property on Route 34, attract customers from across the region, boosting local business and serve as a long-term anchor in Plano's motorsports and outdoor recreation economy.

Pursuant to 65 ILCS 5/8-11-20, Plano may enter into an Economic Incentive Agreement and provide incentives for development of the Property so long as certain statutory requirements are met:

1. That the Property has remained vacant for at least one year;
2. That the Development Project is expected to create or retain job opportunities within the City;
3. That the Development Project will serve to further the development of adjacent areas;
4. That without this Agreement, the Development Project would not be possible;
5. That Riverside Powersports meets high standards of creditworthiness and financial strength;
6. That the Development Project will strengthen the commercial sector of the City;
7. That the Development Project will enhance the tax base of the City;
8. That this Agreement is made in the best interest of the City; and
9. Pursuant to the Illinois Municipal Code, as amended ("Code"), the City has authority to enter into an economic incentive agreement relating to the development of land within corporate limits, including an agreement to share or rebate a portion of the retailer's occupation taxes received by the City that are generated by the Development Project.

Riverside Powersports has demonstrated to the City's satisfaction that it has the experience and capacity to complete the Development Project and meet the statutory requirements. Riverside Powersports and the City have determined that without the financial assistance provided under this Agreement, the Development Project would not be feasible and that Riverside Powersports would not undertake the Development Project.

The City and Riverside Powersports have negotiated the terms of a seven (7) year Development / Economic Incentive Agreement. The car dealership economic incentive agreements in Plano were utilized as templates for much of the proposed language. Subject to the terms and conditions of the Agreement, the City would make Rebate Payments as follows:



YEAR	July 1, 2026* to June 30, 2027	July 1, 2027 to June 30, 2028	July 1, 2028 to June 30, 2029	July 1, 2029 to June 30, 2030	July 1, 2030 to June 30, 2031	July 1, 2031 to June 30, 2032	July 1, 2032 to June 30, 2033
Developer	100%	75%	75%	50%	25%	25%	25%
City	0%	25%	25%	50%	75%	75%	75%

*Depending on the date of the grand opening, the start and end dates of the Agreement may be shifted.

A copy of the proposed Development / Economic Incentive Agreement is attached.

Jeff Bass and Bob Bibeau are present to answer any questions.

RECOMMENDATION

It is recommended that a Development / Economic Incentive Agreement with Riverside Powersports of Ottawa, LLC, be considered for review and passage at an upcoming City Council meeting.

Respectfully submitted

A handwritten signature in black ink, appearing to read "M. Shanahan Jr."

Martin J. Shanahan Jr.
 City Administrator

**CITY OF PLANO AND RIVERSIDE POWERSPORTS OF
OTTAWA, LLC DEVELOPMENT/ECONOMIC
INCENTIVE AGREEMENT**

THIS DEVELOPMENT / ECONOMIC INCENTIVE AGREEMENT (the “Agreement”) is made and entered into as of the ___ day of _____, 2026 by and between the City of Plano, an Illinois Municipal Corporation located in Kendall County (the “City”) and Riverside Powersports of Ottawa, LLC Doing Business As (DBA) **Polaris of Plano / Plano Polaris** (the “Developer”).

RECITALS

- A. The City is an Illinois municipality and hereby enters into this Agreement pursuant to 65 ILCS 5/8-11-20 (“Enabling Statute”). Pursuant to Section 6(a) of Article VII of the Constitution of the State of Illinois of 1970, the City has determined that it has the authority to enter into this Agreement.
- B. The Developer owns and intends to develop a Powersports dealership (“Development Project”) on the property located at 15456 Route 34 as legally described in Exhibit “A” (the “Property”). Developer has demonstrated to the City’s satisfaction that the Developer has the experience and capacity to complete the Development Project. The Developer and the City have determined that without the financial assistance provided under this Agreement the Development Project would not be feasible and that the Developer would not undertake the Development Project. The Developer has expressly conditioned the undertaking of the Development Project on the City’s agreement to pledge a portion of the Sales Tax Revenues (defined later) it receives from the Development Project, all as provided in this Agreement;
- C. The City deems it to be of significant importance to encourage development within the City so as to maintain a viable real estate tax and sales tax base and employment opportunities. Accordingly, the City has made the following findings necessary pursuant to the Enabling Statute:
 - 1. That the Property has remained vacant for at least one year;
 - 2. That the Development Project is expected to create or retain job opportunities within the municipality;
 - 3. That the Development Project will serve to further the development of adjacent areas;
 - 4. That without this Agreement, the Development Project would not be possible;

5. That the Developer meets high standards of creditworthiness and financial strength;
 6. That the Development Project will strengthen the commercial sector of the municipality;
 7. That the Development Project will enhance the tax base of the City;
 8. That this Agreement is made in the best interest of the City; and
 9. Pursuant to the Illinois Municipal Code, as amended ("Code"), the City has authority to enter into an economic incentive agreement relating to the development of land within corporate limits, including an agreement to share or rebate a portion of the retailer's occupation taxes received by the City that are generated by the development.
- D. Subject to the terms and conditions of this Agreement, the City agrees to make the Rebate Payment (defined below) to the Developer.
- E. This Agreement has been submitted to the Corporate Authorities of the City for consideration and review, and the Corporate Authorities have given all notices and taken all actions required to be taken prior to the execution of this Agreement to make this Agreement effective.

