



# VILLAGE OF RIVER FOREST

## REGULAR VILLAGE BOARD MEETING

Monday April 9, 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. Public Hearing – FY2019 Village Operating Budget
6. Consent Agenda
  - a. Regular Village Board Meeting Minutes – March 12, 2018
  - b. Executive Session Meeting Minutes – March 12, 2018
  - c. Amend Title 9 of the Village Code – Removal of ADA Parking Space on Lathrop Avenue – Ordinance
  - d. Chicago Avenue Resurfacing Project – Local Public Agency Agreement for Federal Participation and Resolution for Improvement for Use of Motor Fuel Tax Funds – Resolution
  - e. Amend Title 5 of the Village to Create a New Section Relative to Personal Wireless Telecommunication Facilities in Public Rights-of-Way (Small Cell) – Ordinance
  - f. License Agreement for a Lawn Sprinkler in the Public Right-of-Way at 1442 Lathrop
  - g. Proclamation – Arbor Day 2018
  - h. Change Order #1 (Final) for 2017 Water-Main Improvement Project for \$68,141.70 – Resolution
  - i. Monthly Department Reports
  - j. Monthly Performance Measurement Report
  - k. Financial Report – February 2018
  - l. Accounts Payable – February 2018 - \$1,364,878.17
  - m. Village Administrator's Report
7. Consent Items For Separate Consideration (Trustee Vazquez Common Law Conflict of Interest)
  - a. Invoices from the Economic Development Fund (\$500.00), Madison Street TIF Fund (\$21,450.80) and North Avenue TIF Fund (\$1,525.00)
8. Recommendations of Boards, Commissions and Committees
  - a. Zoning Board of Appeals – Variation for Setbacks for Detached Garage - 631 Edgewood Avenue – Ordinance
9. Unfinished Business
10. New Business
  - a. Purchase of Real Property at 10 Lathrop, River Forest
    - i. Authorize a Real Estate Purchase and Sales Contract (10 Lathrop Avenue, River Forest, Illinois) for \$330,000 – Resolution
    - ii. Authorize a Loan from the Village General Fund to the Madison Street Tax Increment Financing Fund for \$340,000 – Ordinance
  - b. Authorization to Execute a Retention Agreement with Edelson PC and Litigation Regarding the Opioid Epidemic – Resolution
  - c. Announcement of the Availability of the North Avenue TIF Redevelopment Project and Plan, Eligibility Study and Housing Impact Study, with a Public/Housing Impact Meeting set for Tuesday, April 24, 2018 at 7:00 PM at the Willard School Auditorium, 1250 Ashland Avenue, River Forest, Illinois 60305
11. Executive Session
12. Adjournment



## Village of River Forest

Village Administrator's Office

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

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### MEMORANDUM

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Date: April 5, 2018

To: Catherine Adduci, Village President  
Village Board of Trustees

From: Eric J. Palm, Village Administrator

Subj: Public Hearing – Fiscal Year 2019 Operating and Capital Budget

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Pursuant to 65 ILCS 5/8-2-9.9, the Village must hold a public hearing on its annual budget prior to adoption. It must also make its tentative budget available for inspection (at Village Hall and on the Village's website) at least 10 days before its passage. Finally, a public hearing shall be held to allow for public comment on the budget and said notification of the public hearing should appear in a newspaper of local circulation at least seven days prior to the public hearing. The Village has complied with all of these requirements. Public notice regarding the public hearing was in the March 28, 2018 Wednesday Journal.

Once the public hearing is concluded, the Village is scheduled to consider and adopt the budget at the April 23, 2018 Village Board Meeting.

Thank you.



**NOTICE OF PUBLIC HEARING  
FISCAL YEAR 2019 BUDGET**

The Village of River Forest will hold a public hearing on Monday, April 9, 2018 at 7:00 p.m. in the 1st floor Community Room of the Village Hall, 400 Park Avenue, River Forest, Illinois concerning the Village of River Forest proposed budget for the fiscal period starting May 1, 2018 and ending April 30, 2019.

A copy of the proposed budget is available for public inspection at the Village Hall during regular business hours or on the Village's website at [www.vrf.us](http://www.vrf.us). For more information, please contact Finance Director Joan Rock at 708-366-8500.

Published in Wednesday Journal  
3/28/18

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

A regular meeting of the Village of River Forest Board of Trustees was held on Monday, March 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 7:03 p.m. Upon roll call, the following persons were:

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

Absent: Trustees Conti and Henek

Also Present: Village Clerk Kathleen Brand-White, Village Administrator Eric Palm, Assistant Village Administrator Lisa Scheiner, Management Analyst Jon Pape, Police Chief James O'Shea, Deputy Police Chief Daniel Dhooche, Fire Chief Kurt Bohlmann, Finance Director Joan Rock, Public Works Director John Anderson, Village Attorney Greg Smith

**2. PLEDGE OF ALLEGIANCE**

President Adduci led the pledge of allegiance.

**3. CITIZENS COMMENTS**

Susan Altier, 12 Ashland Avenue, thanked Village Administrator Palm for responding to her previous questions. She noted that the Village Board will be discussing the legislation that the Illinois Municipal League put forth about reducing the population for a community to become Home Rule. She stated that the community voted on this matter not long ago and opposed it and she believes that opinion should be carried forward in the Board's discussion.

