



VILLAGE OF RIVER FOREST REGULAR VILLAGE BOARD MEETING

Monday, February 26, 2018 – 7:00 PM
Village Hall – 400 Park Avenue – River Forest, IL 60305
Community Room

AGENDA

1. Call to Order/Roll Call
2. Pledge of Allegiance
3. Citizen Comments
4. Elected Official Comments & Announcements
5. Consent Agenda
 - a. Regular Village Board Meeting Minutes – February 12, 2018
 - b. Special Village Board Meeting Minutes – February 16, 2018
 - c. Executive Session Meeting Minutes – February 12, 2018
 - d. Budget Amendment for the Capital Equipment Replacement Fund (CERF), Madison Street TIF Fund and the Infrastructure Improvement Bond Fund – Ordinance
 - e. Second Floor Village Hall Efficiency Improvements – Award Bid and Contract to Efraim Carlson & Son in the amount not to exceed \$137,800.00 for Construction Services
 - f. Second Floor Village Hall Efficiency Improvements – Waive the Formal Bidding Process (due to government pricing) and Award Contract to Interiors for Business in the amount not to exceed \$224,693.24 for Work
 - g. Village Administrator's Report
6. Recommendations of Boards, Commissions and Committees
 - a. Economic Development Commission – Appointment of Donna Fantetti-Slepicka (English Dixon Vacancy)
7. Unfinished Business
8. New Business
 - a. An Ordinance providing for the issue of approximately \$500,000 General Obligation Limited Tax Bonds, Series 2018, of the Village, for the purpose of paying for public infrastructure projects within the Village, providing for the levy of a direct annual tax to pay the principal of and interest on the bonds, and authorizing the sale of said bonds to the purchaser thereof
9. Executive Session
10. Adjournment

**VILLAGE OF RIVER FOREST
REGULAR MEETING OF THE BOARD OF TRUSTEES MINUTES
February 12, 2018**

A regular meeting of the Village of River Forest Board of Trustees was held on Monday, February 12, 2018 at 7:00 p.m. in the Community Room of Village Hall, 400 Park Avenue, River Forest, IL.

1. CALL TO ORDER/ROLL CALL

The meeting was called to order at 7:08 p.m. Upon roll call, the following persons were:

Present: President Adduci, Trustees Cargie, Henek, Vazquez, Conti, Gibbs, and Corsini,
Absent: Village Clerk Kathleen Brand-White
Also Present: Police Chief James O'Shea, Fire Chief Kurt Bohlmann, Patrol Commander Dan Dhooche, Finance Director Joan Rock, Public Works Director John Anderson, Assistant Village Administrator Lisa Scheiner, Management Analyst Jon Pape, Building Official Cliff Radatz, Village Attorney Greg Smith

2. PLEDGE OF ALLEGIANCE

President Adduci led the pledge of allegiance.

3. CITIZENS COMMENTS

None.

4. ELECTED OFFICIALS COMMENTS AND ANNOUNCEMENTS

Trustee Corsini thanked the police department for hosting the public safety meeting and complimented them on their presentation. She provided a Finance and Administration Committee pension funding update. She reported that she, and Trustees Conti and Vazquez attended the National Equity Project training held by District 90 (D90) on January 30th. She recommended that other board members attend the next time this training is available. Trustee Corsini stated that the Lake and Park interviews were completed and will be discussed in greater depth later in the meeting. She reported that the Community Council meeting for Oak Park River Forest High School (OPRF) was cancelled due to weather and will be rescheduled. She requested that Trustee Vazquez provide an update on the Imagine Work Group. She thanked the Public Works Department for their snow removal efforts and complimented them on their work. Trustee Corsini congratulated Sergeant Edith Buckner for her completion of staff and command school and Officer Rachel Spears for completing the police academy.

Trustee Cargie stated that the Collaboration Committee concurred that the Community Calendar is the first step and provided a status for the project. He affirmed that the next meeting will be next Wednesday.

Trustee Vazquez recognized the Police Chief and Department for their involvement in the carjacking task force in addition to concurring with Trustee Corsini's statement regarding the public safety meeting. He reported that the OPRF Imagine Work Group has visited several high schools on the north shore to see what they have done with facility additions and renovations.

He announced the next meeting, its purpose, and described how the meeting will be conducted. He encouraged residents to attend the February 27th community meeting when they will have the opportunity to ask questions and provide input. Trustee Vazquez said there will be two other community meetings held after that, but the purpose of the upcoming meeting is to report their observations.

Trustee Conti commended the Police Department for the public safety meeting. She thanked the Public Works Department for their response to the recent snow events. She reported that she attended the D90 meetings with Trustees Corsini and Vazquez and commented that it was informative and enlightening.

Trustee Henek echoed the compliments to the Police Department and Public Works Departments.

Trustee Gibbs wished everyone a Happy Valentine's Day. He recognized the Public Works Department's response to the snow event and echoed the comments of the other trustees. He recognized Officer Glen Czernik for heading up the presentation at the public safety meeting and thanked the representative from the State's Attorney's office for attending the meeting. He commented that he thought the meeting was very well received and thought the presenters all did a fine job. Trustee Gibbs requested that the Village send a message to the residents reminding them not to throw the snow back into the roadways because they believe it will be melting. He expressed concerns that the snow put back into the roadway will freeze and create a hazard. He announced that he is a fan of the Olympics and wished all U.S. Olympians the best of luck, safety, and fair competition.

President Adduci welcomed the youth, seniors, and all in attendance. She thanked Chief O'Shea and his staff for the public safety meeting and thanked Public Works Department for their response to the snow event. She reported that she received several emails regarding how much better the snow removal was in River Forest compared to other communities. She stated that she attended the US Conference of Mayors in Washington, DC. She provided an update regarding the status of infrastructure improvement funding. President Adduci described the sessions she attended and said she appreciated the ability to attend the conference. She reported that she, Chief O'Shea, and Village Administrator Palm attended a meeting with Cook County President Toni Preckwinkle and Commissioner Silvestri where a number of topics such as public safety issues and grant funds were discussed. She said the County is doing a phenomenal job with the Forest Preserve headquarters and described current and future upgrades to the Thatcher Woods pavilion and trailside museum. She stated she attended the Resilient Communities forum on climate change. President Adduci reported that she met with President Smedinghoff and Sue Quinn from River Forest Library to talk about long term facility needs and strategies. She reported that she had the opportunity to deliver a proclamation to Monica Affleck, a River Forest resident who recently turned 100 years old.

5. CONSENT AGENDA

- a. Regular Village Board Meeting Minutes – January 22, 2018
- b. Committee of the Whole Meeting Minutes – January 22, 2018
- c. Proclamation: 100th Birthday of River Forest Resident Monica Affleck
- d. Urge Governor to Veto of Senate Bill 1451- "Small Wireless Facilities Deployment

- Act'' – Resolution
- e. Monthly Department Reports
 - f. Monthly Performance Measurement Report
 - g. Accounts Payable – December 2017 - \$1,569,260.48
 - h. Village Administrator's Report

Trustee Gibbs made a motion, seconded by Trustee Vazquez, to approve the Consent Agenda in its entirety.

Roll call:

Ayes: Trustees Cargie, Vazquez, Gibbs, Corsini, Henek, and Conti

Absent: None

Nays: None

Motion Passes.

6. CONSENT AGENDA ITEMS REQUIRING SEPARATE CONSIDERATION *(TRUSTEE VAZQUEZ COMMON LAW CONFLICT OF INTEREST)*

- a. Economic Development Fund Vendor Payments - \$60.00, Madison Street TIF Vendor Payments - \$1,007,576.00, and North Avenue TIF Vendor Payments - \$4,434.80

Trustee Conti made a motion, seconded by Trustee Gibbs, to approve Economic Development Fund vendor payments of \$60.00, Madison Street TIF vendor payments of \$1,007,576.00, and North Avenue TIF vendor payments of \$4,434.80.

Roll call:

Ayes: Trustees Cargie, Gibbs, Corsini, Henek, and Conti

Absent: None

Nays: None

Motion Passes.

7. RECOMMENDATIONS OF BOARDS, COMMITTEES AND COMMISSIONS

- a. Zoning Board of Appeals – Variation for Floor Area Ratio (FAR) for 1431 Monroe Avenue – Ordinance

Trustee Gibbs made a motion, seconded by Trustee Conti, to pass an Ordinance granting the requested variation to Section 10-9-5 of the Zoning Ordinance at 1431 Monroe Avenue.

Mark Tomassini, 1431 Monroe property owner, stated that they installed the collar ties which he believed lowered the FAR. He emphasized that the footprint of the building itself will not change and is 5% below what is allowed on the lot.

In response to a question from Trustee Cargie, Building Official Cliff Radatz reviewed the history of FAR variation requests dating back to 2010. In response to a question from Trustee Cargie, Building Official Radatz stated that the FAR variation requested in 2010 was not unanimously

approved by the Zoning Board of Appeals (ZBA) because some of the commissioners felt that a legal hardship had not been presented.

In response to a question from Trustee Corsini, Building Official Radatz stated that zoning is a type of line in the sand to regulate the bulk of development. He stated that the danger of granting a variation comes down to whether or not a hardship has been presented that is tied to a defect in the property. Village Administrator Palm indicated that the question before the ZBA and the Board is to consider whether or not a hardship exists.

In response to a question from Trustee Cargie, Mr. Tomassini stated new the design is minimizing the footprint because the backyard floods. In response to a follow-up question from Trustee Conti, Building Official Radatz stated that counting the attic space, the FAR is at about 48% and without the attic space included the design it is at about 45%. He noted that the limit is 40%.

In response to a question from Trustee Corsini, Building Official Radatz stated that the roof line is below the maximum zoning height. He reported that a discussion occurred at the ZBA in terms of the conflict of architectural aesthetics versus compliance with the numerical limitations of the zoning ordinance. He said there are other ways of achieving compliance though some of them may not be aesthetically pleasing to all people concerned.

Trustee Corsini questioned whether it comes down to the use of the additional 500 square feet of space. Building Official Radatz stated that bringing down the roof level down a half story would result in space that isn't desirable for any and all purposes. He said the roof line can come down to make attic space that would not count against the FAR. He noted that the desirability of that is a conversation with the Village Board and the ZBA in regard to the goals of the zoning ordinance.

In response to a question from Trustee Gibbs, Building Official Radatz stated that the Board approved the setback variance. Trustee Gibbs stated he believes that the overwhelming responsibility of the Board is that the exterior of the house is compliant and that the setup of the floor plan does not affect the citizenry of River Forest. He questioned whether a denial of the requested variation is in the best interest of the homeowner and the neighbors.

Trustee Conti stated she tends to agree in that the lot coverage is adequate, the height is within Code, and the garage will be replaced with a garage. In response to a question from Trustee Conti, Building Official Radatz explained that the Zoning Code has several types of limits. He noted that with a truss there would be no attic space and with the exact same volume there would be no discussion about the attic space counting against the FAR.

Trustee Cargie requested clarification in regard to the footprint. Building Official Radatz confirmed that the footprint of the house would be increased and that the variance the Board approved is to leave the garage in the same non-conforming encroachment. Trustee Cargie stated that he is concerned that the Board would be rewriting the Zoning Ordinance and creating precedent.

There was a brief discussion regarding FAR versus footprint. In response to a question from President Adduci, Mr. Tomassini acknowledged that the footprint is well under the Code limit but the FAR is over. He suggested that the 5% below in respect to footprint might offset the 5% FAR overage. He stated he is trying to keep the design aesthetically pleasing. Trustee Cargie stated he

looks at the FAR limit as a desire of River Forest to not have “McMansions” – oversized houses on relatively small lots.

In response to a question from President Adduci, Building Official Radatz explained that lot coverage [footprint] is a measure of how much of the lot is covered with roofs and this measure would include porches, pergolas, and garages. He stated that FAR is the area within walls of all the floors of all the buildings that are enclosed within walls and this would include a screened room but not an opened front porch or open pergola. He noted that while it does include the area of a garage, there are offset allowances in the Zoning Ordinance for that. Building Official Radatz stated that FAR and lot coverage are two very different measures.

In response to a question from Trustee Corsini, Mr. Tomassini stated that the 3rd floor is going to be heated and included in the square footage of usable space for tax purposes. Building Official Radatz stated that in the preliminary drawings the Village received it is a useful space with furniture. He stated that he cannot speak to the taxation issue but it would show in the report that goes the assessor as living space.

Village Administrator Palm clarified that the Village does not measure from the collar tie to the floor. In response to a question from Village Administrator Palm, Building Official Radatz affirmed that it is measured from the top of the attic floor to the underside of the rafters. Village Administrator Palm pointed out that if the Board approves this variation it’s going to be at 48% and the Village is not intending to modify how it measures FAR. He also asked that the Village Board focus more on evaluating the hardship component of this.

In response to a question from Trustee Henek, Mr. Tomassini stated that the room over the garage will be a master bedroom. In response to a follow up question from Trustee Henek, Mr. Tomassini stated if the Board does not approve the variance they will reevaluate the design.

In response to a question from Trustee Conti, Mr. Tomassini stated that the additional square footage amounts to 500 to 600 square feet.

President Adduci explained the Village Board does not want to restrict residents from having great living space but there are concerns that people will build “McMansions” and this could be the start.

Mr. Tomassini questioned if the definition of a McMansion is a large expansive footprint. President Adduci reiterated that residents are concerned about large houses on small lots. She stated that the Board has to think about whether this is the start of something much larger.

In response to a question from Trustee Cargie, Mr. Tomassini stated that he is trying not to expand the footprint to the backyard because it would cause flood damage to his neighbors’ garage. In response to a follow up question from Trustee Cargie, Mr. Tomassini stated he does not know the exact amount of square footage that would be added to the property and reiterated that the footprint of the project is below the maximum limit. Trustee Cargie stated he does not think that is a compelling argument because footprint and FAR are two different concepts. Mr. Tomassini stated he is addressing the concept of “McMansions”.

Trustee Corsini stated she wants to go on record in that she does not want to be in a position

where the Village changes the way it calculates FAR and the variation would be specific to this property.

In response to a question from Trustee Corsini, Mr. Tomassini stated if he puts trusses in it would completely change the FAR. In response to a follow up question from Trustee Corsini, Mr. Tomassini stated that plan is not to change the exterior roof line.

Trustee Gibbs questioned why the Board would penalize the architect for creating usable space. Trustee Cargie noted the plan is still 5% over even if attic space is ignored. Trustee Gibbs stated that he encounters the need for variations in his business. Trustee Cargie stated that there is an alternate choice. Trustee Gibbs stated he struggles with this discussion because Mr. Tomassini is presenting an externally acceptable house but the inside configuration is not acceptable. There was a discussion regarding the FAR and the footprint. Trustee Gibbs compared McMansions in Hinsdale to this project and said he does not feel this project is a McMansion. Village Administrator Palm noted that if the homeowner built up to the lot coverage allowed the FAR would be the same.

In response to a question from Trustee Corsini, Building Official Radatz stated that the lot area is 9,407 square feet and the permitted floor area (of 40%) is 3,762 square feet. He said that the addition as shown was 4,570 square feet, the attic area is 273 square feet, and if the attic is removed the project is still approximately 500 square feet over the allowed FAR.

Trustee Corsini questioned whether the Code is stifling improvements to the community. She said she hopes that the property owner sees and appreciates their struggle. Mr. Tomassini stated his neighbors have seen the larger plans and are in favor of it. He said his neighbors wanted to attend the meeting in support of the project but he told them not to. He indicated that they submitted letters of support. Trustee Henek stated although the current neighbors may support it they may not always be the same neighbors and a future neighbor might not. She said she is struggling with whether there is no other way to improve the property and stay within Zoning Code. She noted that zoning codes exist for a reason. She concurred with Trustee Cargie regarding the lack of a hardship.

In response to a question from Trustee Gibbs, Building Official Radatz stated there is an allowance in the Ordinance for 150 square feet of garage space. In response to a question from Mr. Tomassini, Building Official Radatz confirmed that he is picking up garage space in the FAR. Village Administrator Palm stated that garage space reduction has already been included in the FAR calculation.

In response to a question from Trustee Corsini, Mr. Tomassini stated that the second floor goes over the storage space behind the garage. He indicated that the storage space will not be climate controlled and will be a part of the garage and the area above will be part of a bedroom.