NOW THEREFORE, to maintain and revitalize business within the City by assuring opportunities for development and attracting sound and stable commercial growth; to promote the public interest and to enhance the tax base of the City; to induce the Developer to undertake the Development Project; in consideration of the Developer's agreement to undertake the Development Project and the City's agreement to make the Rebate Payments to the Developer; and in consideration of the mutual promises, covenants, stipulations and agreements herein contained in this Agreement, the Developer and the City hereby agree as follows:

1. **Incorporation of Recitals**

The recitals set forth above are incorporated hereby by this reference as if fully set forth herein.

2. **Creation of Economic Incentive Agreements**

The City acknowledges that an Economic Incentive Agreement for the Development Project within the Property will provide incentives for development within the Property, which will provide sales tax benefits to the City. The City shall, upon application by Developer or its assigns, pursuant to 65 ILCS 5/8-11-20 or any other statutory means, enact all Ordinances and execute all agreements to share or rebate a portion of the City's allocated portion of

sales tax revenue, as set forth herein, to Developer or as assigned in writing by Developer, pursuant to the terms of this Agreement (hereinafter referred to as "Rebate Payments"). For purposes of this Agreement a "Commercial Retail User" shall be any user that collects sales tax as *part* of its operation. A Commercial Retail User shall be referred to herein as a "Generator".

The City acknowledges that its agreement to execute this Development / Economic Initiative Agreement is a material inducement to Developer to undertake the Development Project.

3. Development Incentive Reimbursement

- A. **Commencement:** City and Developer agree that any such agreed upon Incentives shall not commence until **July 1, 2026**.
- B. **Incentives:** The Developer, pursuant to the terms of this Agreement, shall be paid a portion of the City's share of sales tax generated by any "Generator" on the Property. The total Rebate Payments to be made to the Developer by City, from sales tax generated on the property, shall not exceed the sum of two hundred fifty thousand dollars and no cents (\$250,000.00) ("Incentives"). The final amount of the total Rebate Payments to be made shall be determined and calculated in accordance with the provisions of Sub-paragraph C of this Section. Developer shall be entitled to recover up to the total amount of the Incentives for a period of seven (7) years, **commencing on July 1, 2026 and ending on June 30, 2033**. In the event Developer recovers its full Incentives of two hundred fifty thousand dollars and no cents (\$250,000.00) prior to expiration date of **June 30, 2033**, the right to recovery shall terminate earlier than the previous stated expiration date. In the event Developer has not received all of its Incentives, this Agreement shall be treated as expired at the **close of business on June 30, 2033**. No interest shall be paid on the Incentives.
- C. **Calculation of Rebate Payments Amount:** Developer has requested of the City, based upon Developer's estimate of the development costs and Developer incentive costs, a sum not to exceed two hundred fifty thousand dollars and no cents (\$250,000.00), for which it seeks Rebate Payments. A portion of the development costs, for which Developer seeks sales tax rebates, is associated with the estimated costs to the Developer for improvements to 15456 Route 34. Said improvement costs are set forth and itemized on Exhibit "B" to this Agreement.
- D. The City shall distribute the 1% municipal share of the sales tax revenue generated by any Generator as follows:

YEAR	July 1, 2026 to June 30, 2027	July 1, 2027 to June 30, 2028	July 1, 2028 to June 30, 2029	July 1, 2029 to June 30, 2030	July 1, 2030 to June 30, 2031	July 1, 2031 to June 30, 2032	July 1, 2032 to June 30, 2033
Developer	100%	75%	75%	50%	25%	25%	25%
City	0%	25%	25%	50%	75%	75%	75%