**4. ELECTED OFFICIALS COMMENTS AND ANNOUNCEMENTS**

a. Swearing-In: Daniel Dhooche, Deputy Police Chief

Police Chief O'Shea introduced Daniel Dhooche, Deputy Chief of Police, and discussed his qualifications and accomplishments. Village Clerk Brand-White administered the Oath of Office.

b. 2017 Police Officer of the Year: Daniel Szczesny

Police Chief O'Shea introduced Patrol Officer Daniel Szczesny and discussed his distinguished service that resulted in the award. Chief O'Shea presented him with the 2017 Police Officer of the Year award.

c. Recognition of Andrew Edwards, 7th Grade Student at Roosevelt Middle School for his film, "Plastic, not Fantastic", winner of the Middle School Category of the "One Earth Young Filmmakers Contest" (To Take Place Later In the Meeting)



Sue Crothers-Gee introduced Andrew Edwards, who won the middle school level award for the 2018 One Earth Film Festival Young Filmmakers Contest. She discussed the Festival's matching grant (prize) program and announced that Andrew Edwards chose Plastic Oceans Foundation as the organization to receive the \$100 grant. Andrew Edwards described the reason he made his film, Plastic Not Fantastic. The film was shown to the audience. President Adduci presented Andrew with a certificate of achievement recognizing his award.

Trustee Cargie stated that the Collaborative Committee met last month and is working toward the community calendar. He stated that they met with the Village's web designer and he will present strategies to achieve this goal next week. In response to a question from President Adduci, Trustee Cargie stated that they believe there is buy-in and the agencies that do not have a calendar will have to develop one. In response to questions from Trustee Corsini and President Adduci, Trustee Cargie discussed the system that has to be in place for it work well.

Trustee Corsini reported that she met with two of the boy scouts who attended the meeting when safe routes to school was discussed. She said they discussed the safe routes program and ways the scouts could help. She stated that she attended the Oak Park River Forest (OPRF) District 200 Community Council meeting where they discussed safety and security issues after the Parkland school shooting. She said they also discussed concerns about how the recent march in response to the shooting was handled, the upcoming march, and a review of curriculum. Trustee Corsini said she also attended the Dominican University Gala and complimented the University on the event and fundraising efforts.

President Adduci stated she attended the Chamber Annual Meeting on March 6<sup>th</sup> where she and Village Administrator Palm were able to meet with local business owners. President Adduci said she also went to the Dominican University Gala and complimented the University on the event. She announced that she went to The Big Idea at the Wire. She reported that Excellence with Equity won \$50,000 and congratulated the team. President Adduci said they also gave \$10,000 to From Lawns to Gardens II. She also read a note that she received from a local young resident thanking her for her service.

## **5. CONSENT AGENDA**

- a. Regular Village Board Meeting Minutes – February 26, 2018
- b. Executive Session Meeting Minutes – February 26, 2018
- c. Waiver of Formal Bid and Award One-Year Contract Extension to Homer Tree Care, Inc. for 2018 Tree and Stump Removal Program in the not-to-exceed amount of \$44,000 (Same Pricing as 2017)
- d. Waiver of Formal Bid and Award One-Year Contract Extension to Davis Tree Care & Landscaping, Inc. for 2018 Tree Trimming Program in the not-to-exceed amount of \$35,010 (Same Pricing as 2017)
- e. IDOT 2018 Maintenance Agreement for Use of MFT Funds for 2018 Street Improvement Project for \$150,000 – Resolution
- f. Amend Title 9 of the Village Code – Prohibit Parking on the East Side of Thatcher Avenue Between Division & Greenfield – Ordinance
- g. Monthly Department Reports
- h. Monthly Performance Measurement Report

- i. Monthly Financial Report
- j. Accounts Payable – January 2018 - \$1,922,759.94
- k. Village Administrator's Report

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

In response to a question from Trustee Cargie regarding the cost of the contract for crossing guard, Village Administrator Palm explained that the Village has the contract with the vendor, makes payment to the vendor, and D90 reimburses the Village for its share. He stated that he would provide more information to the Village Board regarding how the expenses and revenues are shown in the budget.

Roll call:

Ayes: Trustees Cargie, Vazquez, Gibbs, and Corsini

Absent: Trustees Conti and Henek

Nays: None

Motion Passes.

## **6. CONSENT AGENDA ITEMS REQUIRING SEPARATE CONSIDERATION**

- d. Payment to Anderson Elevator - \$620.00

Trustee Gibbs announced that he will not be participating in this matter.

Trustee Corsini made a motion, seconded by Trustee Vazquez, to approve a payment of \$620.00 to Anderson Elevator.

Roll call:

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

Absent: Trustees Conti and Henek

Nays: None

Motion Passes.

## **7. RECOMMENDATIONS OF BOARDS, COMMITTEES AND COMMISSIONS**

- a. Development Review Board - Amendment to the Planned Development Permit at 1101-1107 Bonnie Brae - (Avalon Condominiums) - Ordinance

Trustee Gibbs made a motion, seconded by Trustee Corsini, to pass an Ordinance granting a Major Amendment to Planned Development Permit - front, side and corner front setbacks of 1101-1107 Bonnie Brae Place.