In response to a question from Trustee Vazquez, Building Official Radatz stated that a legal hardship must be tied to a defect on the property according to the understanding of the State's requirement by the Zoning Board. In response to a question from Trustee Vazquez, Mr. Tomassini stated the hardship is flooding. In response to a question from Trustee Vazquez, Assistant Village Administrator Scheiner stated the vote was three to one that there was no hardship found. In response to a question from Trustee Corsini, Assistant Village Administrator

Scheiner stated that there was no motion to recommend the variance in the initial meeting. She explained that ZBA reconvened the meeting at a later date based on the village attorney's advice. She stated that at that meeting Member Lucchese abstained because he was not present at the initial meeting and not involved in the original discussion.

Trustee Corsini stated that the hardship should run with the property not the property owner and a desire for more space is not a hardship. She noted that determining whether there is a hardship can be subjective which makes it hard for the Board to grapple with in terms of overturning zoning recommendations. Trustee Gibbs stated that in this case the definition would work to the applicant's favor. He said hardship is defined as a "practical difficulty in the case of a non-use or dimensional variance resulting from the physical characteristics of the land" and flooding would apply to that statement. Trustee Vazquez called into question the impact of granting this variance based on flooding on future applications. Trustee Cargie stated the issue of the flooding is the placement of additional space, not how much additional space is requested. Trustee Gibbs discussed a scenario where the Applicant could build a detached garage, cover more of the lot, and still be compliant with Code although that configuration would cause more flooding. Trustee Cargie stated that if the Applicant requested the same additional square footage with that configuration, the Applicant would still require a variance for FAR. Building Official Radatz explained the history of standard deductions for garage space toward the FAR. He stated that the allowance is 500 square feet for a detached garage, 150 square feet for a front attached garage, and 300 square feet for a rear attached garage noting that there was an effort to encourage detached garages. Trustee Gibbs reiterated his point that a design with a detached garage would not require an FAR variation. Mr. Tomassini stated that would change the entire design of the house. President Adduci noted that there are other ordinances that address grading and other issues that create flooding.

Trustee Corsini noted that the Applicant is squaring off an oddly shaped house and said she does not know how much more they can reduce the size of the addition. She discussed the impact to the design of the house.

Village Administrator Palm recapped the motion on the floor and reminded the Board that there needs to be four affirmative votes from the Trustees and the Village President cannot vote.

In response to a question from Trustee Gibbs, Village President Adduci stated her concerns related to the issue, the FAR restrictions, and the difficulties in decisions such as this.

Trustee Cargie stated he has great deference for the Village boards and commissions and he does not see any justification for the variance. He said he is concerned that this would effectively be rewriting the Ordinance. Trustee Vazquez stated his concerns regarding setting precedent. Trustee Gibbs stated he has a problem abiding with a decision that was made by a committee of which three of the seven members were absent. Trustee Corsini said she would like to see the property improved but hardship is the lynchpin. She suggested the project be redesigned to be smaller.

Roll call:

Ayes: Trustees Gibbs

Absent: None

Nays: Trustees Cargie, Vazquez, Conti, Henek, Corsini

Motion Fails.

President Adduci discussed the difficulty with this decision. She expressed her hope that the Tomassini's live in their beautiful home and noted that if the Board did not follow Village Code overall residents would be unhappy.

Mr. Tomassini expressed his frustration of getting no benefit with a smaller footprint. President Adduci acknowledged Mr. Tomassini's frustration.

In response to a question from Trustee Corsini, Village Attorney Smith stated that if the property owner changes the design of the project and it still requires a variation he will have to go through the variation process and if the project complies with FAR they will not need to request a variation.

Mr. Tomassini stated he didn't feel there was much of an interactive discussion with the ZBA and requested that the Board consider the benefit of efficient use of lot coverage.

b. Lake and Park Work Group – Recommendation of Shortlist of Developers for Proposal: IBT/Walsh and Focus Development

Trustee Corsini made a motion, seconded by Trustee Conti, to accept the recommendation of the Work Group recommending IBT/Walsh and Focus Development to be short-listed for the Lake and Park redevelopment site.

Trustee Corsini stated that the work group interviewed the three firms that submitted responses to the RFP/RFQ and selected two firms that the group felt were closer to the highest and best use of the property.

Jennifer Tammen, principal with Ehlers and Associates, reviewed the process that was followed to reach this point. She then described the next steps in the process and said she was very pleased with the process as it is going so far.

Economic Development Commission (EDC) Chairman Bob O'Connell stated that the work group felt very comfortable with the firms that they recommended. He said the two firms they have chosen have submitted proposals that fit in with what they are trying to do with the site.

Trustee Conti indicated that at this stage the proposals are conceptual.

In response to a question from Trustee Henek, Chairman O'Connell stated he believes the developers may find it somewhat limiting from an economic standpoint if the 7777 Lake property is not included.

In response to a question from Trustee Cargie, Chairman O'Connell stated that Full Circle Communities is a 501(c)3 organization but is required to pay property taxes. Village Administrator Palm explained that they take their net profit and reinvest it into their community for services for their residents. He said that there may be opportunities to work with Full Circle Communities on a future project at a different location. Chairman O'Connell stated that part of

their proposal requires grants and the workgroup was concerned that further into the project the grant money would not be available.

President Adduci thanked the subgroup for the great work they've done on this.

The motion passed by voice vote.

- c. Historic Preservation Commission: Appointment of David Franek as Chairman (Zurowski Vacancy)

Trustee Cargie made a motion, seconded by Trustee Corsini, to appoint Commissioner David Franek to Chairman of the Historic Preservation Commission.

In response to a question from Trustee Gibbs regarding the reason Mr. Franek stepped down, President Adduci stated that he worked very hard on to get the ordinance passed and wanted to pass the roll of the chair to someone else.

The motion passed by voice vote.

8. UNFINISHED BUSINESS

- a. Waiver of Formal Bid and Award of Contract to KLOA Engineering for a Safe Routes to School to School Study in a not-to-exceed amount of \$20,500

Trustee Conti made a motion, seconded by Trustee Henek, to approve an agreement with KLOA, Inc. to complete Safe Walking Routes to School Study for a not-to-exceed cost of \$20,500 and authorize the Village Administrator to execute the contract agreement.

Trustee Vazquez stated that he would be abstaining from this discussion because his firm represents District 90.

President Adduci discussed the tabling of this item and noted that there is now additional scope that includes crossing guard optimization. She stated that School District 90 agreed to pay half the cost and their board passed it unanimously. Village Administrator Palm clarified that the School Board may not have seen this proposal but they are on board with the previous proposal.

In response to a question from Trustee Corsini, Village Administrator Palm stated that he is working with the school district superintendent to address immediate concerns.

In response to a follow-up question from Trustee Corsini, there was a brief discussion regarding the Friendly Streets program and booklet that was a result of a previous study.

In response to a question from Trustee Corsini, Village Administrator Palm stated that both demographics and traffic flow have changed and the Village would be more proactive by having a policy to review this at specific intervals. He stated that he plans to bring to the Board a process and policy for putting a crossing guard in place and for looking at this holistically on an ongoing basis. Trustee Corsini requested that Village Administrator Palm bring the intergovernmental agreement (IGA) to the Board so they can understand who is paying for the crossing guards.

Village Administrator Palm stated that there is a base amount up to about \$36,000 that the School District pays for and the incremental costs are shared between the Village and School District.

In response to a question from Trustee Henek, President Adduci stated there are immediate issues to be addressed. She noted that the IGA with the School District that does not cover what is done when more crossing guards are needed or determine what other safety measures such as striping can be done to help children cross streets safely. She said making the IGA more of a living document rather than a static document is one of the goals. Trustee Henek stated there clearly is a need for more crossing guards and questioned whether the Village can work with the School District without requiring a study. President Adduci stated that right now the Village knows that Park, Franklin, and perhaps Ashland at Oak are issues. She said the Village Administrator and school superintendent are going to try to address that immediately and will bring their solution to the Board. She indicated that other issues could pop up and a study would allow the Village to get ahead of the problem rather than doing one-offs. Village Administrator Palm stated that the study will examine things comprehensively. He concurred with Trustee Corsini that there will be times that the Village wants to review things or times when there is a reactive issue that cannot be addressed within that review period. He said when a reactive issue comes up there should be a process in place between the Village and the School District.

Trustee Cargie stated that he reviewed maps created by Oak Park on their website and questioned whether the Village's end product will be that muddled. Village Administrator Palm stated that first and foremost the idea is to identify safe routes and within them identify optimal routes.

Trustee Cargie inquired whether District 90 has considered patrol boy/girl program. Village Administrator Palm stated there is a liability concern.

President Adduci stated all the parents she discussed this with agreed that immediate action, creating policy, and conducting a study are the right process.

Trustee Corsini acknowledged that by placing crossing guards at intersections without a policy could create a domino effect. She said the Police Department could aid in this and she would feel better about spending the money on this study if the Village would be able to piggyback on traffic control issues when the comprehensive study is done. President Adduci stated she does not think the Board wants to ask the police department to produce the study because of the time, energy, and effort that would require. She said she believes the police officers will be a part of the study as will parents and that going with a professional firm will solidify the study.

Trustee Henek stated she concurs with Trustee Corsini in terms of the costs. She suggested dropping Trinity since students are older (and maybe even driving) and there would not be an issue there. She noted that Public Works is on top of any deterioration of sidewalks and Americans with Disabilities Act (ADA) ramps and she proposed that it is not included as part of the scope in order to scale down on the costs. Administrator Palm stated that ADA components are a multi-layered calculation that the engineers pull together and that would be helpful for the Village from an engineering perspective and would result in less work for engineering to do. Village Administrator Palm reminded the Village Board that this contract is being awarded on a not-to-exceed basis and it may be lower in cost.

In response to a question Trustee Henek, Village Administrator Palm stated there are not hard and fast data sets and the consultant will look at things contextually to reach their recommendation.

In response to a question Trustee Cargie, Village Administrator Palm stated KLOA did the recent survey. In response to a follow up question from Trustee Cargie, Village Administrator Palm stated he does not believe KLOA was asked to determine if a crossing guard is needed at that intersection.

Trustee Corsini stated she parked at the intersection of Oak and Franklin for 25 minutes after school where she counted 190 cars and observed three near misses. She said she concluded that people do not understand two-way stop signs. She said the Village needs to go back to the Traffic and Safety Commission or put it on the agenda to make that a four-way stop to lessen the confusion.

Trustee Gibbs recalled that the Village Board did not feel comfortable with the expenditure at the previous meeting and said now they are in favor of spending more. He stated that the Village has done nothing in-house to discuss this and thinks that the study should be further down the line. He stated that he is not a big fan of consultants and would prefer to use in-house expertise. Trustee Gibbs said he does not want to hear that staff is too busy. He stated he would rather start with a discussion with D90. He questioned whether the School Board has signed on to doing their part. President Adduci stated that D90 is on board and that is the policy issue. Trustee Gibbs stressed that he wants the agreement ahead of time because he is concerned D90 will not follow the consultant's recommendations. He said he believes that the policy discussion should be conducted before the study. He reiterated Trustee Cargie's interpretation of the Oak Park safe routes map and expressed his concern that the Village will get the same product. He questioned the Village's portion of the expense and why other schools are not contributing.

President Adduci recapped the process, timeline, and cost. In regard to Trustee Gibb's comment about cost sharing, she said it is in the best interest of the community if the Village takes a leadership role and pays perhaps more than its part to help all schools and all children in River Forest. She reiterated that D90 voted unanimously on the original study.

Village Administrator Palm noted that the plan serves River Forest residents regardless of their choice of schools and it is all Village taxpayer money. In response to a question from Trustee Gibbs, Village Administrator Palm acknowledged that not all children attending private schools live in River Forest and stated that the children living in River Forest will be the only students benefiting from this plan.

Trustee Gibbs requested putting off the vote until there is a commitment from the schools. President Adduci recapped the purpose of the study and the policy and the difference between the two.

Trustee Gibbs reiterated his desire for D90 to commit to the recommendations. He also asked the Board is willing to commit to implementing the recommendations. Trustee Cargie stated he would have to know what the recommendations are before he could commit to them. He said with the study the Board is looking for information and proposals and it is the Board's responsibility to decide whether the proposals are in the best interest of the Village. Trustee

Gibbs repeated a resident's statement that D90 said the crossing guards are the Village's responsibility. Village Administrator Palm stated that in the current IGA the majority of the cost for the crossing guards is born by D90. In response to a question from Trustee Gibbs, Village Administrator Palm stated that as crossing guards are added the Village shares in that incremental cost. President Adduci added that the Village pays part of the amount after \$36,000. Trustee Corsini commented that the IGA can be renegotiated.

Trustee Corsini stated she is voting to approve this study with the additional scope and with the hope that the study will provide additional information the Village can use. Trustee Cargie concurred with Trustee Corsini. Trustee Gibbs stated he will vote yes because the study will be used in the comprehensive study.

Roll call:

Ayes: Trustees Cargie, Corsini, Henek, Gibbs and Conti

Absent: None

Nays: None

Motion Passes.

9. NEW BUSINESS

None.

10. EXECUTIVE SESSION

Trustee Corsini made a motion, seconded by Trustee Conti, to go into Executive Session to discuss purchase or lease of real property for the use of the Village, including whether a particular parcel should be acquired.

Roll call:

Ayes: Trustees Cargie, Gibbs, Vazquez, Corsini, Henek, and Conti

Absent: None

Nays: None

Motion Passes.

Trustee Corsini made a motion, seconded by Trustee Gibbs, to return to the regular session of the Village Board of Trustees meeting.

Roll call:

Ayes: Trustees Cargie, Vazquez, Corsini, Henek, Gibbs, and Conti

Absent: None

Nays: None

Motion Passes.

Trustee Gibbs asked that Marty Paris appear before the Board to provide an update on the status of the Planned Development at Lake and Lathrop. Village Administrator Palm stated that a revised completed application was received today and staff will review it to determine whether

the deficiencies were remedied. In response to a question from Trustee Cargie, Village Administrator Palm stated the deficiency letter that was sent to the developer included a notice of default. He said if staff finds the application incomplete, it will come to the Board and it would be appropriate at that time for Mr. Paris to appear before the Board.

In response to a question from Trustee Corsini, Assistant Village Administrator Scheiner stated the resident meeting for the Lake and Lathrop proposed planned development was well attended and the residents showed interest in the plan. She said the residents generally supported development, improvements, and cleanup of the contamination. She reported that the residents were concerned about density, parking, and traffic particularly as it relates to pedestrian safety and traffic volume on Lake Street. She said the comments will help the developer refine the plan.

In response to a question from Trustee Henek, Assistant Village Administrator Scheiner stated there were concerns about the proposed height and potential site development allowances that might be requested and noted those concerns are not unusual in regard to planned developments. She said that none of the concerns were insurmountable. She reported that at this point they are interested in the details of how the property will function on a day-to-day basis such as snow removal and storage, garbage disposal, and how people will come and go from this property on a daily basis. She indicated these questions will have to be answered when they go before the Development Review Board (DRB). Assistant Village Administrator Scheiner stated that she felt it was a productive meeting. She noted that the questions the residents asked are questions that the DRB will ask and it is better for the Developer to hear them ahead of time so they will be able to address them at the public hearing. In response to a question from Trustee Henek, Assistant Village Administrator Scheiner stated that the Developer was able to answer some of the residents' questions but the answer to many of them was they are studying it and will know more as the plan evolves.

In response to a question from President Adduci, Assistant Village Administrator Scheiner stated she did not see any red flags with the Developer and that they hope they are able to identify site allowances or amendments early on so the process is not prolonged. Village Administrator Palm discussed a two-phase planned development process that is used in some municipalities. He noted that many developers are required to obtain a certain number of presales in order to get financing.

In response to a question from Trustee Corsini, Assistant Village Administrator Scheiner stated a sales office is open for this project and the Developer has reported seeing interest in the project. President Adduci stated she heard people comment that they want to see what it looks like and perhaps a rendering of the project might be useful. Assistant Village Administrator Scheiner stated they had some preliminary renderings of the project and they have evolved. In response to a question from Trustee Gibbs, Village Administrator Palm stated that the completed application will ultimately go on the website. Assistant Village Administrator Scheiner added that the applications are not posted until they are deemed complete and are posted no less than 15 days prior to the public hearing.

In response to a question from Trustee Cargie, Assistant Village Administrator Scheiner stated one of the requirements of the application is that the developer must include the minutes and notes from the resident meeting. In response to a follow up question from Trustee Cargie,

Assistant Village Administrator Scheiner stated that the developer is not required to hold another resident meeting and noted that residents will have two more opportunities to comment on the Application.