- E. **Sales Tax and Sales Tax Revenue Defined:** The terms “Sales Tax” and “Sales Tax Revenue” used throughout this Agreement refer to the City’s share of the revenues generated by the sale of merchandise, from and collected under the Retailer’s Occupation Tax, or the City’s share of any other “sales tax” or similar tax that may be enacted by the State of Illinois or any governmental agency or body created under the laws of the State of Illinois, based upon gross sales, and located within the State of Illinois, that is collected by the Generators as a result of business transactions occurring on the Property. In the event that the City’s share of said sales tax or substitute tax is reduced or increased by the State, then the affected Generator’s share thereof shall be reduced or increased in the same proportion.
- F. **Payment Obligation:** The City agrees to pay Developer or its assignee the Developer’s proportionate share of the monthly sales tax remittances made to the City by the Illinois Department of Revenue (DOR) within thirty (30) days of receipt by the City of the Quarterly Reports provided to the City by the DOR certifying the sales tax generated by each Generator on the Property, and continuing until the Incentives are paid to the Developer as set forth in this Agreement.
- (i) The monthly sales tax remittances shall mean an amount as set forth in Section 3 D. above of the sales tax revenue received by the City from the State generated by each Generator on the Property. All amounts paid to the Developer will be due and payable solely from the sales tax revenues received by the City from the Illinois Department of Revenue from any Generator’s sales for the preceding quarter.
 - (ii) Provided, however, if the City no longer receives sales tax revenues generated by a Generator due to a change in Illinois statutes, then the City shall make payments to the Developer from any alternate sources of revenue provided to the City by the State, if any are made, which are intended, specifically, as a replacement or substitute for sales tax revenue presently received by the City and anticipated to be generated from the project.

G. Sources of Funds to Pay Reimbursable Development Project Costs:

- (i) Funds necessary to pay for the Incentives are to be solely derived from the sales tax generated by the Generators. This pledge of sales tax revenues hereby is approved by the City.
- (ii) In order to comply with the terms of this Agreement, Developer shall require in writing all tenants in the Property and to any subsequent purchasers of any portion of the Property to direct the Illinois Department of Revenue to provide the City with a breakdown of sales tax being remitted to the City for each commercial retailer on-site, in the event Developer or a commercial retailer fails to provide the City with written authority for release of said information from the Illinois Department of Revenue the City shall have no duty to remit sales tax proceeds from that commercial retailer to the Developer.

4. Assignability

It is expressly agreed and understood by the parties to this Agreement that the benefits contemplated in the Development/Economic Initiative Agreement and pursuant to 65 ILCS 5/8-11-20 are assignable at the option of the Developer. Absent a specific written Agreement between the Developer and the City, the Developer shall be permitted to assign only all of its rights and benefits under this Agreement and shall not be able to assign the same in a piece meal fashion. Upon such written assignment by the Developer, assignee shall have all rights currently vested in the Developer under the Development Agreements, this Ordinance and applicable law, and shall be entitled to enforce same by any legal or equitable remedy.

5. Reimbursement Procedures

- A. Sales Tax Reports: Developer agrees to cause all Generators to execute and deliver to the City a written direction, in form and content acceptable to the City and the Illinois Department of Revenue ("DOR"), authorizing the DOR to release to the City the sales tax figures for the Generator, on a quarterly basis and during the term of this Agreement. The City agrees to take the necessary action to initiate the transaction. Should the DOR cease to release the sales tax information to the City on a quarterly basis, Developer and all Generators shall be responsible for any further action to obtain the sales tax information from the DOR or shall be responsible for submittal of the sales tax information as provided for in the next paragraph of this Agreement.
- B. In the event the DOR fails to submit to the City the quarterly sales tax information for any Generator as provided for in Section A above, Developer shall cause Generators to, contemporaneous with the filing of sales tax reports with the Illinois Department of Revenue or successor agency, furnish to the City copies of any and all sales tax returns, sales tax reports, amendments, or any other paper filed with the State of Illinois, said Department of Revenue or other

appropriate governmental entity, pertaining to the Generators, and certified as being true and correct, which documents are being provided to the City for purposes of identifying sales tax revenues collected pursuant to this Agreement.

- C. **Confidentiality**: The City acknowledges and agrees that information to be provided by Generators hereunder are proprietary and valuable information and that any disclosure or unauthorized use thereof will cause irreparable harm to Developer and/or Developer's affiliates and/or Generator and/or Generator's affiliates, and to the extent permitted by state or federal law, including but not limited to Section 7(1)(g) of the Illinois Freedom of Information Act, the City agrees to hold in confidence all sales figures and other information provided by Developer or Generators or obtained from Developers' or Generators' records in connection with this Agreement, and in connection therewith, the City shall not copy any such information except as necessary for dissemination to the City's agents or employees as permitted hereinafter. The City shall be permitted to disclose such information (i) to its agents or employees who are reasonably deemed by the City to have a need to know such information for purposes of this Agreement; provided, that such agents and employees shall hold in confidence such information to the extent required of the City hereunder or (ii) to the extent required by order of court or by state or federal law. The confidentiality requirements of this Agreement shall survive any expiration, termination or cancellation of this Agreement and shall continue to bind the City, its successors, assigns and legal representatives for a period of five (5) years from the termination, expiration or cancellation of this Agreement.