Art Gurevich, Bonnie Brae, LLC, stated that he is present to request an amendment to the approved Planned Development. He explained that they were shown on the original site plan but not included in the original site development allowance requests. He indicated that although this is a major amendment it is more of a housekeeping issue. He stated the major items are the

projection of the canopies and some projections on the south yard. Village Administrator Palm stated the Development Review Board unanimously recommended these changes.

In response to a question from Trustee Cargie, Mr. Gurevich stated that they are in the process of completing the plan review and permitting requirements in addition to selling units to meet pre-sale requirements. He said he hopes to be under construction this summer.

Roll call:

Ayes: Trustees Cargie, Vazquez, Gibbs, and Corsini

Absent: Trustees Conti and Henek

Nays: None

Motion Passes.

## **8. UNFINISHED BUSINESS**

None.

## **9. NEW BUSINESS**

### **a. Discussion and Approval of Policy Regarding Crossing Guards**

Trustee Corsini made a motion, seconded by Trustee Gibbs, to approve the Crossing Guard policy as presented.

President Adduci provided a summary of the discussion that led to this point and noted that there is agreement between the Village and the School District 90 for the need for a policy regarding the procedure for evaluating the need for a crossing guard.

Village Administrator Palm stated that this establishes a framework and process for either party to evaluate the need for and process a request for a crossing guard. He said the School District will also adopt the policy. He said it strengthens the relationship between the two organizations. He stated that in a discussion with School Superintendent Condon there was agreement that it would be appropriate to review the intergovernmental agreement (IGA) after the safe routes study has been completed.

Trustee Corsini stated that her only concern is regarding the last paragraph. She questioned whether the expense would fall on the Village if there is disagreement between the Village and the District regarding the placement of crossing guards. Village Administrator Palm affirmed that they would go to IGA as to how to handle that.

In response to a question from Trustee Cargie, President Adduci stated Grace Lutheran has its own crossing guards. In response to a question from Trustee Cargie, Village Administrator Palm stated that the Grace Lutheran crossing guards are not Village employees.

Trustee Corsini discussed the history with St. Luke's coming into the fold with the Village.

In response to a question from Trustee Cargie, Trustee Corsini affirmed that there are two crossing guards at the Roosevelt lot, one located at the library lot and one at the exit of the circular drive.

Trustee Corsini inquired whether the Board is comfortable with the language. She said she is in agreement with revisiting the IGA. In response to a question from Trustee Corsini, Assistant Village Administrator Scheiner stated that expense appears on the police side of the budget. Police Chief O'Shea stated it is included in community support services in Police Department budget. Village Administrator Palm stated he will provide the total expense to the Board.

Due to a common law conflict of interest Trustee Vazquez asked that the Clerk not call him for the vote.

Roll call:

Ayes: Trustees Cargie, Gibbs, Corsini and President Adduci

Absent: Trustees Conti and Henek

Nays: None

Motion Passes.

b. Discussion Regarding State Expansion of Home Rule Eligibility (Sponsored by the Illinois Municipal League Legislative Agenda) (SJRC 9)

President Adduci briefly described the background of the issue and stated that this is for discussion purposes only and the Village Board is not being asked to take formal action. She discussed the status of the bill and stated that she is not sure where it will end up in this legislative session. She noted that Illinois Municipal League (IML) has positioned it as a way to bring on more municipalities by lowering the population status for home rule from 25,000 to 5,000. President Adduci said she wanted to let the Board know it was on IML's agenda. She stated that if this gets through the legislative session and gets support it will appear on the ballot as a constitutional amendment.

In response to a question from President Adduci, Village Attorney Smith stated the amendment could appear on the ballot as soon as November if there is a 3/5 majority in both chambers before the end of July.

In response to a question from Trustee Corsini concerning public education regarding home rule, President Adduci stated that the IML has research papers available on their website. Village Attorney Smith state that the IML cannot engage in full blown support and lobbying since they are funded with taxpayer dollars, though another group may emerge for that purpose. He added that Board members are free to express their personal opinions but cannot use Village resources to advocate for the matter.

In response to a question from Trustee Gibbs, President Adduci clarified that there was no action requested by the Board. Trustee Gibbs said he supported it then and supports it now and stated that it is because he trusts the people in this room more than he trusts the people in Springfield. President Adduci agreed that the community is closer to municipal officials than those in Springfield.

Trustee Cargie inquired about the population threshold when IML last pushed home rule. Trustee Corsini recalled that they previously set it at 5,000. She stated that logically there is no reason River Forest should not have the same advantage as a town with a population of 25,000. She said there was a concern regarding bonding authority when there is not adequate revenue to support it. She stated that is almost discriminatory for smaller communities to not be able to make local decisions when they face the same issues as a community of 25,000.

President Adduci said she feels there are more advantages than disadvantages to home rule. Trustee Corsini noted that the voters will have an opportunity to weigh in and wondered whether an outside group could make the case better than they did.