In response to a question from Trustee Corsini, Assistant Village Administrator Scheiner stated that there were a lot of condominium owners attending the meeting.

In response to Trustee Cargie's request for an update, Assistant Village Administrator Scheiner stated that the DRB is holding a public hearing on Thursday, February 15th in regard to a major amendment to the Bonnie Brae development but before that proceeds Concordia is coming back to reaffirm the waiver of the traffic study as part of the application to move the Verizon tower. She said she expects an application to come in about 30 days. In response to a question from Trustee Gibbs, Assistant Village Administrator Scheiner stated Concordia will need to relocate two parking spaces from the parking garage to another location on campus. In response to a question from Trustee Gibbs, Assistant Village Administrator Scheiner stated she does not want to presuppose what the DRB will approve and noted they granted the study waiver based on testimony that there would be no reduction in parking. She noted this will not push their timeline back any farther.

Village Administrator Palm reported that Denny Witte announced his retirement effective sometime near the 1st of June.

In response to a question from Trustee Corsini, Assistant Village Administrator Scheiner stated the Concordia University Board approved the buildout of the 4th and 5th floors of the dormitory, the construction drawings have been submitted for permit and are under review, and the permit fees have been in the revenue calculation for this fiscal year.

11. ADJOURNMENT

Trustee Cargie made a motion seconded by Trustee Vazquez, to adjourn the regular Village Board of Trustees Meeting at 9:45 p.m. Motion passed by voice vote.

Kathleen Brand-White, Village Clerk

**VILLAGE OF RIVER FOREST
SPECIAL MEETING OF THE BOARD OF TRUSTEES MINUTES
February 16, 2018**

A regular meeting of the Village of River Forest Board of Trustees was held on Friday, February 16, 2018 at 3:30 p.m. in the Community Room of Village Hall, 400 Park Avenue, River Forest, IL.

1. CALL TO ORDER/ROLL CALL

The meeting was called to order at 3:49 p.m. Upon roll call, the following persons were:

Present: President Adduci, Trustees Vazquez, Gibbs, and Corsini

Absent: Trustees Cargie, Conti and Henek

Also Present: Village Clerk Kathleen Brand-White, Village Administrator Eric Palm, Assistant Village Administrator Lisa Scheiner, Management Analyst Jon Pape

2. CITIZENS' COMMENTS

None.

3. PUBLIC HEARING ON THE INTENT OF THE PRESIDENT AND THE BOARD OF TRUSTEES OF THE VILLAGE OF RIVER FOREST, COOK COUNTY, ILLINOIS TO SELL \$500,000 GENERAL OBLIGATION LIMITED TAX BONDS

Trustee Corsini made a motion seconded by Trustee Vazquez to call the public hearing to order.

Roll call:

Ayes: Trustees Gibbs, Vazquez, Corsini, and President Adduci

Absent: None

Nays: None

Motion Passes.

Village Administrator Palm explained that the purpose of the meeting is to satisfy the legal requirement that a hearing be held concerning the intent of the President and Board of Trustees of the Village of River Forest to sell \$500,000 in General Obligation Limited Tax Bonds to pay for public infrastructure projects within the Village.

Village Administrator Palm stated that the Village has at its disposal a debt service extension base as a non-home rule community and it provides the Village with the ability to issue bonds. He said that the amount of bonds that the Village had within its debt service extension base was fully paid and the Village now has the full amount available. He noted that the Village used a portion of this amount to pay down Phase 0 of the Northside Stormwater Management Project. The Village proposes that the General Fund will make a loan to itself for a two year period for public works and public infrastructure projects, primarily for street resurfacing. Village Administrator Palm explained that during the capital improvement plan (CIP) process, the Village discussed how Motor Fuel Tax (MFT) revenues are used to continue the street resurfacing and improvement program on a more consistent basis or perhaps "bite off" more the following year.

Village Administrator Palm stated that the two-year note, as opposed to a longer term bond, provides a lot of flexibility with Village finance. If, in two years, a major project comes up or the Village wants to issue a larger amount of debt it has the ability to do that.

Village Administrator Palm stated that if the public wishes to speak they can do so but if there is no public comment the Village Board can close the public hearing. A bond ordinance will appear on the February 26, 2018 Village Board of Trustees meeting agenda.

In response to questions from President Adduci and Trustee Corsini, Village Administrator Palm explained the process that is followed for the public hearing and Board action.

In response to a follow-up question from Trustee Corsini, Village Administrator Palm confirmed that the library debt has come off the books and the only outstanding debt after this is the Village's bond in the Water Fund and that it will come off next year.

In response to a question from President Adduci, Trustee Corsini clarified that she is not suggesting the Village adds more debt now. She said they would wait until those bonds are paid off, which gives the Village the opportunity to get up to that debt service levy amount that becomes free and available once it comes off the tax levy.

Village Administrator Palm noted that the Village is levying the full amount of debt available.

In response to questions from Village President Adduci and Trustee Corsini, Village Administrator Palm clarified that the water fund bond has water revenue pledged to it for repayment and that the debt service levy is abated every year for this bond. He said in this case the revenue that is being pledged is property tax revenue through the debt service extension base.

Trustee Gibbs stated that he likes the two year plan because it doesn't shackle the future with what is decided today.

Corsini made a motion seconded by Trustee Vazquez to close the public hearing.

Roll call:

Ayes: Trustees Gibbs, Vazquez, Corsini, and President Adduci

Absent: None

Nays: None

Motion Passes.

Trustee Gibbs noted that this is the first Village Board of Trustees meeting since the tragedies in Chicago and Florida and said that he would be remiss if he did not mention them. He said that his prayers are with the people impacted.

4. ADJOURNMENT

Trustee Corsini made a motion seconded by Trustee Gibbs, to adjourn the regular Village Board of Trustees Meeting at 3:55 p.m.

Roll call:

Ayes: Trustees Gibbs, Vazquez, Corsini, and President Adduci
Absent: None
Nays: None

Motion Passes.

Lisa Scheiner, Deputy Village Clerk



MEMORANDUM

DATE: February 21, 2018
TO: Eric Palm, Village Administrator
FROM: Joan Rock, Finance Director
John Anderson, Public Works Director
SUBJECT: Fiscal Year 2018 Budget Amendment

Attached is an ordinance amending the Fiscal Year 2018 Village of River Forest Annual Budget. The amendment increases expenditures in the Capital Equipment Replacement (13) and Madison Street Tax Increment Financing District (TIF) (31) Funds and revenues in the new Infrastructure Improvement Bond Fund (35).

The Capital Equipment Replacement Fund amendment increases the budgeted amount for Public Works vehicles. The Fiscal Year 2017 Budget included \$145,000 for the replacement of Dump Truck #30. Although the vehicle was ordered in Fiscal Year 2017, it was not completed and delivered until the following year. The Fiscal Year 2018 Budget requires an amendment in the amount of \$134,322 for the purchase of vehicle #30.

The Madison Street TIF Fund (31) amendments include \$1,005,000 for the purchase of the property at 7620 Madison Street. The purchase of the property was approved by the Village Board on November 13, 2017. In addition, an amendment for \$9,132 is included to provide for the interest expense on the \$1,000,000 interfund loan from the General Fund for the purchase of the property.

The amendment to the Infrastructure Improvement Bond Fund (35) is to account for the revenues from the proceeds of the 2018 General Obligation Bonds being issued at the end of February 2018. The bond proceeds will be deposited into this fund and used for street improvements in future fiscal years.

The requested budget amendment is as follows:

Description	Account Number	Original Budget	Budget Amendment	Amended Budget
<u>Capital Equipment Replacement Fund (13)</u>				
Public Works Vehicles	13-00-00-55-8910	\$205,000	\$134,322	\$339,322
<u>Madison Street TIF Fund (31)</u>				
Property Purchase	31-00-00-55-0700	\$0	\$1,005,000	\$1,005,000
Interest on Interfund Loan	31-00-00-56-0081	\$0	\$9,132	\$9,132
<u>Infrastructure Improvement Bond Fund (35)</u>				
Bond Proceeds	35-00-00-48-7090	\$0	\$500,000	\$500,000

Requested Board Action:

- Motion to pass An Ordinance Amending the Annual Budget for Corporate Purposes for the Fiscal Year Commencing on the 1st Day of May 2017 and Ending on the 30th Day of April 2018 for the Village of River Forest, Illinois.*

Ordinance No. _____

**AN ORDINANCE AMENDING THE ANNUAL BUDGET FOR CORPORATE PURPOSES FOR THE
FISCAL YEAR COMMENCING ON THE 1ST DAY OF MAY, 2017 AND
ENDING ON THE 30TH DAY OF APRIL, 2018
FOR THE VILLAGE OF RIVER FOREST, ILLINOIS**

BE IT ORDAINED by the President and Board of Trustees of the Village of River Forest, County of Cook, State of Illinois:

Section 1: That the following sums of money, or as much thereof as may be authorized by the Village of River Forest, Cook County, Illinois, are hereby budgeted for corporate purposes and objects of said Village hereinafter specified for the fiscal year commencing on the 1st day of May 2017 and ending on the 30th day of April 2018.

Description	Account Number	Original Budget	Budget Amendment	Amended Budget
<u>Capital Equipment Replacement Fund (13)</u>				
Public Works Vehicles	13-00-00-55-8910	\$205,000	\$134,322	\$339,322
<u>Madison Street TIF Fund (31)</u>				
Property Purchase	31-00-00-55-0700	\$0	\$1,005,000	\$1,005,000
Interest on Interfund Loan	31-00-00-56-0081	\$0	\$9,132	\$9,132
<u>Infrastructure Improvement Bond Fund (35)</u>				
Bond Proceeds	35-00-00-48-7090	\$0	\$500,000	\$500,000

Section 2: That any sum of money heretofore budgeted and not heretofore expended and now in the treasury of the Village of River Forest, or that may hereinafter come into the treasury of the Village of River Forest, is hereby appropriated by this ordinance.

Section 3: This ordinance shall be in full force and effect from and after its passage, approval and publication in pamphlet form as provided by law.

Passed on a roll call vote of the Corporate Authorities on the 26th day of February, 2018.

AYES: _____

NAYS: _____

ABSENT: _____

Village Clerk

APPROVED by me this 26th day of February, 2018.

Village President

APPROVED and FILED in my office this ____ day of February, 2018 and published in pamphlet form in the Village of River Forest, Cook County, Illinois.

Village Clerk



Village of River Forest
Village Administrator's Office

400 Park Avenue
River Forest, IL 60305
Tel: 708-366-8500

MEMORANDUM

Date: February 22, 2018

To: Eric Palm, Village Administrator

From: Cheryl Scott, Assistant Finance Director; Joan Rock, Finance Director; Lisa Scheiner, Assistant Village Administrator; Jonathan Pape, Management Analyst

Subj: Village Hall Second Floor Customer Service and Efficiency Enhancement Project

Background

During the Fiscal Year 2018 Capital Improvement Planning and budgeting process, the Village Board of Trustees approved funds for efficiency improvements on the second floor of Village Hall. Village Staff has now completed the planning phases of this project. Village Staff has engaged FGM Architects (FGM) to complete detailed plans for the project and to prepare bid documents for the work. The Village Board of Trustees approved the engagement with FGM and authorized Staff to bid the work on November 13, 2017.

Issues and Analysis

As previously discussed, the Village's front counter currently consists of one window where customers and staff conduct a wide variety of transactions ranging from permit questions, bill payments, public safety concerns, and citation inquiries, as examples. The current space limitations at the front counter make it difficult to process multiple customers at one time, hear each customer, and confidentially discuss private matters, which is not consistent with the level of customer service that the Village aims to provide. The bid proposals received are for the construction project that was planned by FGM and Village Staff to remedy these issues. This will be accomplished by adding two additional service windows that will allow for multiple staff members to assist customers more effectively at one time. Additionally, it will create a separate space that allows for Police matters and other sensitive conversations to be handled in a private area.

The purchase and installation of more efficient modular office workspaces for the main work space on the second floor of Village Hall is also being requested at this time. When funds were initially budgeted in the Fiscal Year 2018 Capital Improvement Planning and budgeting

process, it was anticipated that the work would be completed over three years as a phased project. Since then, the project has been refined and value-engineered, allowing the Village to narrow the scope and combine all three phases into one for approximately the cost of what was budgeted in the first year. Village Staff engaged with Interiors For Business (IFB) to develop floor plans and prepare quotes for the workspaces.

The condition and efficiency of the current workspaces and layout is less than optimal. This is due in part to the fact that they were purchased as previously used items when Village Hall was rebuilt and partially due to the changing dynamics and functions of Village Staff. The proposed plan creates much needed additional workspaces for seasonal and part-time employees that are currently required to share workspaces with full-time employees. This will be accomplished due to a reduction of file space needs as well as the utilization of modern modular cubicles. To control costs, Village Staff is proposing to reuse existing office desk chairs as they are newer and in good condition. Additionally, lateral file cabinets will be reallocated around the office and receive new tops as the existing laminate tops are peeling after several attempts to repair them. All office furniture in the private offices will remain the same. As many of the existing workstations are being removed and replaced, Village Staff felt it provided the ideal timing for replacement of the carpet for the second floor, which is original to the building.

Recommendation

The Village received seven bids for the construction work to complete the plans put together by FGM and Village Staff. Village Staff recommends that the Village Board of Trustees awards a contract to Efraim Carlson & Son in the amount of \$137,800.00. Efraim Carlson & Son was determined to be the lowest qualified bidder. The bids are summarized below:

Bidder	Bid Amount
ATP Enterprise Group (Midwest Services)	\$320,000
Construction Consulting & Disbursement Services (CCDS)	\$139,900
Construction Solutions of Illinois Inc.	\$162,723
Efraim Carlson & Son	\$137,800
Kandu Construction Inc.	\$141,414
Metropolitan Corporation	\$242,000
Orbis Construction	\$162,300

The Village has compiled quotes for the completion of the workspace modernization portion of the project. This purchase includes the purchasing, shipment, and installation of all new workstations and carpet in strategic phases, as well as the removal and disposal of all old workstation components and carpet. Additionally, Village Staff compared these purchases from multiple government purchasing cooperatives and ultimately determined that the best way to obtain the lowest price was to buy directly from the dealer due to volume discounts. Village Staff recommends that the Village Board of Trustees approve a contract with Interiors For Business (IFB) in the amount of \$224,696.24. This amount includes \$187,687.44 for the

purchase, shipment, installation and removal of the workstations and \$37,008.80 for the purchase, shipment, installation and removal of the carpet.

Budget Impact

The detailed budgets below outline the estimates for this project which have evolved over time. The “**FY 18 CIP Budgeted and Projected**” outlines what was proposed in the FY 18 CIP document, the first phase of which was previously approved. The “**Projected Project Budget (Pre-Planning Phase)**” outlines the estimates projected by Staff when the planning phase began. The “**Updated Project Projections**” outlines the new projections for the final scope of work.

FY 18 CIP Budgeted and Projected

FY 18	Phase I – Reception Desk and Lobby	\$352,725
FY 19	Phase II – Village Hall Open Area, Carpeting and Furniture	\$243,235
FY 20	Phase III – Police Department Administrative Area, Carpeting and Furniture	\$71,500
	Total	\$667,460

	Projected Project Budget (Pre-Planning Phase)	Updated Project Projections
Architectural Fees	\$25,400*	\$25,400*
Construction Cost	\$153,780	\$137,800
Workstations	\$168,000	\$187,687.44
Carpet	\$33,000	\$37,008.80
Contingency (Electric, data, etc).	\$15,000	\$10,000
Total Estimated Cost	\$395,180	\$397,896.24

**Cost already incurred. Engagement with FGM approved in November 2017.*

The bulk of this project will be paid from the \$352,725 budgeted in the Capital Improvement Fund in the CIP for this purpose. Due to the fact that the project will straddle two fiscal years, sufficient funds have been proposed and will be budgeted to cover the remaining costs that will be incurred in the FY 19 Budget.

Requested Board Action

- That the Village Board of Trustees award a contract to Efraim Carlson & Son in the amount of \$137,800.00 for the construction on the second floor Customer Service and Efficiency Enhancement Project.
- That the Village Board of Trustees waive the formal bidding process and award a contract to Interiors For Business (IFB) in the amount of \$224,696.24 for the replacement, shipment, installation and removal of the workstations and carpet.