6. **Audit**

Each payment by the City to Developer shall be accompanied by a statement executed by the City Treasurer or the Treasurer's designee, setting forth the calculations of such payment and identifying the sales tax return period to which the payment relates. The City Treasurer or the Treasurer's designee shall further issue a statement setting forth all payments made to date to Developer. Developer shall have one (1) year following the receipt of said payment to contest any of the calculations or information contained in said statements. Developer shall have the right to review all sales tax reports provided to the City by the State relating to any Generator within 30 days of a written request from the Developer, approved by the Generator.

7. **Default/Right To Cure**

No party shall be deemed in default hereunder until such Party has failed to cure the alleged default within thirty (30) days in the case of a monetary default, or within thirty (30) days in the case of a non-monetary default, from notice of such default from the other Party; provided, however, if the nature of such non-monetary default is such that it cannot reasonably be cured within such thirty (30) days period, then such Party shall not be deemed in default if such Party commences to cure such default within such thirty (30) day period and thereafter diligently prosecutes such cure to completion. Developer shall be in default if the

Property is vacated.

In the event of a default and except as may be otherwise provided herein to the contrary, the non-defaulting party may: (i) terminate this Agreement upon written notice to the defaulting party, recover from the defaulting party all damages incurred by the non-defaulting party; (ii) except as may be otherwise expressly provided to the contrary herein, seek specific performance of this Agreement, and, in addition, recover all damages incurred by the non-- defaulting party; (the parties declare it to be their intent that this Agreement may be specifically enforced); (iii) pursue all other remedies available at Law, it being the intent of the parties that remedies be cumulative and liberally enforced so as to adequately and completely compensate the non-defaulting party.

8. **No Obligation to Develop, Open or Operate**

Nothing contained in this Agreement shall be deemed to obligate Developer, Generator or any of Generator's affiliates to construct any improvements on the Property or to open or operate any form of business in the Property for any period of time or at all.

9. **Additional covenants**

- A. **Time**: Time is of the essence unless otherwise stated in this Agreement and all time limits set forth are mandatory and cannot be waived except by a lawfully authorized and executed written waiver by the party excusing such timely performance.
- B. **Binding Effect**: This Agreement shall be construed and enforced in accordance with the laws of the State of Illinois.
- C. **Severability**: If any provision of this Agreement is held invalid by a court of competent jurisdiction or in the event such a court shall determine that the City does not have the power to perform any such provision, such provision shall be deemed to be excised herefrom and the invalidity thereof shall not affect any of the other provisions contained herein.
- D. **Notices**: All notices and requests required pursuant to this Agreement shall be sent by certified mail as follows:

To Developer:

Jeff Bass
8031 W. 159th St.
Tinley Park, IL 60477

Bob Bibeau

To the City:

City of Plano

17 East Main Street Plano, IL 60545
Attention: City Clerk

With copies to:

William R. Thomas
Ottofen DiNolfo Hasenbalg & Castaldo, Ltd.
2441 Warrenville Road, Suite 310
Lisle, IL 60532

- E. Authority to Execute: The signatories of the parties hereto warrant that they have been lawfully authorized by the City Council of the City and the Developer, to execute this Agreement on their behalf.
- F. Attorneys' Fees: If a party commences a legal proceeding to enforce any of the terms of this Agreement, the prevailing party in such action shall have the right to recover reasonable attorneys' fees and costs from the other Party to be fixed by the court in the same action.
- G. Relationship of the Parties: Nothing herein shall be deemed or construed by the Parties or by any third party as creating the relationship of principal and agent or of partnership or joint venture between the Parties, it being understood and agreed that no provision herein, nor any acts of the parties, shall be deemed to create any relationship between the parties.
- H. Remedies Not Exclusive: Except as may be otherwise expressly provided herein, the various rights and remedies herein contained and reserved to each of the parties, except as herein otherwise expressly provided, are not exclusive of any other right or remedy of such party, but are cumulative and in addition to every other remedy now or hereafter existing at law, in equity or by statute. No delay or omission of the right to exercise any power or remedy by either party shall impair any such right, power or remedy or be construed as a waiver of any default or non-performance or as acquiescence therein.
- I. Effective Date: This Agreement shall not become effective unless and until the Developer acquires the Property from the current owner of the Property.

IN WITNESS WHEREOF, this Agreement is entered into at Plano, Illinois, as of the date and year shown above.

Exhibit "A"

legal description

DRAFT

Exhibit "B"

Improvement costs are set forth and itemized

Item	Amount
Exterior Paint & Caulk	\$15,000
New Roof Showroom Building	\$55,000
Parking lot	\$9,000
Signage	\$18,500
Awning	\$8,500
New Windows	\$12,000
Garage Doors	\$11,500
Showroom remodel:	
Flooring	\$22,500
Demo	\$10,000
Frame offices & parts area	\$12,500
Drywall/Paint Interior	\$17,500
Lighting interior	\$17,500
Bathrooms	\$15,000
Counters	\$7,500