In response to a question from Trustee Corsini, President Adduci discussed instances where it was important for the Board to weigh in and noted the Board does not have to take any action at this point. In response to a question from Trustee Corsini, President Adduci stated that the fact that this is on the IML agenda indicates it has a lot of support but the more our state legislators hear us the more likely they are to pay attention.

Trustee Vazquez stated he is in favor of supporting home rule to move the discussion forward. Trustees Gibbs and Corsini concurred.

Trustee Cargie reiterated that the Village spoke loudly on this topic. He concurred with Trustee Corsini in that there is no legal reason for the distinction in regard to population but that legal distinction does exist. He said does not believe that River Forest supports home rule. Trustee Corsini stated that the community has changed in the last four years. She indicated that opposition may not have been putting the best information forward four years ago. She stated that it is a hard subject to fully understand and explain. She said the first thing that is said is that taxes will increase out of control and there is no accountability. She discussed home rule and non-home rule tax levies.

Trustee Cargie stated that home rule does not change the relationship of the Village with the state. He said home rule allows the Village to operate where the state hasn't expressly said something. He stated that the argument that we could have fixed the budget problems if we had home rule in River Forest is wrong. Trustee Corsini said she is not referring to the state budget problems, but the local budget and there is more flexibility with that with home rule.

President Adduci stated she agrees that there is more flexibility with home rule. She said she sees no reason not to put it to a vote again. Trustee Corsini stated there are 160 plus municipalities that this would cover and their residents might find value with home rule. She said they should have the opportunity to vote on it.

- c. Extension of Lease through July 15, 2018 with Lutheran Child and Family Services for the property located at 7620 Madison, River Forest – Resolution

Trustee Cargie made a motion, seconded by Trustee Gibbs, to approve the Resolution authorizing the extension to the lease for the property located at 7620 Madison with Lutheran Child and Family Services through July 15, 2018.

Trustee Vazquez stated that he has a common law conflict of interest and asked the Village Clerk not to call him for the vote.

Roll call:

Ayes: Trustees Cargie, Gibbs, Corsini and President Adduci

Absent: Trustees Conti and Henek

Nays: None

Motion Passes.

## **10. EXECUTIVE SESSION**

Trustee Cargie made a motion, seconded by Trustee Gibbs, 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, and for pending, probable, or imminent litigation involving the Village.

Roll call:

Ayes: Trustees Cargie, Gibbs, Vazquez, and Corsini

Absent: Trustees Henek and Conti

Nays: None

Motion Passes.

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

Roll call:

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

Absent: Trustees Conti, Henek and Vazquez

Nays: None

Motion Passes.

In response to a question from Trustee Corsini, President Adduci stated that she will be attending a meeting with a representative of School District 200 and a small group of residents to discuss school safety.

Trustee Cargie announced that the Sustainability Committee is hosting a Climate Change seminar on March 18th from 2:00 to 4:00 p.m. at the River Forest Library.

In response to a question from Trustees Gibbs and Corsini, Village Administrator Palm stated that the River Forest Police Department is aware of a planned walk-out at OPRF High School and an event at Roosevelt Middle School. There was a brief discussion of whether the students would remain on school property and about the previous walk-out.

President Adduci announced that the next Village Board Meeting will be held Monday, April 9, 2018.

## **11. ADJOURNMENT**

Trustee Corsini made a motion seconded by Trustee Gibbs, to adjourn the regular Village Board of Trustees Meeting at 9:41 p.m.

Roll call:

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

Absent: Trustees Conti, Henek and Vazquez

Nays: None

Motion Passes.

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Kathleen Brand-White, Village Clerk

*(Large diagonal "DRAFT" watermark is visible across the page)*



## MEMORANDUM

**DATE:** April 9, 2018

**TO:** Eric J. Palm, Village Administrator

**FROM:** John Anderson, Director of Public Works

**SUBJECT:** Accessible Parking Space Removal – 328 Lathrop Ave

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**Issue:**

Staff was recently contacted by Therese M. Jirasek of 328 Lathrop Avenue to request that the ADA space in front of her home be removed.

**Analysis:** Ms. Jirasek recently reached out to Staff to inform us that her mother has passed away and the accessible parking space in front of her home is no longer needed. This accessible parking space was installed specifically to address the need at this address so with the passing of her mother, the accessible parking space can be removed.

**Recommendations:** Staff is recommending the following motion:

Motion to remove the accessible parking space located in front of 328 Lathrop Avenue and to return the space to a 2-hour time-limit space to match the surrounding area.

**Attachments:**

Revised Ordinance



**ORDINANCE NO. \_\_\_\_\_**

**AN ORDINANCE AMENDING TITLE 9, ENTITLED "TRAFFIC  
REGULATIONS, CHAPTER 3, ENTITLED "TRAFFIC SCHEDULES,"  
OF THE RIVER FOREST VILLAGE CODE**

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

**Section 1:** That Title 9, entitled "Traffic Regulations," Chapter 3, entitled "Traffic Schedules," of the River Forest Village Code, Section 9-3-20 thereof, entitled "Schedule 20, Accessible Parking Zones Designated" be amended by adding the following:

~~LATHROP AVENUE, the west side beginning at the end of the fire hydrant no-parking zone in front of 328 Lathrop and extending north for twenty feet.~~

**Section 2:** That the appropriate signage be installed in accordance with Section 1.

**Section 3:** That all Ordinances or parts of Ordinances in conflict with this Ordinance are hereby expressly repealed.

**Section 4:** This Ordinance shall be in full force and effect after its passage, approval and publication in pamphlet form as provided by law.