Attachments:

- FGM recommendation letter
- Bid/contract from Efraim Carlson & Son
- Front counter construction renderings
- Workstations quote
- Carpet quote
- Workspace renderings

FGM ARCHITECTS

February 22, 2018

Jonathan Pape, Management Analyst
Village of River Forest
400 Park Avenue
River Forest, Illinois 60305
Email: jpape@vrf.us

Re: Village of River Forest
Village Hall & Police Reception Desk Renovation
FGM# 18-2423.01

Dear Mr. Pape:

Enclosed please find the Bid Tabulation for the above referenced Project. Bids were received on February 20, 2018 with seven bidders responding.

The apparent low bidder is Efraim Carlson & Son, Inc. with a base bid of **\$137,800**.

FGM Architects has reviewed the qualifications and references provided by Efraim Carlson & Son, Inc. and find that they are a responsible bidder and therefore see no reason not to recommend contract award. We have worked with this contracting firm in the past with good results.

Please let us know your decision at your earliest convenience. Upon your direction, FGM Architects will draft a construction contract for signatures and issue a Notice of Intent letter to the contractor to proceed with the project. It is further anticipated that a preconstruction kick-off meeting be scheduled by FGM Architects with the contractor and Village within the upcoming weeks to review project schedule.

If you have any questions or comments, please don't hesitate to call me.

Sincerely,

Celeste Karier, Allied ASID
Associate

Cc: Ray Lee, Rayl@fgmarchitects.com

BID TABULATION

FGM Architects

Project Name:


Village of River Forest

Signed:

Witness #1

**Village Hall & Police Reception Desk
Renovation**

Witness #2


Lisa Scheiner

Project Number:

FGM# 18-2423.01

Date:

Tuesday, February 20, 2018

Contractor	Bid Bond	Addenda			Base Bid	Comments
		1	2	3		
ATP ENTERPRISE GROUP (MIDWEST SERVICES)	Y	Y	Y	Y	\$320,000.00	
CONSTRUCTION CONSULTING& DISBURSEMENT SERVICES	Y	Y	Y	Y	\$139,900.00	
CONSTRUCTION SOLUTIONS OF ILLINOIS INC.	Y	Y	Y	Y	\$162,723.00	
EFRAIM CARLSON & SON	Y	Y	Y	Y	\$137,800.00	
KANDU CONSTRUCTION INC.	Y	Y	Y	Y	\$141,414.00	
METROPLITAN CORPORATION	Y	Y	Y	Y	\$242,000.00	
ORBIS CONSTRUCTION	Y	Y	Y	Y	\$162,300.00	



AIA® Document A101™ – 2007

Standard Form of Agreement Between Owner and Contractor where the basis of payment is a Stipulated Sum

AGREEMENT made as of the Twenty Second day of February in the year Two Thousand Eighteen

(In words, indicate day, month and year)

BETWEEN the Owner:

(Name, legal status, address and other information)

Village of River Forest
400 Park Avenue
River Forest, IL 60305

and the Contractor:

(Name, legal status, address and other information)

Efraim Carlson & Son, Inc.
14052 Petronella Drive, Suite 105
Libertyville, IL 60048

for the following Project:

(Name, location and detailed description)

Village of River Forest
Village Hall & Police Reception Desk Renovation
400 Park Avenue; River Forest, IL 60305
FGM Project No. 18-2423.01

The Architect:

(Name, legal status, address and other information)

FGM Architects
1211 West 22nd Street, Suite 700
Oak Brook, IL 60523

The Owner and Contractor agree as follows.

ADDITIONS AND DELETIONS:

The author of this document has added information needed for its completion. The author may also have revised the text of the original AIA standard form. An *Additions and Deletions Report* that notes added information as well as revisions to the standard form text is available from the author and should be reviewed. A vertical line in the left margin of this document indicates where the author has added necessary information and where the author has added to or deleted from the original AIA text.

This document has important legal consequences. Consultation with an attorney is encouraged with respect to its completion or modification.

AIA Document A201™-2007, General Conditions of the Contract for Construction, is adopted in this document by reference. Do not use with other general conditions unless this document is modified.

TABLE OF ARTICLES

1	THE CONTRACT DOCUMENTS
2	THE WORK OF THIS CONTRACT
3	DATE OF COMMENCEMENT AND SUBSTANTIAL COMPLETION
4	CONTRACT SUM
5	PAYMENTS
6	DISPUTE RESOLUTION
7	TERMINATION OR SUSPENSION
8	MISCELLANEOUS PROVISIONS
9	ENUMERATION OF CONTRACT DOCUMENTS
10	INSURANCE AND BONDS

ARTICLE 1 THE CONTRACT DOCUMENTS

The Contract Documents consist of this Agreement, Conditions of the Contract (General, Supplementary and other Conditions), Drawings, Specifications, Addenda issued prior to execution of this Agreement, other documents listed in this Agreement and Modifications issued after execution of this Agreement, all of which form the Contract, and are as fully a part of the Contract as if attached to this Agreement or repeated herein. The Contract represents the entire and integrated agreement between the parties hereto and supersedes prior negotiations, representations or agreements, either written or oral. An enumeration of the Contract Documents, other than a Modification, appears in Article 9.

ARTICLE 2 THE WORK OF THIS CONTRACT

The Contractor shall fully execute the Work described in the Contract Documents, except as specifically indicated in the Contract Documents to be the responsibility of others.

ARTICLE 3 DATE OF COMMENCEMENT AND SUBSTANTIAL COMPLETION

§ 3.1 The date of commencement of the Work shall be the date of this Agreement unless a different date is stated below or provision is made for the date to be fixed in a notice to proceed issued by the Owner.

(Insert the date of commencement if it differs from the date of this Agreement or, if applicable, state that the date will be fixed in a notice to proceed.)

Commence work on or after March 2, 2018

If, prior to the commencement of the Work, the Owner requires time to file mortgages and other security interests, the Owner's time requirement shall be as follows:

§ 3.2 The Contract Time shall be measured from the date of commencement.

§ 3.3 The Contractor shall achieve Substantial Completion of the entire Work not later than () days from the date of commencement, or as follows:

(Insert number of calendar days. Alternatively, a calendar date may be used when coordinated with the date of commencement. If appropriate, insert requirements for earlier Substantial Completion of certain portions of the Work.)

Substantial Completion: May 18, 2018

Init.

Portion of Work

Substantial Completion Date

, subject to adjustments of this Contract Time as provided in the Contract Documents.

(Insert provisions, if any, for liquidated damages relating to failure to achieve Substantial Completion on time or for bonus payments for early completion of the Work.)

Liquidated Damages to begin on June 1, 2018 as provided in the Contract Documents.

ARTICLE 4 CONTRACT SUM

§ 4.1 The Owner shall pay the Contractor the Contract Sum in current funds for the Contractor's performance of the Contract. The Contract Sum shall be One hundred thirty-seven thousand eight hundred (\$ 137,800.00), subject to additions and deductions as provided in the Contract Documents.

§ 4.2 The Contract Sum is based upon the following alternates, if any, which are described in the Contract Documents and are hereby accepted by the Owner:

(State the numbers or other identification of accepted alternates. If the bidding or proposal documents permit the Owner to accept other alternates subsequent to the execution of this Agreement, attach a schedule of such other alternates showing the amount for each and the date when that amount expires.)

§ 4.3 Unit prices, if any:

(Identify and state the unit price; state quantity limitations, if any, to which the unit price will be applicable.)

Item	Units and Limitations	Price Per Unit (\$ 0.00)
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§ 4.4 Allowances included in the Contract Sum, if any:

(Identify allowance and state exclusions, if any, from the allowance price.)

Item	Price
------	-------

ARTICLE 5 PAYMENTS

§ 5.1 PROGRESS PAYMENTS

§ 5.1.1 Based upon Applications for Payment submitted to the Architect by the Contractor and Certificates for Payment issued by the Architect, the Owner shall make progress payments on account of the Contract Sum to the Contractor as provided below and elsewhere in the Contract Documents.

§ 5.1.2 The period covered by each Application for Payment shall be one calendar month ending on the last day of the month, or as follows:

§ 5.1.3 Provided that an Application for Payment is received by the Architect not later than the first day of a month, the Owner shall endeavor to make payment of the certified amount to the Contractor not later than the last day of the same following month. If an Application for Payment is received by the Architect after the application date fixed above, the Application for Payment shall be tendered to the Owner in the next month's payment submitted.

(Federal, state or local laws may require payment within a certain period of time.)

§ 5.1.4 Each Application for Payment shall be based on the most recent schedule of values submitted by the Contractor in accordance with the Contract Documents. The schedule of values may allocate the entire Contract Sum among the various portions of the Work. The schedule of values shall be prepared in such form and supported by such data to substantiate its accuracy as the Architect may require. This schedule, unless objected to by the Architect, shall be used as a basis for reviewing the Contractor's Applications for Payment.

Init.

§ 5.1.5 Applications for Payment shall show the percentage of completion of each portion of the Work as of the end of the period covered by the Application for Payment.

§ 5.1.6 Subject to other provisions of the Contract Documents, the amount of each progress payment shall be computed as follows:

- .1 Take that portion of the Contract Sum properly allocable to completed Work as determined by multiplying the percentage completion of each portion of the Work by the share of the Contract Sum allocated to that portion of the Work in the schedule of values, less retainage of ten percent (10%). Pending final determination of cost to the Owner of changes in the Work, amounts not in dispute shall be included as provided in Section 7.3.9 of AIA Document A201™–2007, General Conditions of the Contract for Construction;
- .2 Add that portion of the Contract Sum properly allocable to materials and equipment delivered and suitably stored at the site for subsequent incorporation in the completed construction (or, if approved in advance by the Owner, suitably stored off the site at a location agreed upon in writing), less retainage of ten percent (10%);
- .3 Subtract the aggregate of previous payments made by the Owner; and
- .4 Subtract amounts, if any, for which the Architect has withheld or nullified a Certificate for Payment as provided in Section 9.5 of AIA Document A201–2007.

(Paragraphs deleted)

§ 5.1.8 Reduction or limitation of retainage, if any, shall be set forth in the General Conditions:

(If it is intended, prior to Substantial Completion of the entire Work, to reduce or limit the retainage resulting from the percentages inserted in Sections 5.1.6.1 and 5.1.6.2 above, and this is not explained elsewhere in the Contract Documents, insert here provisions for such reduction or limitation.)

§ 5.1.9 Except with the Owner's prior approval, the Contractor shall not make advance payments to suppliers for materials or equipment which have not been delivered and stored at the site.

§ 5.2 FINAL PAYMENT

§ 5.2.1 Final payment, constituting the entire unpaid balance of the Contract Sum, shall be made by the Owner to the Contractor when

- .1 the Contractor has fully performed the Contract except for the Contractor's responsibility to correct Work as provided in Section 12.2.2 of AIA Document A201–2007, and to satisfy other requirements, if any, which extend beyond final payment; and
- .2 a final Certificate for Payment has been issued by the Architect.

§ 5.2.2 The Owner's final payment to the Contractor shall be made as set forth in the General Conditions:

ARTICLE 6 DISPUTE RESOLUTION

§ 6.1 INITIAL DECISION MAKER

The Architect will serve as Initial Decision Maker pursuant to Section 15.2 of AIA Document A201–2007, unless the parties appoint below another individual, not a party to this Agreement, to serve as Initial Decision Maker.

(If the parties mutually agree, insert the name, address and other contact information of the Initial Decision Maker, if other than the Architect.)

§ 6.2 BINDING DISPUTE RESOLUTION

For any Claim subject to, but not resolved by, mediation pursuant to Section 15.3 of AIA Document A201–2007, the method of binding dispute resolution shall be as follows:

(Check the appropriate box. If the Owner and Contractor do not select a method of binding dispute resolution below, or do not subsequently agree in writing to a binding dispute resolution method other than litigation, Claims will be resolved by litigation in a court of competent jurisdiction.)

- ☐ Arbitration pursuant to Section 15.4 of AIA Document A201–2007
- ☒ Litigation in a court of competent jurisdiction in Cook County, Illinois.
- ☐ Other *(Specify)*

ARTICLE 7 TERMINATION OR SUSPENSION

§ 7.1 The Contract may be terminated by the Owner or the Contractor as provided in Article 14 of AIA Document A201–2007.

§ 7.2 The Work may be suspended by the Owner as provided in Article 14 of AIA Document A201–2007.

ARTICLE 8 MISCELLANEOUS PROVISIONS

§ 8.1 Where reference is made in this Agreement to a provision of AIA Document A201–2007 or another Contract Document, the reference refers to that provision as amended or supplemented by other provisions of the Contract Documents.

§ 8.2 Payments due and unpaid under the Contract shall bear interest as permitted in the General Conditions.
(Insert rate of interest agreed upon, if any.)

Per annum.

§ 8.3 The Owner's representative:
(Name, address and other information)

Jonathan Pape
Management Analyst
Village of River Forest
400 Park Avenue
River Forest, Illinois 60305

§ 8.4 The Contractor's representative:
(Name, address and other information)

Dave Hillstrom
President
Efraim Carlson & Son, Inc.
14052 Petronella Drive, Suite 105
Libertyville, IL 60048

§ 8.5 Neither the Owner's nor the Contractor's representative shall be changed without ten days written notice to the other party.

§ 8.6 Other provisions:

Init.

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User Notes:

(1211581511)

ARTICLE 9 ENUMERATION OF CONTRACT DOCUMENTS

§ 9.1 The Contract Documents, except for Modifications issued after execution of this Agreement, are enumerated in the sections below.

§ 9.1.1 The Agreement is this executed AIA Document A101–2007, Standard Form of Agreement Between Owner and Contractor, as amended.

§ 9.1.2 The General Conditions are AIA Document A201–2007, General Conditions of the Contract for Construction, as amended.

§ 9.1.3 The Supplementary and other Conditions of the Contract:

Document	Title	Date	Pages
See Exhibit B	Table of Contents	02.22.2018	3

§ 9.1.4 The Specifications:

(Either list the Specifications here or refer to an exhibit attached to this Agreement.)

Section	Title	Date	Pages
See Exhibit B	Table of Contents	02.22.2018	3

§ 9.1.5 The Drawings:

(Either list the Drawings here or refer to an exhibit attached to this Agreement.)

Number	Title	Date
See Exhibit C	List of Drawings	02.22.2018

§ 9.1.6 The Addenda, if any:

Number	Date	Pages
Addendum No. 1	02.12.2018	10
Addendum No. 2	02.15.2018	2
Addendum No. 3	02.16.2018	8

Portions of Addenda relating to bidding requirements are not part of the Contract Documents unless the bidding requirements are also enumerated in this Article 9.

§ 9.1.7 Additional documents, if any, forming part of the Contract Documents:

- .1 AIA Document E201™–2007, Digital Data Protocol Exhibit, if completed by the parties, or the following:
- .2 Other documents, if any, listed below:
(List here any additional documents that are intended to form part of the Contract Documents. AIA Document A201–2007 provides that bidding requirements such as advertisement or invitation to bid, Instructions to Bidders, sample forms and the Contractor's bid are not part of the Contract Documents unless enumerated in this Agreement. They should be listed here only if intended to be part of the Contract Documents.)

Exhibit A – Efraim Carlson & Son, Inc bid submittal including: Bid Bond, Bid Form and References dated February 20, 2018.

Init.

ARTICLE 10 INSURANCE AND BONDS

The Contractor shall purchase and maintain insurance and provide bonds as set forth in Article 11 of AIA Document A201-2007 and as Required in section 007010 Supplemental General Conditions.

This Agreement entered into as of the day and year first written above.