**AYES:**

**NAYS:**

**ABSENT:**

**ADOPTED**

Catherine Adduci  
Village President

**ATTEST:**

Kathleen Brand-White  
Village Clerk



## MEMORANDUM

**DATE:** April 9, 2018

**TO:** Eric J. Palm, Village Administrator

**FROM:** John Anderson, Director of Public Works

**SUBJECT:** Chicago Ave Resurfacing – IDOT Agreement and Resolution

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**Issue:** In order to properly bid the Chicago Avenue Resurfacing Project, the Illinois Department of Transportation (IDOT) requires that the local municipality approve the following documentation:

- Local Public Agency Agreement for Federal Participation
- Motor Fuel Tax (MFT) Resolution

**Analysis:** IDOT requires that various forms be approved in order to receive final approval and authorization to proceed with the competitive bidding of the construction. These forms (as mentioned above) generally outline the costs and funding sources involved with this project and are needed due to the use of federal dollars funding 80% of the project cost. Currently, project cost estimates are as follows:

- Construction Cost Estimate – \$1,525,000.00
- Construction Engineering Cost Estimate - \$140,848.00


With the project being subject to an 80/20 funding split, the local portion of these costs total approximately \$352,369.00 and will be paid for using MFT Funds. Please note that the Construction Engineering Contract with Bollinger, Lach, & Associates will be approved under separate cover after it has been approved by IDOT.

**Recommendations:** Consider a motion to approve the following Illinois Department of Transportation Agreements/Forms:

- a. Local Public Agency Agreement for Federal Participation
- b. Motor Fuel Tax (MFT) Resolution

**Attachments:**

Local Public Agency Agreement for Federal Participation  
Motor Fuel Tax (MFT) Resolution

 <b>Illinois Department of Transportation</b> <b>Local Public Agency Agreement for Federal Participation</b>	Local Public Agency	State Contract	Day Labor	Local Contract	RR Force Account
	Village of River Forest	X			
	Section	Fund Type	ITEP, SRTS, or HSIP Number(s)		
	17-00099-00-RS	STU			

Construction		Engineering		Right-of-Way	
Job Number	Project Number	Job Number	Project Number	Job Number	Project Number
C-91-011-18	PQ6L(385)				

This Agreement is made and entered into between the above local public agency, hereinafter referred to as the "LPA", and the State of Illinois, acting by and through its Department of Transportation, hereinafter referred to as "STATE". The STATE and LPA jointly propose to improve the designated location as described below. The improvement shall be constructed in accordance with plans prepared by, or on behalf of the LPA, approved by the STATE and the STATE's policies and procedures approved and/or required by the Federal Highway Administration, hereinafter referred to as "FHWA".

#### Location

Local Name Chicago Avenue Route FAU 1398 Length 1.08 mi.  
 Termini Thatcher Avenue to Harlem Avenue

Current Jurisdiction LPA TIP Number 04-17-0008 Existing Structure No N/A

#### Project Description

Resurfacing, sidewalks, striping

#### Division of Cost

Type of Work	STU	%	%	LPA	%	Total
Participating Construction	1,200,800	( * )	( )	300,200	( BAL )	1,501,000
Non-Participating Construction		( )	( )	24,000	( 100 )	24,000
Preliminary Engineering		( )	( )		( )	
Construction Engineering	112,679	( * )	( )	28,169	( BAL )	140,848
Right of Way		( )	( )		( )	
Railroads		( )	( )		( )	
Utilities		( )	( )		( )	
Materials						
TOTAL	\$ 1,313,479			\$ 352,369		\$ 1,665,848

\*Maximum FHWA(STU) participation 80% not to exceed \$1,313,479.

Non-participating construction includes but is not limited to storm sewer cleaning

**NOTE:** The costs shown in the Division of Cost table are approximate and subject to change. The final LPA share is dependent on the final Federal and State participation. The actual costs will be used in the final division of cost for billing and reimbursement.

If funding is not a percentage of the total, place an asterisk in the space provided for the percentage and explain above.

#### Local Public Agency Appropriation

By execution of this Agreement, the LPA attests that sufficient moneys have been appropriated or reserved by resolution or ordinance to fund the LPA share of project costs. A copy of the authorizing resolution or ordinance is attached as an addendum (required for State-let contracts only)

#### Method of Financing (State Contract Work Only)

METHOD A---Lump Sum (80% of LPA Obligation) \_\_\_\_\_  
 METHOD B--- \_\_\_\_\_ Monthly Payments of \_\_\_\_\_ due by the \_\_\_\_\_ of each successive month.  
 METHOD C---LPA's Share Balance divided by estimated total cost multiplied by actual progress payment.

(See page two for details of the above methods and the financing of Day Labor and Local Contracts)

**THE LPA AGREES:**

- (1) To acquire in its name, or in the name of the **STATE** if on the **STATE** highway system, all right-of-way necessary for this project in accordance with the requirements of Titles II and III of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, and established State policies and procedures. Prior to advertising for bids, the **LPA** shall certify to the **STATE** that all requirements of Titles II and III of said Uniform Act have been satisfied. The disposition of encroachments, if any, will be cooperatively determined by representatives of the **LPA**, and the **STATE** and the **FHWA**, if required.
- (2) To provide for all utility adjustments, and to regulate the use of the right-of-way of this improvement by utilities, public and private, in accordance with the current Utility Accommodation Policy for Local Agency Highway and Street Systems.
- (3) To provide for surveys and the preparation of plans for the proposed improvement and engineering supervision during construction of the proposed improvement.
- (4) To retain jurisdiction of the completed improvement unless specified otherwise by addendum (addendum should be accompanied by a location map). If the improvement location is currently under road district jurisdiction, an addendum is required.
- (5) To maintain or cause to be maintained, in a manner satisfactory to the **STATE** and the **FHWA**, the completed improvement, or that portion of the completed improvement within its jurisdiction as established by addendum referred to in item 4 above.
- (6) To comply with all applicable Executive Orders and Federal Highway Acts pursuant to the Equal Employment Opportunity and Nondiscrimination Regulations required by the U.S. Department of Transportation.
- (7) To maintain, for a minimum of 3 years after final project close-out by the **STATE**, adequate books, records and supporting documents to verify the amounts, recipients and uses of all disbursements of funds passing in conjunction with the contract; the contract and all books, records and supporting documents related to the contract shall be available for review and audit by the Auditor General and the department; and the **LPA** agrees to cooperate fully with any audit conducted by the Auditor General and the **STATE**; and to provide full access to all relevant materials. Failure to maintain the books, records and supporting documents required by this section shall establish a presumption in favor of the **STATE** for the recovery of any funds paid by the **STATE** under the contract for which adequate books, records and supporting documentation are not available to support their purported disbursement.
- (8) To provide if required, for the improvement of any railroad-highway grade crossing and rail crossing protection within the limits of the proposed improvement.
- (9) To comply with Federal requirements or possibly lose (partial or total) Federal participation as determined by the **FHWA**.
- (10) (State Contracts Only) That the method of payment designated on page one will be as follows:  
Method A - Lump Sum Payment. Upon award of the contract for this improvement, the **LPA** will pay to the **STATE** within thirty (30) calendar days of billing, in lump sum, an amount equal to 80% of the **LPA's** estimated obligation incurred under this Agreement. The **LPA** will pay to the **STATE** the remainder of the **LPA's** obligation (including any nonparticipating costs) within thirty (30) calendar days of billing in a lump sum, upon completion of the project based on final costs.  
Method B - Monthly Payments. Upon award of the contract for this improvement, the **LPA** will pay to the **STATE**, a specified amount each month for an estimated period of months, or until 80% of the **LPA's** estimated obligation under the provisions of the Agreement has been paid, and will pay to the **STATE** the remainder of the **LPA's** obligation (including any nonparticipating costs) in a lump sum, upon completion of the project based upon final costs.  
Method C - Progress Payments. Upon receipt of the contractor's first and subsequent progressive bills for this improvement, the **LPA** will pay to the **STATE** within thirty (30) calendar days of receipt, an amount equal to the **LPA's** share of the construction cost divided by the estimated total cost, multiplied by the actual payment (appropriately adjusted for nonparticipating costs) made to the contractor until the entire obligation incurred under this Agreement has been paid.  
Failure to remit the payment(s) in a timely manner as required under Methods A, B, or C, shall allow the **STATE** to internally offset, reduce, or deduct the arrearage from any payment or reimbursement due or about to become due and payable from the **STATE** to **LPA** on this or any other contract. The **STATE**, at its sole option, upon notice to the **LPA**, may place the debt into the Illinois Comptroller's Offset System (15 ILCS 405/10.05) or take such other and further action as may be required to recover the debt.
- (11) (Local Contracts or Day Labor) To provide or cause to be provided all of the initial funding, equipment, labor, material and services necessary to construct the complete project.
- (12) (Preliminary Engineering) In the event that right-of-way acquisition for, or actual construction of, the project for which this preliminary engineering is undertaken with Federal participation is not started by the close of the tenth fiscal year following the fiscal year in which the project is federally authorized, the **LPA** will repay the **STATE** any Federal funds received under the terms of this Agreement.
- (13) (Right-of-Way Acquisition) In the event that the actual construction of the project on this right-of-way is not undertaken by the close of the twentieth fiscal year following the fiscal year in which the project is federally authorized, the **LPA** will repay the **STATE** any Federal Funds received under the terms of this Agreement.