OWNER (Signature)

Mr. Jonathan Pape
Management Analyst

(Printed name and title)



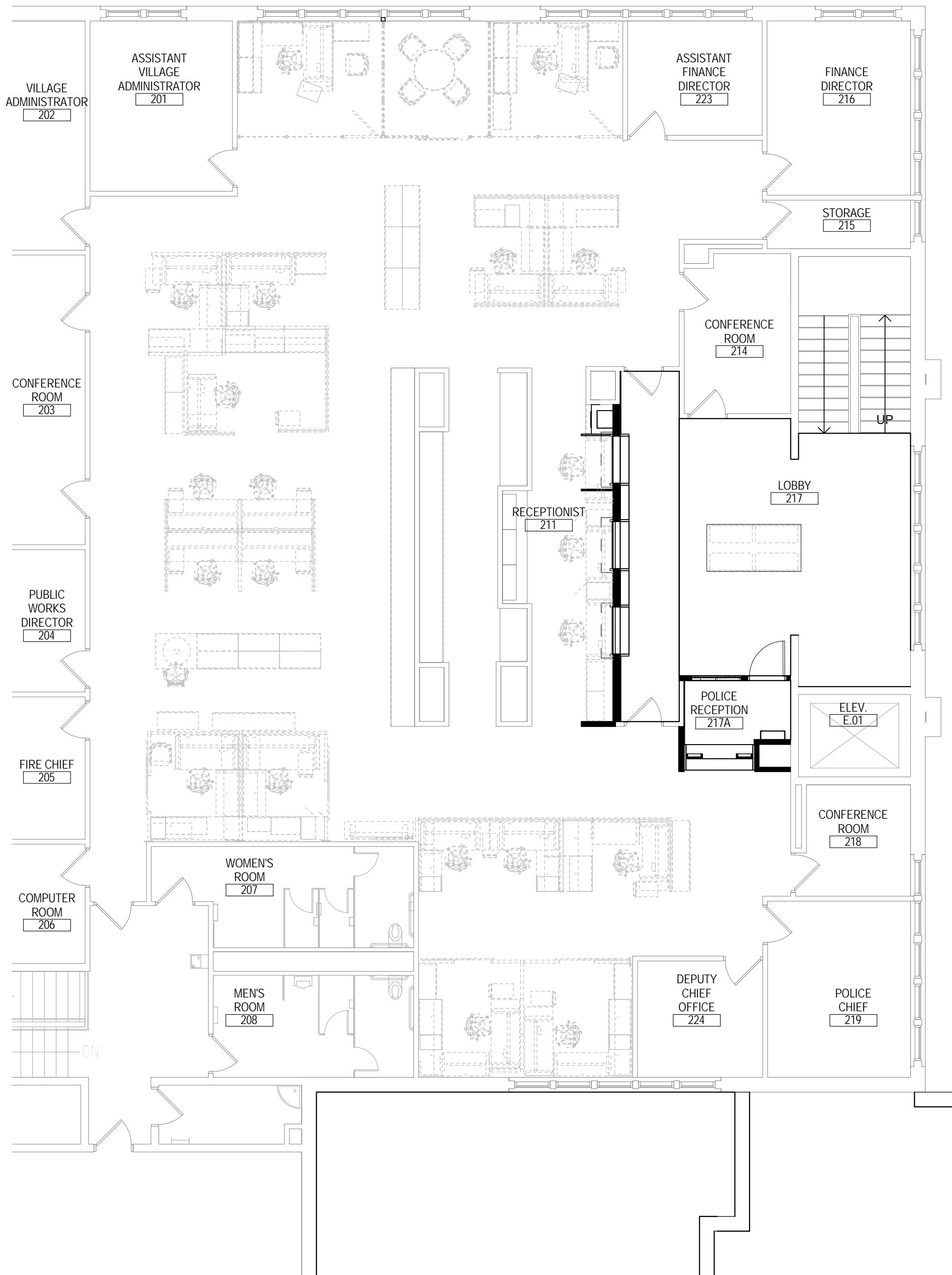
CONTRACTOR (Signature)

Mr. Dave Hillstrom
President

(Printed name and title)

Init.

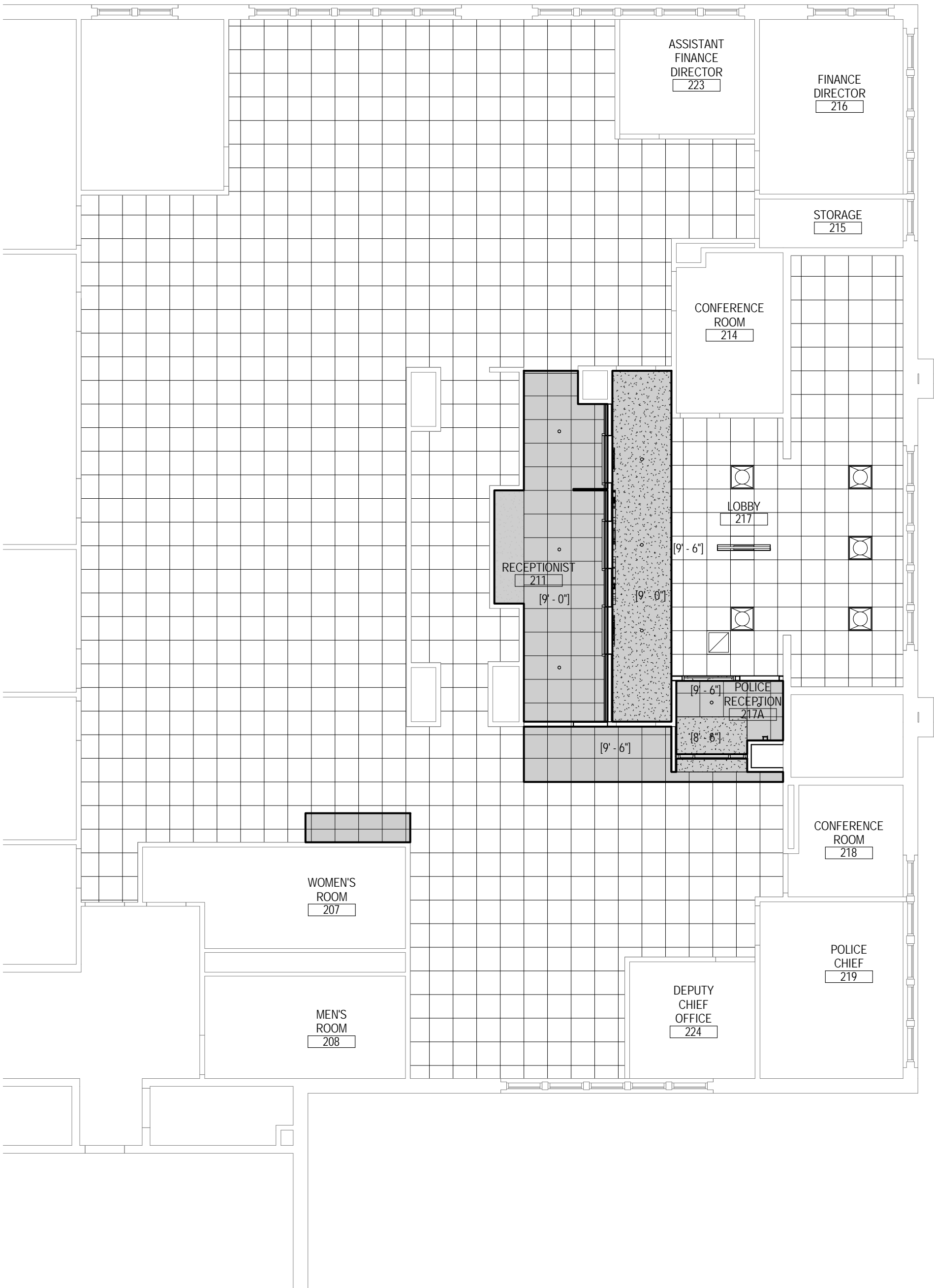
VILLAGE OF RIVER FOREST



01/22/18

18-2423.01

VILLAGE OF RIVER FOREST



01/22/18

18-2423.01



ARCHITECTS

PROPOSED RENOVATION

VILLAGE OF RIVER FOREST



01/24/18

18-2423.01

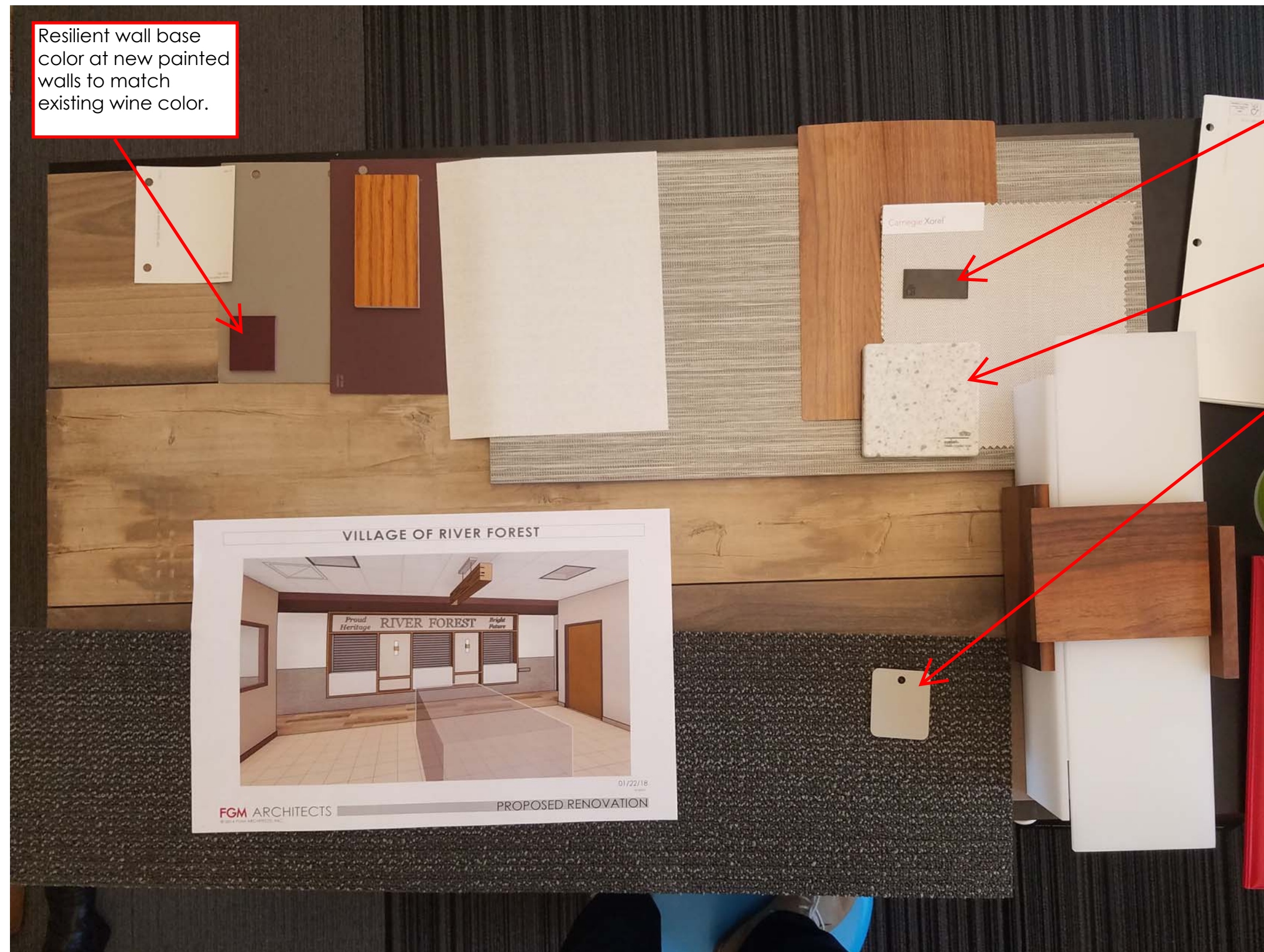
VILLAGE OF RIVER FOREST



01/24/18

18-2423.01

VILLAGE OF RIVER FOREST



01/24/18

18-2423.01



Interiors for Business, Inc.
409 N. River Street
Batavia, Illinois 60510
630.761.1070 Main
630.761.1065 Fax
www.interiorsforbusiness.com

REVISED QUOTE

CUSTOMER

Village of River Forest
400 Park Ave
River Forest, IL 60305

DATE 2/15/2018
TERMS 50% Downpayment / Net 15
PROJECT Municipal Renovation

WORKPLACE CONSULTANT

Alex Carsi

#	QTY	DESCRIPTION	AMOUNT	EXTENDED
PHASE 1				
		Admin / Code Enforcement / Reviewer		26,122.62
		Engineering / Fire Marshal		18,357.92
		File Island		2,378.88
		Interns Stations		10,408.96
PHASE 2				
		Clerical		14,162.34
		File Island		375.17
		Private Offices		10,660.07
		Walls		19,943.53
PHASE 3				
		Lobby		9,211.59
		Lobby Table with Laminate Top Option-Deduct \$2,850.00		
		Police Dept		29,775.57
		Reception		14,335.79
1		Labor to receive, deliver and install during normal business hours M-F. Does not include stair carry or electric/data hookups. Debris removal included Includes 3 trips for each phase.	27,455.00	27,455.00
1		Labor to remove and dispose of existing furniture in 3 phases	4,500.00	4,500.00

Material 155,732.44

To accept this order please sign and return.

Sales Tax 8.00%

X

Freight -

Print Name:

Labor 31,955.00

PO Number:

Design -

Total \$ 187,687.44

Downpayment required at time of order - Ask about available leasing options - This quote is valid for 30 days



Interiors for Business, Inc.
409 N. River Street
Batavia, Illinois 60510
630.761.1070 Main
630.761.1065 Fax
www.interiorsforbusiness.com

QUOTE

CUSTOMER

Village of River Forest
400 Park Ave
River Forest, IL 60305

DATE 2/2/2018
TERMS 50% Downpayment / Net 15
PROJECT Carpet Renovation

WORKPLACE CONSULTANT

Alex Carsi

#	QTY	DESCRIPTION	AMOUNT	EXTENDED
A	1	Shaw- City Central Tile 5T175- 695 square yard	12,588.19	12,588.19
B	5	Adhesive	80.50	402.50
	1	Freight	799.25	799.25

LABOR

1	Labor to take up existing carpet for onsite disposal • Labor to receive, deliver and install modular carpet tile provided by others • Furnish and install 4x1/8" vinyl base • Furnish and install vinyl transition moldings • Floor preparation allowance • Labor to pick up and recycle existing carpet • Upcharge to perform above referenced work during overtime hours	23,218.86	23,218.86
---	--	-----------	-----------

To accept this order please sign and return.

X

Print Name:

PO Number:

Material	12,990.69
	-
Sales Tax 8.00%	
Freight	799.25
Labor	23,218.86
Design	-
Total \$	37,008.80

Downpayment required at time of order - Ask about available leasing options - This quote is valid for 30 days



FINAL PLAN - 2.14.18

Village of River Forest
MUNICIPAL RENOVATION

400 PARK AVE, RIVER FOREST, IL 60305

☐

APPROVED SIGNATURE

DATE

a:\DESIGN\River Forest Municipal\River Forest Municipal Renovation\River Forest Municipal Renovation PP_2017.indd





OPEN OFFICE - FINAL 2.14.18

Village of River Forest
MUNICIPAL RENOVATION

400 PARK AVE, RIVER FOREST, IL 60305

☐ APPROVED SIGNATURE _____ DATE _____
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RECEPTION / LOBBY AREA FINAL - 2.14.18