- (14) (Railroad Related Work Only) The estimates and general layout plans for at-grade crossing improvements should be forwarded to the Rail Safety and Project Engineer, Room 204, Illinois Department of Transportation, 2300 South Dirksen Parkway, Springfield, Illinois, 62764. Approval of the estimates and general layout plans should be obtained prior to the commencement of railroad related work. All railroad related work is also subject to approval by the Illinois Commerce Commission (ICC). Final inspection for railroad related work should be coordinated through appropriate IDOT District Bureau of Local Roads and Streets office.
- Plans and preemption times for signal related work that will be interconnected with traffic signals shall be submitted to the ICC for review and approval prior to the commencement of work. Signal related work involving interconnects with state maintained traffic signals should also be coordinated with the IDOT's District Bureau of Operations.
- The **LPA** is responsible for the payment of the railroad related expenses in accordance with the **LPA**/railroad agreement prior to requesting reimbursement from IDOT. Requests for reimbursement should be sent to the appropriate IDOT District Bureau of Local Roads and Streets office.
- Engineer's Payment Estimates shall be in accordance with the Division of Cost on page one.
- (15) And certifies to the best of its knowledge and belief its officials:
- (a) are not presently debarred, suspended, proposed for debarment, declared ineligible or voluntarily excluded from covered transactions by any Federal department or agency;
  - (b) have not within a three-year period preceding this Agreement been convicted of or had a civil judgment rendered against them for commission of fraud or a criminal offense in connection with obtaining, attempting to obtain, or performing a public (Federal, State or local) transaction or contract under a public transaction; violation of Federal or State antitrust statutes or commission of embezzlement, theft, forgery, bribery, falsification or destruction of records, making false statements receiving stolen property;
  - (c) are not presently indicted for or otherwise criminally or civilly charged by a governmental entity (Federal, State, local) with commission of any of the offenses enumerated in item (b) of this certification; and
  - (d) have not within a three-year period preceding the Agreement had one or more public transactions (Federal, State, local) terminated for cause or default.
- (16) To include the certifications, listed in item 15 above, and all other certifications required by State statutes, in every contract, including procurement of materials and leases of equipment.
- (17) (State Contracts) That execution of this agreement constitutes the **LPA's** concurrence in the award of the construction contract to the responsible low bidder as determined by the **STATE**.
- (18) That for agreements exceeding \$100,000 in federal funds, execution of this Agreement constitutes the **LPA's** certification that:
- (a) No Federal appropriated funds have been paid or will be paid, by or on behalf of the undersigned, to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress or any employee of a Member of Congress in connection with the awarding of any Federal contract, the making of any cooperative agreement, and the extension, continuation, renewal, amendment or modification of any Federal contract, grant, loan or cooperative agreement;
  - (b) If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress or an employee of a Member of Congress, in connection with this Federal contract, grant, loan or cooperative agreement, the undersigned shall complete and submit Standard Form-LLL, "Disclosure Form to Report Lobbying", in accordance with its instructions;
  - (c) The **LPA** shall require that the language of this certification be included in the award documents for all subawards at all tiers (including subcontracts, subgrants and contracts under grants, loans and cooperative agreements) and that all subrecipients shall certify and disclose accordingly.
- (19) To regulate parking and traffic in accordance with the approved project report.
- (20) To regulate encroachments on public right-of-way in accordance with current Illinois Compiled Statutes.
- (21) To regulate the discharge of sanitary sewage into any storm water drainage system constructed with this improvement in accordance with current Illinois Compiled Statutes.
- (22) To complete this phase of the project within three (3) years from the date this agreement is approved by the **STATE** if this portion of the project described in the Project Description does not exceed \$1,000,000 (five years if the project costs exceed \$1,000,000).
- (23) To comply with the federal Financial Integrity Review and Evaluation (FIRE) program, which requires States and subrecipients to justify continued federal funding on inactive projects. 23 CFR 630.106(a)(5) defines an inactive project as a project which no expenditures have been charged against Federal funds for the past twelve (12) months.
- To keep projects active, invoicing must occur a minimum of one time within any given twelve (12) month period. However, to ensure adequate processing time, the first invoice shall be submitted to the **STATE** within six (6) months of the federal authorization date. Subsequent invoices will be submitted in intervals not to exceed six (6) months.
- (24) The **LPA** will submit supporting documentation with each request for reimbursement from the **STATE**. Supporting documentation is defined as verification of payment, certified time sheets or summaries, vendor invoices, vendor receipts, cost plus fee invoice, progress report, and personnel and direct cost summaries and other documentation supporting the requested reimbursement amount (Form BLRS 05621 should be used for consultant invoicing purposes). **LPA** invoice requests to the **STATE** will be submitted with sequential invoice numbers by project.



The **LPA** will submit to the **STATE** a complete and detailed final invoice with applicable supporting documentation of all incurred costs, less previous payments, no later than twelve (12) months from the date of completion of this phase of the improvement or from the date of the previous invoice, whichever occurs first. If a final invoice is not received within this time frame, the most recent invoice may be considered the final invoice and the obligation of the funds closed.

- (25) The **LPA** shall provide the final report to the appropriate **STATE** district within twelve months of the physical completion date of the project so that the report may be audited and approved for payment. If the deadline cannot be met, a written explanation must be provided to the district prior to the end of the twelve months documenting the reason and the new anticipated date of completion. If the extended deadline is not met, this process must be repeated until the project is closed. Failure to follow this process may result in the immediate close-out of the project and loss of further funding.
- (26) (Single Audit Requirements) That if the **LPA** expends \$750,000 or more a year in federal financial assistance they shall have an audit made in accordance with 2 CFR 200. **LPAs** expending less than \$750,000 a year shall be exempt from compliance. A copy of the audit report must be submitted to the **STATE** (Office of Finance and Administration, Audit Coordination Section, 2300 South Dirksen Parkway, Springfield, Illinois, 62764), within 30 days after the completion of the audit, but no later than one year after the end of the **LPA's** fiscal year. The CFDA number for all highway planning and construction activities is 20.205.