Village of River Forest
MUNICIPAL RENOVATION

400 PARK AVE, RIVER FOREST, IL 60305

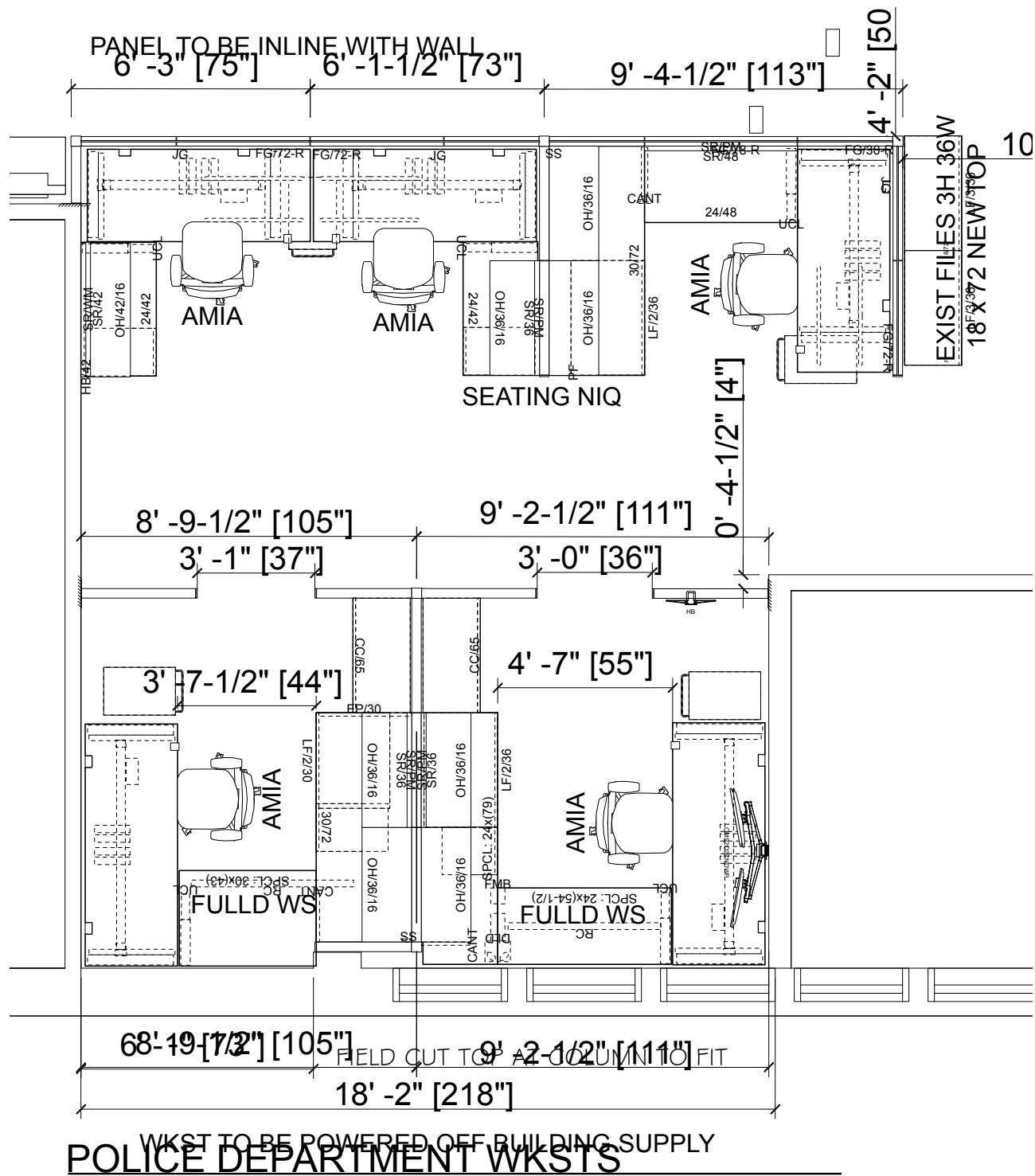
☐ APPROVED SIGNATURE _____ DATE _____
© DESIGN: Village of River Forest Municipal Renovation/River Forest Municipal Renovation PP_2017.indd

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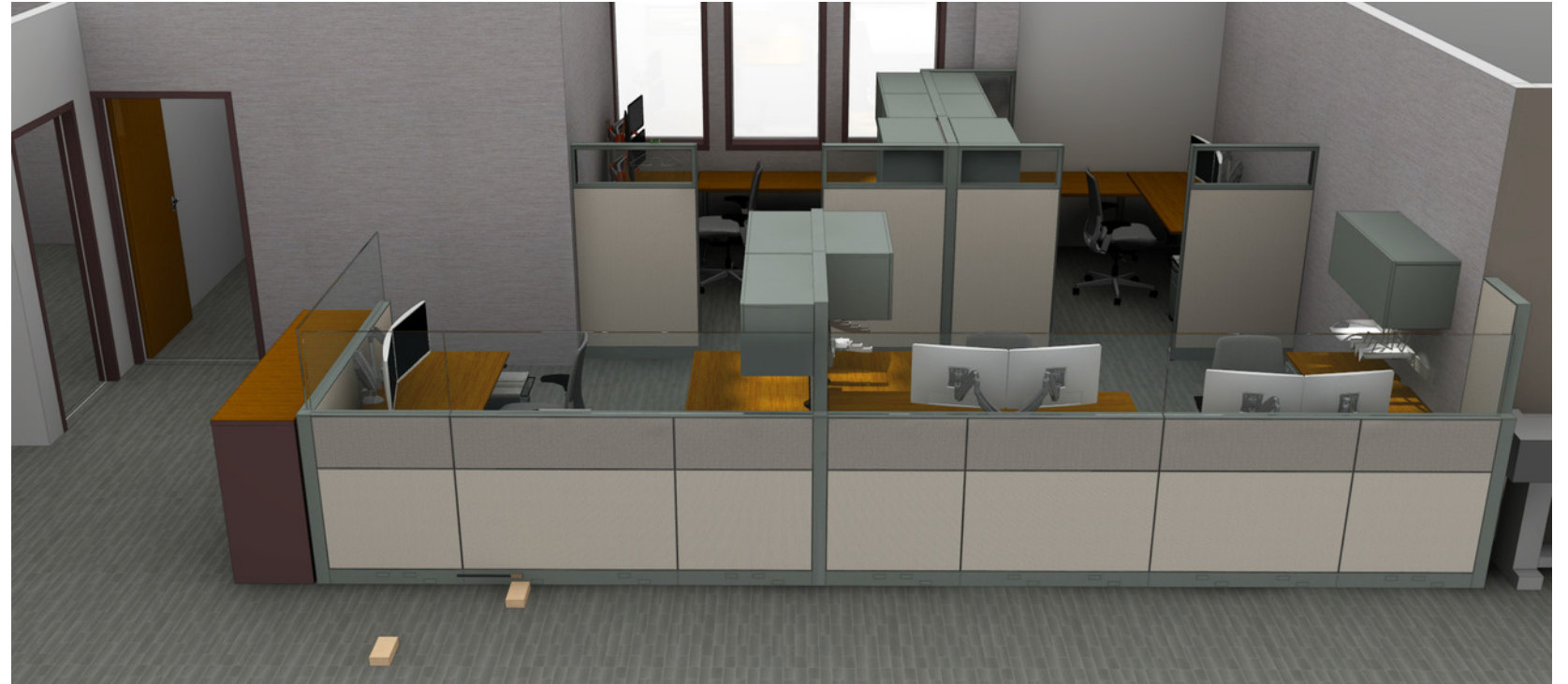
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Scale: 1/4" = 1'



POLICE AREA FRUNITURE PLAN - FINAL 2.14.18

Village of River Forest
MUNICIPAL RENOVATION

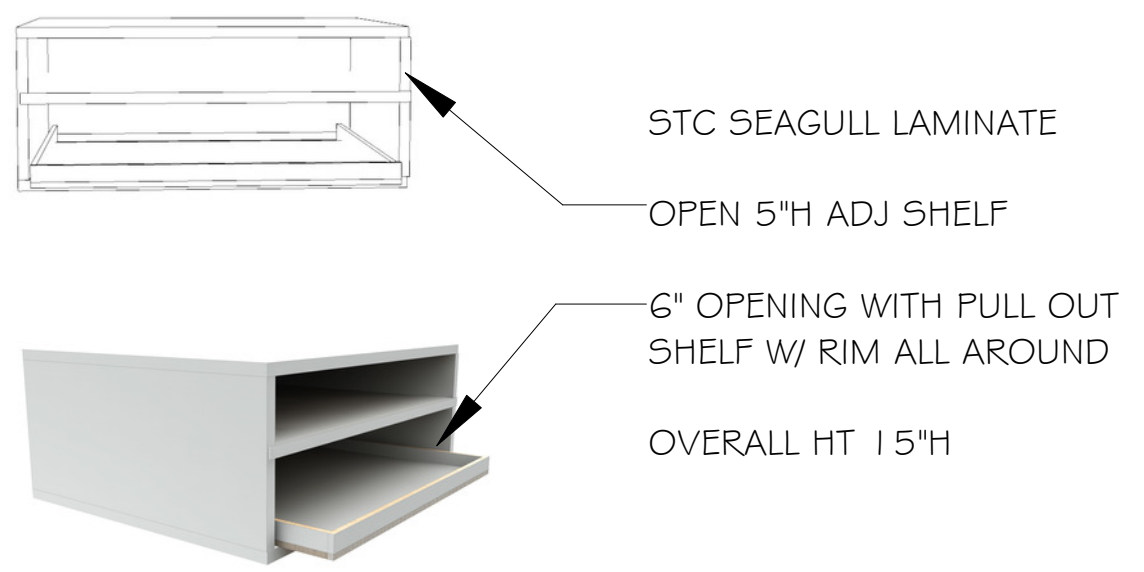
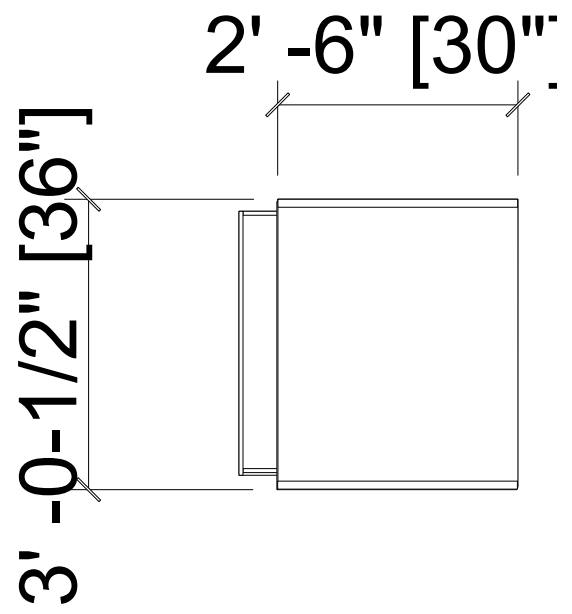
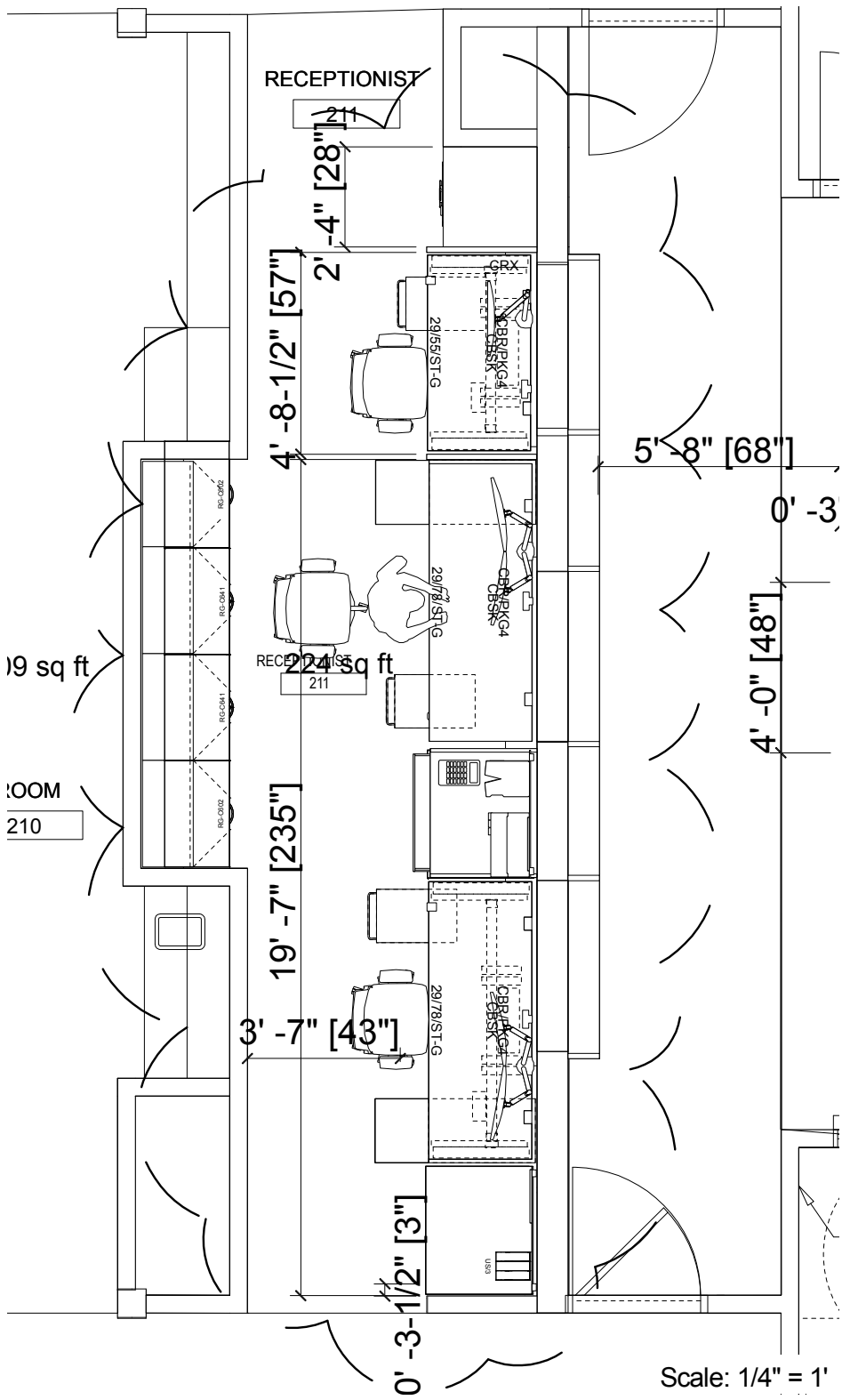
400 PARK AVE, RIVER FOREST, IL 60305

APPROVED SIGNATURE DATE

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RECEPTION DESK AREA & BOX DETAIL - FINAL 2.14.18

Village of River Forest
MUNICIPAL RENOVATION

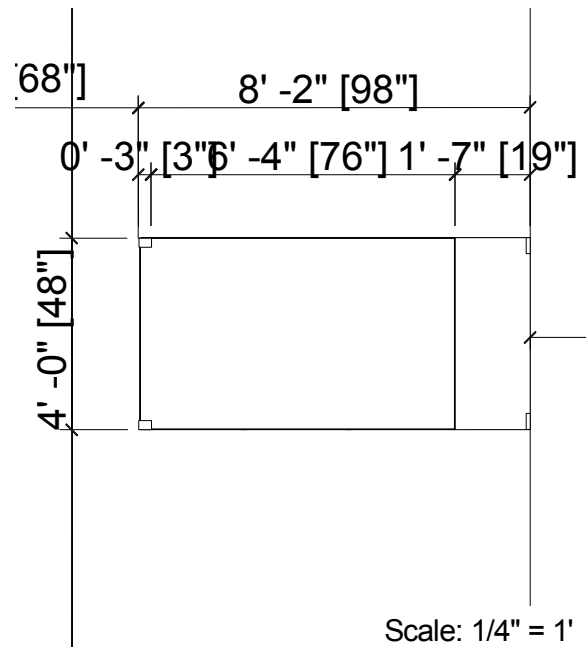
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QUOTE WITH 1.25" SOLID
SURFACE TOP;(CORIAN;
SILVER BIRCH)
OR W/ LAMINATE TOP (TBD)
@42"H

BASE UNIT WILSONART;
NEPAL TEAK 7209K-78

EQ DIVIDED SLOTS 3"H

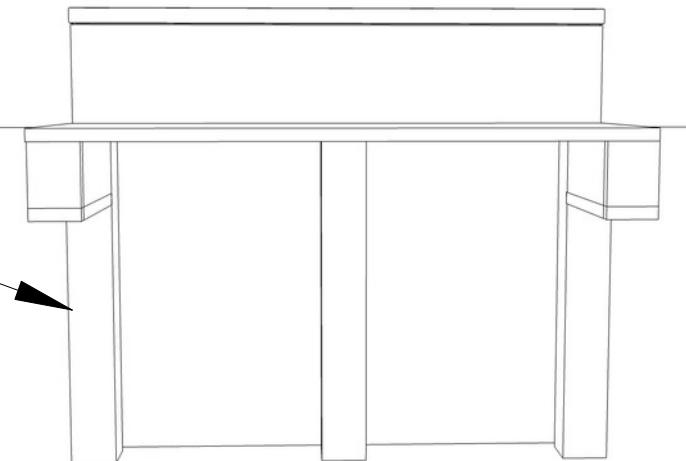


30"H ADA 1.25" WKSF

POST SUPPORTS 3"SQ ON BOTH
ENDS

6"H X 3"W BOX

PROVIDE NECESSARY SUPPORT



LOBBY TABLE - 2.14.18

Village of River Forest
MUNICIPAL RENOVATION

400 PARK AVE, RIVER FOREST, IL 60305

www.interiorsforbusiness.com office: 630.761.1070 409 North River Street Batavia, IL 60510

BRINGING LIFE TO WORK



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Village of River Forest
Village Administrator's Office
400 Park Avenue
River Forest, IL 60305
Tel: 708-366-8500

MEMORANDUM

Date: February 26, 2018

To: Catherine Adduci, Village President
Village Board of Trustees

From: Eric J. Palm, Village Administrator

Subj: Village Administrator's Report

Upcoming Meetings (all meetings are at Village Hall unless otherwise noted)

Wednesday, February 28	6:00 pm	Collaborative Committee Meeting
Thursday, March 1	7:30 pm	Development Review Board Meeting
Thursday, March 8	7:30 pm	Zoning Board of Appeals Meeting
Friday, March 9	7:30 am	Economic Development Commission Meeting
Monday, March 12	7:00 pm	Village Board of Trustees Meeting
Tuesday, March 13	7:00 pm	Sustainability Commission Meeting

New Business Licenses Issued

Business Name	#	Street	Type
Chicago Christian Counseling Center	400	Lathrop	Out-Patient Mental Health Counseling

Thank you.



Village of River Forest

Village Administrator's Office

400 Park Avenue
River Forest, IL 60305
Tel: 708-366-8500

MEMORANDUM

Date: February 23, 2018

To: Catherine Adduci, Village President
Village Board of Trustees

From: Eric J. Palm, Village Administrator

Subj: DSEB Bond Ordinance

As you know, on February 16, 2018, the Village held a special board meeting to provide for a public hearing to take comment on the issuance of \$500,000 in bonds to pay for public improvements such as street resurfacing and other public works type projects. There were no public comments at the public hearing and the Village has not received any subsequent feedback.

Now that the public hearing is concluded, you may approve the bond ordinance which is draft format which is attached for your review. After some additional procedural items on Monday, bond counsel will update the ordinance for your review and approval on Monday night.

Please let me know if you have any questions.

Thank you.

Attachment
Draft Ordinance

ORDINANCE NO. _____

AN ORDINANCE providing for the issue of \$_____ General Obligation Limited Tax Bonds, Series 2018, of the Village of River Forest, Cook County, Illinois, for the purpose of paying for public infrastructure projects within the Village, providing for the levy of a direct annual tax to pay the principal of and interest on said bonds, and authorizing the sale of said bonds to _____, _____, Illinois.

* * *

WHEREAS, the Village of River Forest, Cook County, Illinois (the “*Village*”), is a duly organized and existing municipality created under the provisions of the laws of the State of Illinois, and is now operating under the provisions of the Illinois Municipal Code, and all laws amendatory thereof and supplementary thereto (the “*Municipal Code*”); and

WHEREAS, the President and Board of Trustees of the Village (the “*Board*”) has heretofore determined and does hereby determine that it is necessary, essential and in the best interests of the residents of the Village to pay for public infrastructure projects within the Village (the “*Project*”); and

WHEREAS, the Board finds that it does not have sufficient funds on hand for the purpose aforesaid, and that the cost thereof, including legal, financial and other expenses, will not exceed \$_____, and that it is necessary and for the best interests of the Village that it borrow the sum of \$_____ and issue bonds of the Village to evidence the borrowing; and

WHEREAS, the Board does hereby find and determine that upon the borrowing of said sum and the issuance of bonds of the Village in the amount of \$_____, all in accordance with the provisions of the Section 8-5-16 of the Municipal Code, as amended, the aggregate outstanding bonds of the Village issued pursuant to said Section, including the bonds herein authorized, will not exceed one-half of one percent of the assessed value of all of the taxable

property located within the Village, and accordingly, the Board is authorized to issue such bonds without submitting the question of such issuance to the electors of the Village; and

WHEREAS, pursuant to and in accordance with the provisions of the Bond Issue Notification Act of the State of Illinois, as amended, the President of the Village (the “*President*”), on the 8th day of February, 2018, executed an Order calling a public hearing (the “*Hearing*”) for the 16th day of February, 2018, concerning the intent of the Board to sell said bonds; and

WHEREAS, notice of the Hearing was given (i) by publication at least once not less than seven (7) nor more than thirty (30) days before the date of the Hearing in the *Chicago Tribune*, the same being a newspaper of general circulation in the Village, and (ii) by posting at least 48 hours before the Hearing a copy of said notice at the principal office of the Board, which notice was continuously available for public review during the entire 48-hour period preceding the Hearing; and

WHEREAS, the Hearing was held on the 16th day of February, 2018, and at the Hearing the Board explained the reasons for the proposed bond issue and permitted persons desiring to be heard an opportunity to present written or oral testimony within reasonable time limits; and

WHEREAS, the Hearing was finally adjourned on the 16th day of February, 2018; and

WHEREAS, the bonds so authorized shall be issued as limited bonds under the provisions of Section 15.01 of the Local Government Debt Reform Act of the State of Illinois, as amended (the “*Debt Reform Act*”), and as such it is not necessary to submit the proposition of the issuance of the bonds to the voters of the Village for approval:

NOW, THEREFORE, Be It Ordained by the President and Board of Trustees of the Village of River Forest, Cook County, Illinois, as follows:

Section 1. Incorporation of Preambles. The Board hereby finds that all of the recitals contained in the preambles to this Ordinance are full, true and correct and does incorporate them into this Ordinance by this reference.

Section 2. Determination to Issue Bonds. It is necessary and in the best interests of the Village to finance the Project, to pay all related costs and expenses incidental thereto, and to borrow money and issue the Bonds (as hereinafter defined) for such purposes.

Section 3. Bond Details. There be borrowed on the credit of and for and on behalf of the Village the sum of \$_____ for the purpose aforesaid; and that bonds of the Village shall be issued in said amount and shall be designated as the “General Obligation Limited Tax Bonds, Series 2018” (the “*Bonds*”), shall be dated March 8, 2018, and shall also bear the date of authentication, shall be in fully registered form, shall be in denominations of \$1,000 each and authorized integral multiples thereof (but no single Bond shall represent installments of principal maturing on more than one date), shall be numbered 1 and upward, and shall become due and payable serially (without option of prior redemption) on December 1 of each of the years, in the amounts and bearing interest per annum as follows:

YEAR OF MATURITY	PRINCIPAL AMOUNT	RATE OF INTEREST
2018	\$	%
2019		%

The Bonds shall bear interest from their date or from the most recent interest payment date to which interest has been paid or duly provided for, until the principal amount of the Bonds is paid such interest (computed upon the basis of a 360-day year of twelve 30-day months) being payable annually on December 1, commencing December 1, 2018. Interest on each Bond shall be paid by check or draft of the Treasurer of the Village (the “*Treasurer*”) (the “*Bond Registrar*”), payable upon presentation in lawful money of the United States of America, to the

person in whose name such Bond is registered at the close of business on the 15th day of the month next preceding the interest payment date. The principal of the Bonds shall be payable in lawful money of the United States of America at the office maintained for such purpose by the Bond Registrar.

The Bonds shall be signed by the President, and shall be attested by the Village Clerk, and the corporate seal of the Village shall be affixed thereto or printed thereon, and in case any officer whose signature shall appear on any Bond shall cease to be such officer before the delivery of such Bond, such signature shall nevertheless be valid and sufficient for all purposes, the same as if such officer had remained in office until delivery.

All Bonds shall have thereon a certificate of authentication substantially in the form hereinafter set forth duly executed by the Bond Registrar, as authenticating agent of the Village and showing the date of authentication. No Bond shall be valid or obligatory for any purpose or be entitled to any security or benefit under this Ordinance unless and until such certificate of authentication shall have been duly executed by the Bond Registrar by manual signature, and such certificate of authentication upon any such Bond shall be conclusive evidence that such Bond has been authenticated and delivered under this Ordinance. The certificate of authentication on any Bond shall be deemed to have been executed by the Bond Registrar if signed by an authorized officer of the Bond Registrar, but it shall not be necessary that the same officer sign the certificate of authentication on all of the Bonds issued hereunder.

Section 4. Registration of Bonds; Persons Treated as Owners. The Village shall cause books for the registration and for the transfer of the Bonds as provided in this Ordinance to be kept at the office maintained for such purpose by the Bond Registrar, which is hereby constituted and appointed the registrar of the Village for the Bonds. The Village is authorized to prepare, and the Bond Registrar or such other authorized person as the offices of the Village may

designate shall keep custody of, multiple Bond blanks executed by the Village for use in the transfer and exchange of Bonds.

Upon surrender for transfer of any Bond at the office of the Bond Registrar, duly endorsed by, or accompanied by a written instrument or instruments of transfer in form satisfactory to the Bond Registrar and duly executed by, the registered owner or his or her attorney duly authorized in writing, the Village shall execute and the Bond Registrar shall authenticate, date and deliver in the name of the transferee or transferees a new fully registered Bond or Bonds of the same maturity of authorized denominations, for a like aggregate principal amount. Any fully registered Bond or Bonds may be exchanged at said office of the Bond Registrar for a like aggregate principal amount of Bond or Bonds of the same maturity of other authorized denominations. The execution by the Village of any fully registered Bond shall constitute full and due authorization of such Bond and the Bond Registrar shall thereby be authorized to authenticate, date and deliver such Bond, *provided, however*, the principal amount of outstanding Bonds of each maturity authenticated by the Bond Registrar shall not exceed the authorized principal amount of Bonds for such maturity less previous retirements.

The Bond Registrar shall not be required to transfer or exchange any Bond during the period beginning at the close of business on the 15th day of the month next preceding any interest payment date on such Bond and ending at the opening of business on such interest payment date.

The person in whose name any Bond shall be registered shall be deemed and regarded as the absolute owner thereof for all purposes, and payment of the principal of or interest on any Bond shall be made only to or upon the order of the registered owner thereof or his or her legal representative. All such payments shall be valid and effectual to satisfy and discharge the liability upon such Bond to the extent of the sum or sums so paid.

No service charge shall be made for any transfer or exchange of Bonds, but the Village or the Bond Registrar may require payment of a sum sufficient to cover any tax or other governmental charge that may be imposed in connection with any transfer or exchange of Bonds.

Section 5. Form of Bond. The Bonds shall be in substantially the following form; *provided, however,* that if the text of the Bond is to be printed in its entirety on the front side of the Bond, then paragraph [2] and the legend, “See Reverse Side for Additional Provisions”, shall be omitted and paragraphs [6] through [9] shall be inserted immediately after paragraph [1]:

[Form of Bond - Front Side]

REGISTERED
NO. _____

REGISTERED
\$ _____

UNITED STATES OF AMERICA

STATE OF ILLINOIS

COUNTY OF COOK

VILLAGE OF RIVER FOREST

GENERAL OBLIGATION LIMITED TAX BOND, SERIES 2018

See Reserve Side for Additional Provisions

Interest
Rate: _____%

Maturity
Date: December 1, 20__

Dated
Date: March 8, 2018

Registered Owner:

Principal Amount:

[1] KNOW ALL PERSONS BY THESE PRESENTS, that the Village of River Forest, Cook County, Illinois (the “*Village*”), hereby acknowledges itself to owe and for value received promises to pay to the Registered Owner identified above, or registered assigns as hereinafter provided, on the Maturity Date identified above, the Principal Amount identified above and to pay interest (computed on the basis of a 360-day year of twelve 30-day months) on such Principal Amount from the date of this Bond or from the most recent interest payment date to which interest has been paid at the Interest Rate per annum set forth above on December 1 of each year, commencing December 1, 2018, until said Principal Amount is paid. Principal of this Bond is payable in lawful money of the United States of America at the office maintained for such purpose by the Treasurer of the Village, as bond registrar and paying agent (the “*Bond Registrar*”). Payment of the installments of interest shall be made to the Registered Owner hereof as shown on the registration books of the Village maintained by the Bond Registrar at the close of business on the 15th day of the month next preceding each interest payment date and

shall be paid by check or draft of the Bond Registrar, payable upon presentation in lawful money of the United States of America, mailed to the address of such Registered Owner as it appears on such registration books or at such other address furnished in writing by such Registered Owner to the Bond Registrar, or as otherwise agreed by the Village and the Bond Registrar.

[2] Reference is hereby made to the further provisions of this Bond set forth on the reverse hereof and such further provisions shall for all purposes have the same effect as if set forth at this place.

[3] It is hereby certified and recited that all conditions, acts and things required by law to exist or to be done precedent to and in the issuance of this Bond did exist, have happened, been done and performed in regular and due form and time as required by law; that the indebtedness of the Village, including the issue of bonds of which this is one, does not exceed any limitation imposed by law; and that provision has been made for the collection of a direct annual tax to pay the interest hereon as it falls due and also to pay and discharge the principal hereof at maturity. Although this Bond constitutes a general obligation of the Village and no limit exists on the rate of said direct annual tax, the amount of said tax is limited by the provisions of the Property Tax Extension Limitation Law of the State of Illinois, as amended (the "*Law*"). The Law provides that the annual amount of the taxes to be extended to pay the issue of bonds of which this Bond is one and all other limited bonds (as defined in the Local Government Debt Reform Act of the State of Illinois, as amended) hereafter issued by the Village shall not exceed the debt service extension base (as defined in the Law) of the Village (the "*Base*"), as more fully described in the proceedings of the Village providing for the issue of this Bond. The Village is authorized to issue from time to time additional limited bonds payable from the Base, as permitted by law, and to determine the lien priority of payments to be made from the Base to pay the Village's limited bonds.

[4] This Bond shall not be valid or become obligatory for any purpose until the certificate of authentication hereon shall have been manually signed by the Bond Registrar.

[5] IN WITNESS WHEREOF, said Village of River Forest, Cook County, Illinois, by its President and Board of Trustees, has caused its corporate seal to be hereunto affixed or printed hereon, and this Bond to be signed by the President and be attested to by the Village Clerk, all as of the Dated Date identified above.

SPECIMEN

President

ATTEST:

SPECIMEN

Village Clerk

[SEAL]

Date of Authentication: March ____, 2018

CERTIFICATE
OF
AUTHENTICATION

Bond Registrar and Paying Agent:
Treasurer, Village of River Forest,
Cook County, Illinois

This Bond is one of the Bonds described in the within mentioned ordinance and is one of the General Obligation Limited Tax Bonds, Series 2018, of the Village of River Forest, Cook County, Illinois.

By _____
Treasurer, as Bond Registrar

[Form of Bond - Reverse Side]

VILLAGE OF RIVER FOREST

COOK COUNTY, ILLINOIS

GENERAL OBLIGATION LIMITED TAX BOND, SERIES 2018

[6] This Bond is one of a series of Bonds issued by the Village for the purpose of paying for public infrastructure projects within the Village, all as described and defined in the ordinance authorizing the Bonds (the “*Ordinance*”), pursuant to and in full compliance with the applicable provisions of the Illinois Municipal Code, and all laws amendatory thereof and supplementary thereto, including the Local Government Debt Reform Act of the State of Illinois, as amended, and with the Ordinance, which has been duly passed by the President and Board of Trustees of the Village, and approved by the President, in all respects as by law required.

[7] This Bond is transferable by the Registered Owner hereof in person or by his or her attorney duly authorized in writing at the office maintained for such purpose by the Bond Registrar in River Forest, Illinois, but only in the manner, subject to the limitations and upon payment of the charges provided in the Ordinance, and upon surrender and cancellation of this Bond. Upon such transfer a new Bond or Bonds of authorized denominations of the same maturity and for the same aggregate principal amount will be issued to the transferee in exchange therefor.

[8] The Bonds are issued in fully registered form in denomination of \$1,000 each and authorized integral multiples thereof. This Bond may be exchanged at the office maintained for such purpose by the Bond Registrar for a like aggregate principal amount of Bonds of the same maturity of other authorized denominations, upon the terms set forth in the Ordinance. The Bond Registrar shall not be required to transfer or exchange any Bond during the period beginning at the close of business on the 15th day of the month next preceding any interest payment date on such Bond and ending at the opening of business on such interest payment date.

[9] The Village and the Bond Registrar may deem and treat the Registered Owner hereof as the absolute owner hereof for the purpose of receiving payment of or on account of principal hereof and interest due hereon and for all other purposes and neither the Village nor the Bond Registrar shall be affected by any notice to the contrary.

(ASSIGNMENT)

FOR VALUE RECEIVED, the undersigned sells, assigns and transfers unto _____

(Name and Address of Assignee)

the within Bond and does hereby irrevocably constitute and appoint _____
_____ attorney to transfer the said Bond on the books kept for registration thereof with full power of substitution in the premises.

Dated: _____

Signature guaranteed: _____

NOTICE: The signature to this assignment must correspond with the name of the Registered Owner as it appears upon the face of the within Bond in every particular, without alteration or enlargement or any change whatever.

Section 6. Sale of Bonds. The Bonds hereby authorized shall be executed as in this Ordinance provided as soon after the passage hereof as may be, and thereupon be deposited with the Treasurer, and be by the Treasurer delivered to _____, _____, Illinois (the "*Purchaser*"), upon receipt of the purchase price therefor, the same being \$_____; the contract for the sale of the Bonds heretofore entered into (the "*Purchase Contract*") is in all respects ratified, approved and confirmed, it being hereby found and determined that the Bonds have been sold at such price and bear interest at such rates that neither the true interest cost (yield) nor the net interest rate received upon such sale exceed the maximum

rate otherwise authorized by Illinois law and that the Purchase Contract is in the best interests of the Village and that no person holding any office of the Village, either by election or appointment, is in any manner financially interested directly in his or her own name or indirectly in the name of any other person, association, trust or corporation, in the Purchase Contract.

The officers of the Village are hereby authorized to take any action as may be required on the part of the Village to consummate the transactions contemplated by the Purchase Contract, this Ordinance.

Section 7. Tax Levy. In order to provide for the collection of a direct annual tax to pay the interest on the Bonds as it falls due, and also to pay and discharge the principal thereof at maturity, there be and there is hereby levied upon all the taxable property within the Village a direct annual tax for each of the years while the Bonds or any of them are outstanding, and that there be and there is hereby levied upon all of the taxable property in the Village, the following direct annual tax, to-wit:

FOR THE YEAR	A TAX TO PRODUCE THE SUM OF:	
2017	\$	for interest and principal up to and including December 1, 2018
2018	\$	for interest and principal

Principal or interest maturing at any time when there are not sufficient funds on hand from the foregoing tax levy to pay the same shall be paid from the general funds of the Village, and the fund from which such payment was made shall be reimbursed out of the taxes hereby levied when the same shall be collected.

The Village covenants and agrees with the purchaser and the holder of the Bonds that so long as any of the Bonds remain outstanding, the Village will take no action or fail to take any action which in any way would adversely affect the ability of the Village to levy and collect the foregoing tax levy, and the Village and its officers will comply with all present and future

applicable laws in order to assure that the foregoing taxes will be levied, extended and collected as provided herein and deposited in the fund established to pay the principal of and interest on the Bonds.

Section 8. Filing of Ordinance. Forthwith upon the passage and effective date of this Ordinance, the Village Clerk is hereby directed to file a certified copy of this Ordinance with the County Clerk of The County of Cook, Illinois (the “*County Clerk*”), and it shall be the duty of the County Clerk annually in and for the years 2017 and 2018 to ascertain the rate necessary to produce the tax herein levied, and extend the same for collection on the tax books against all of the taxable property within the Village in connection with other taxes levied in each of said years for Village purposes, in order to raise the respective amounts aforesaid and in each of said years such tax shall be computed, extended and collected in the same manner as now or hereafter provided by law for the computation, extension and collection of taxes for general purposes of the Village, and when collected, the taxes hereby levied shall be placed to the credit of a special fund to be designated “Bond and Interest Fund of 2018” (the “*Bond Fund*”), which taxes are hereby irrevocably pledged to and shall be used only for the purpose of paying the principal of and interest on the Bonds.

Section 9. Limitation on Extension; General Obligation Pledge; Additional Obligations. Notwithstanding any other provision of this Ordinance, the annual amount of the taxes to be extended by the County Clerk to pay the Bonds and all other limited bonds (as defined in the Debt Reform Act) hereafter issued by the Village shall not exceed the debt service extension base (as defined in the Property Tax Extension Limitation Law of the State of Illinois, as amended) of the Village (the “*Base*”).

No limit, however, exists on the rate of the direct annual tax levied herein, and the Bonds shall constitute a general obligation of the Village.

The Village is authorized to issue from time to time additional limited bonds payable from the Base, as permitted by law, and to determine the lien priority of payments to be made from the Base to pay the Village's limited bonds.

Section 10. Creation of Funds and Appropriations. The principal proceeds of the Bonds and any premium received from the sale of the Bonds are hereby appropriated to pay the costs of issuance of the Bonds and for the purpose of paying the cost of the Project, and that portion thereof not needed to pay such costs of issuance is hereby ordered deposited into a special fund designated "Series 2018 Project Fund" (the "*Project Fund*"), hereby created; and disbursements shall be made from the Project Fund only for the payment of the costs of the Project and the costs of issuance of the Bonds and for which the principal proceeds are hereby appropriated.

Any accrued, if any, interest received upon the sale of the Bonds shall be and is hereby appropriated for the purpose of paying first interest due on the Bonds and, to that end, is hereby ordered deposited into the Bond Fund, which fund shall be the fund for the payment of principal of and interest on the Bonds. Taxes received for the payment of the Bonds shall be deposited into the Bond Fund and used solely and only for paying the Bonds. Interest received from deposits in the Bond Fund shall, at the discretion of the Board and to the extent permitted by law, either be transferred to the corporate fund of the Village or be retained in the Bond Fund for payment of the principal of or interest on the Bonds on the interest payment date next after such interest is received.

Section 11. Non-Arbitrage and Tax-Exemption. The Village hereby covenants that it will not take any action, omit to take any action or permit the taking or omission of any action within its control (including, without limitation, making or permitting any use of the proceeds of the Bonds) if taking, permitting or omitting to take such action would cause any of the Bonds to be an arbitrage bond or a private activity bond within the meaning of the Internal Revenue Code

of 1986, as amended (the “*Code*”), or would otherwise cause the interest on the Bonds to be included in the gross income of the recipients thereof for federal income tax purposes. The Village acknowledges that, in the event of an examination by the Internal Revenue Service (the “*IRS*”) of the exemption from federal income taxation for interest paid on the Bonds, under present rules, the Village may be treated as a “taxpayer” in such examination and agrees that it will respond in a commercially reasonable manner to any inquiries from the IRS in connection with such an examination.

The Village also agrees and covenants with the purchasers and holders of the Bonds from time to time outstanding that, to the extent possible under Illinois law, it will comply with whatever federal tax law is adopted in the future which applies to the Bonds and affects the tax-exempt status of the Bonds.

The Board hereby authorizes the officials of the Village responsible for issuing the Bonds, the same being the President, the Village Clerk and the Treasurer, to make such further covenants and certifications regarding the specific use of the proceeds of the Bonds as approved by the Board and as may be necessary to assure that the use thereof will not cause the Bonds to be arbitrage bonds and to assure that the interest on the Bonds will be exempt from federal income taxation. In connection therewith, the Village and the Board further agree: (a) through their officers, to make such further specific covenants, representations as shall be truthful, and assurances as may be necessary or advisable; (b) to consult with counsel approving the Bonds and to comply with such advice as may be given; (c) to pay to the United States, as necessary, such sums of money representing required rebates of excess arbitrage profits relating to the Bonds; (d) to file such forms, statements, and supporting documents as may be required and in a timely manner; and (e) if deemed necessary or advisable by their officers, to employ and pay

fiscal agents, financial advisors, attorneys, and other persons to assist the Village in such compliance.

Section 12. Designation of Issue. The Village hereby designates each of the Bonds as a “qualified tax-exempt obligation” for the purposes and within the meaning of Section 265(b)(3) of the Code.

Section 13. List of Bondholders. The Bond Registrar shall maintain a list of the names and addresses of the holders of all Bonds and upon any transfer shall add the name and address of the new Bondholder and eliminate the name and address of the transferor Bondholder.

Section 14. Duties of Bond Registrar. The obligations and duties of the Bond Registrar hereunder include the following:

(a) to act as bond registrar, authenticating agent, paying agent and transfer agent as provided herein;

(b) to maintain a list of Bondholders as set forth herein and to keep such list confidential other than for use by the Village;

(c) to cancel and/or destroy Bonds which have been paid at maturity or submitted for exchange or transfer;

(d) to furnish the Village at least annually a certificate with respect to Bonds cancelled and/or destroyed; and

(e) to furnish the Village at least annually an audit confirmation of Bonds paid, Bonds outstanding and payments made with respect to interest on the Bonds.

Section 15. Record-Keeping Policy and Post-Issuance Compliance Matters. It is necessary and in the best interest of the Village to maintain sufficient records to demonstrate compliance with its covenants and expectations to ensure the appropriate federal tax status for the Bonds and other debt obligations of the Village, the interest on which is excludable from “gross income” for federal income tax purposes or which enable the Village or the holder to receive federal tax benefits, including, but not limited to, qualified tax credit bonds and other

specified tax credit bonds (including the Bonds, the “*Tax Advantaged Obligations*”). Further, it is necessary and in the best interest of the Village that (i) the Board adopt policies with respect to record-keeping and post issuance compliance with the Village’s covenants related to its Tax Advantaged Obligations and (ii) the Compliance Officer (as hereinafter defined) at least annually review the Village’s Contracts (as hereinafter defined) to determine whether the Tax Advantaged Obligations comply with the federal tax requirements applicable to each issue of the Tax Advantaged Obligations. The Board and the Village hereby adopt the following Record-Keeping Policy and, in doing so, amend any similar Record-Keeping Policy or Policies heretofore adopted:

(a) *Compliance Officer Is Responsible for Records.* The Village Administrator of the Village (the “*Compliance Officer*”) is hereby designated as the keeper of all records of the Village with respect to each issue of the Tax Advantaged Obligations, and such officer shall report to the Board at least annually that he/she has all of the required records in his/her possession, or is taking appropriate action to obtain or recover such records.

(b) *Closing Transcripts.* For each issue of Tax Advantaged Obligations, the Compliance Officer shall receive, and shall keep and maintain, a true, correct and complete counterpart of each and every document and agreement delivered in connection with the issuance of the Tax Advantaged Obligations, including without limitation (i) the proceedings of the Village authorizing the Tax Advantaged Obligations, (ii) any offering document with respect to the offer and sale of the Tax Advantaged Obligations, (iii) any legal opinions with respect to the Tax Advantaged Obligations delivered by any lawyers, and (iv) all written representations of any person delivered in connection with the issuance and initial sale of the Tax Advantaged Obligations.

(c) *Arbitrage Rebate Liability.* The Compliance Officer shall review the agreements of the Village with respect to each issue of Tax Advantaged Obligations and shall prepare a report for the Board stating whether or not the Village has any rebate liability to the United States Treasury, and setting forth any applicable exemptions that each issue of Tax Advantaged Obligations may have from rebate liability. Such report shall be updated annually and delivered to the Board.

(d) *Recommended Records.* The Compliance Officer shall review the records related to each issue of Tax Advantaged Obligations and shall determine what requirements the Village must meet in order to maintain the tax-exemption of interest paid on its Tax Advantaged Obligations, its entitlement to direct payments by the United

States Treasury of the applicable percentages of each interest payment due and owing on its Tax Advantaged Obligations, and applicable tax credits or other tax benefits arising from its Tax Advantaged Obligations. The Compliance Officer shall then prepare a list of the contracts, requisitions, invoices, receipts and other information that may be needed in order to establish that the interest paid on the Tax Advantaged Obligations is entitled to be excluded from “gross income” for federal income tax purposes, that the Village is entitled to receive from the United States Treasury direct payments of the applicable percentages of interest payments coming due and owing on its Tax Advantaged Obligations, and the entitlement of holders of any Tax Advantaged Obligations to any tax credits or other tax benefits, respectively. Notwithstanding any other policy of the Village, such retained records shall be kept for as long as the Tax Advantaged Obligations relating to such records (and any obligations issued to refund the Tax Advantaged Obligations) are outstanding, plus three years, and shall at least include:

- (i) complete copies of the transcripts delivered when any issue of Tax Advantaged Obligations is initially issued and sold;

- (ii) copies of account statements showing the disbursements of all Tax Advantaged Obligation proceeds for their intended purposes, and records showing the assets and other property financed by such disbursements;

- (iii) copies of account statements showing all investment activity of any and all accounts in which the proceeds of any issue of Tax Advantaged Obligations has been held or in which funds to be used for the payment of principal of or interest on any Tax Advantaged Obligations has been held, or which has provided security to the holders or credit enhancers of any Tax Advantaged Obligations;

- (iv) copies of all bid requests and bid responses used in the acquisition of any special investments used for the proceeds of any issue of Tax Advantaged Obligations, including any swaps, swaptions, or other financial derivatives entered into in order to establish that such instruments were purchased at *fair market value*;

- (v) copies of any subscriptions to the United States Treasury for the purchase of State and Local Government Series (SLGS) obligations;

- (vi) any calculations of liability for *arbitrage rebate* that is or may become due with respect to any issue of Tax Advantaged Obligations, and any calculations prepared to show that no arbitrage rebate is due, together, if applicable, with account statements or cancelled checks showing the payment of any rebate amounts to the United States Treasury together with any applicable IRS Form 8038-T; and

- (vii) copies of all contracts and agreements of the Village, including any leases (the “*Contracts*”), with respect to the use of any property owned by the

Village and acquired, constructed or otherwise financed or refinanced with the proceeds of the Tax Advantaged Obligations effective at any time when such Tax Advantaged Obligations are, will or have been outstanding. Copies of contracts covering no more than 50 days of use and contracts related to Village employees need not be retained.

(e) *IRS Examinations or Inquiries.* In the event the IRS commences an examination of any issue of Tax Advantaged Obligations or requests a response to a compliance check, questionnaire or other inquiry, the Compliance Officer shall inform the Board of such event, and is authorized to respond to inquiries of the IRS, and to hire outside, independent professional counsel to assist in the response to the examination or inquiry.

(f) *Annual Review.* The Compliance Officer shall conduct an annual review of the Contracts and other records to determine for each issue of Tax Advantaged Obligations then outstanding whether each such issue complies with the federal tax requirements applicable to such issue, including restrictions on private business use, private payments and private loans. The Compliance Officer is expressly authorized, without further official action of the Board, to hire outside, independent professional counsel to assist in such review. To the extent that any violations or potential violations of federal tax requirements are discovered incidental to such review, the Compliance Officer may make recommendations or take such actions as the Compliance Officer shall reasonably deem necessary to assure the timely correction of such violations or potential violations through remedial actions described in the United States Treasury Regulations, or the Tax Exempt Bonds Voluntary Closing Agreement Program described in Treasury Notice 2008-31 or similar program instituted by the IRS.

(g) *Training.* The Compliance Officer shall undertake to maintain reasonable levels of knowledge concerning the rules related to tax-exempt bonds (and build America bonds and tax credit bonds to the extent the Village has outstanding build America bonds or tax-credit bonds) so that such officer may fulfill the duties described in this Section. The Compliance Officer may consult with counsel, attend conferences and presentations of trade groups, read materials posted on various web sites, including the web site of the Tax Exempt Bond function of the IRS, and use other means to maintain such knowledge. Recognizing that the Compliance Officer may not be fully knowledgeable in this area, the Compliance Officer may consult with outside counsel, consultants and experts to assist him or her in exercising his or her duties hereunder. The Compliance Officer will endeavor to make sure that the Village's staff is aware of the need for continuing compliance. The Compliance Officer will provide copies of this Resolution and the Tax Exemption Certificate and Agreement or other applicable tax documents for each series of Tax Advantaged Obligations then currently outstanding (the "*Tax Agreements*") to staff members who may be responsible for taking actions described in such documents. The Compliance Officer should assist in the education of any new Compliance Officer and the transition of the duties under these procedures. The Compliance Officer will review this Resolution and each of the Tax Agreements periodically to determine if there

are portions that need further explanation and, if so, will attempt to obtain such explanation from counsel or from other experts, consultants or staff.

(h) *Amendment and Waiver.* The procedures described in this Section are only for the benefit of the Village. No other person (including an owner of a Tax Advantaged Obligation) may rely on the procedures included in this Section. The Village may amend this Section and any provision of this Section may be waived, without the consent of the holders of any Tax Advantaged Obligations and as authorized by passage of a resolution by the Board. Additional procedures may be required for Tax Advantaged Obligations the proceeds of which are used for purposes other than capital governmentally owned projects or refundings of such, including tax increment financing bonds, bonds financing output facilities, bonds financing working capital, or private activity bonds. The Village also recognizes that these procedures may need to be revised in the event the Village enters into any derivative products with respect to its Tax Advantaged Obligations.

Section 16. Severability. If any section, paragraph, clause or provision of this Ordinance shall be held to be invalid or unenforceable for any reason, the invalidity or unenforceability of such section, paragraph, clause or provision shall not affect any of the remaining provisions of this Ordinance.

Section 17. Repeal. All ordinances, resolutions or parts thereof in conflict herewith be and the same are hereby repealed, and this Ordinance shall be in full force and effect forthwith upon its adoption and approval as provided by law.

Adopted this 26th day of February, 2018.

AYES: _____

NAYS: _____

ABSENT: _____

Approved this 26th day of February, 2018.

President

ATTEST:

Village Clerk

Recorded in the Village Records on
this 26th day of February, 2018.