Federal funds utilized for construction activities on projects let and awarded by the **STATE** (denoted by an "X" in the State Contract field at the top of page 1) are not included in a **LPA's** calculation of federal funds expended by the **LPA** for Single Audit purposes.

- (27) That the **LPA** is required to register with the System for Award Management or SAM (formerly Central Contractor Registration (CCR)), which is a web-enabled government-wide application that collects, validates, stores, and disseminates business information about the federal government's trading partners in support of the contract award and the electronic payment processes. To register or renew, please use the following website: <https://www.sam.gov/portal/public/SAM/#1>.

The **LPA** is also required to obtain a Dun & Bradstreet (D&B) D-U-N-S Number. This is a unique nine digit number required to identify subrecipients of federal funding. A D-U-N-S number can be obtained at the following website: <http://fedgov.dnb.com/webform>.

#### THE STATE AGREES:

- (1) To provide such guidance, assistance and supervision and to monitor and perform audits to the extent necessary to assure validity of the **LPA's** certification of compliance with Titles II and III requirements.
- (2) (State Contracts) To receive bids for the construction of the proposed improvement when the plans have been approved by the **STATE** (and **FHWA**, if required) and to award a contract for construction of the proposed improvement, after receipt of a satisfactory bid.
- (3) (Day Labor) To authorize the **LPA** to proceed with the construction of the improvement when Agreed Unit Prices are approved, and to reimburse the **LPA** for that portion of the cost payable from Federal and/or State funds based on the Agreed Unit Prices and Engineer's Payment Estimates in accordance with the Division of Cost on page one.
- (4) (Local Contracts) For agreements with Federal and/or State funds in engineering, right-of-way, utility work and/or construction work:
- (a) To reimburse the **LPA** for the Federal and/or State share on the basis of periodic billings, provided said billings contain sufficient cost information and show evidence of payment by the **LPA**;
  - (b) To provide independent assurance sampling, to furnish off-site material inspection and testing at sources normally visited by **STATE** inspectors of steel, cement, aggregate, structural steel and other materials customarily tested by the **STATE**.

#### IT IS MUTUALLY AGREED:

- (1) Construction of the project will utilize domestic steel as required by Section 106.01 of the current edition of the Standard Specifications for Road and Bridge Construction and federal Buy America provisions.
- (2) That this Agreement and the covenants contained herein shall become null and void in the event that the **FHWA** does not approve the proposed improvement for Federal-aid participation within one (1) year of the date of execution of this Agreement.
- (3) This Agreement shall be binding upon the parties, their successors and assigns.
- (4) For contracts awarded by the **LPA**, the **LPA** shall not discriminate on the basis of race, color, national origin or sex in the award and performance of any USDOT – assisted contract or in the administration of its DBE program or the requirements of 49 CFR part 26. The **LPA** shall take all necessary and reasonable steps under 49 CFR part 26 to ensure nondiscrimination in the award and administration of USDOT – assisted contracts. The **LPA's** DBE program, as required by 49 CFR part 26 and as approved by USDOT, is incorporated by reference in this Agreement. Upon notification to the recipient of its failure to carry out its approved program, the **STATE** may impose sanctions as provided for under part 26 and may, in appropriate cases, refer the matter for

enforcement under 18 U.S.C. 1001 and/or the Program Fraud Civil Remedies Act of 1986 (31U.S.C. 3801 et seq.). In the absence of a USDOT – approved **LPA** DBE Program or on State awarded contracts, this Agreement shall be administered under the provisions of the **STATE's** USDOT approved Disadvantaged Business Enterprise Program.

- (5) In cases where the **STATE** is reimbursing the **LPA**, obligations of the **STATE** shall cease immediately without penalty or further payment being required if, in any fiscal year, the Illinois General Assembly or applicable Federal Funding source fails to appropriate or otherwise make available funds for the work contemplated herein.
- (6) All projects for the construction of fixed works which are financed in whole or in part with funds provided by this Agreement and/or amendment shall be subject to the Prevailing Wage Act (820 ILCS 130/0.01 et seq.) unless the provisions of that Act exempt its application.

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#### ADDENDA

Additional information and/or stipulations are hereby attached and identified below as being a part of this Agreement.

Number 1- Location Map, Number 2 – LPA Appropriation Resolution

(Insert Addendum numbers and titles as applicable)

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The **LPA** further agrees, as a condition of payment, that it accepts and will comply with the applicable provisions set forth in this Agreement and all Addenda indicated above.

#### APPROVED

Local Public Agency

Catherine Adduci

Name of Official (Print or Type Name)

Village President

Title (County Board Chairperson/Mayor/Village President/etc.)

(Signature)

Date

The above signature certifies the agency's TIN number is  
36-6006070 conducting business as a Governmental  
Entity.

DUNS Number 031496789

#### APPROVED

State of Illinois  
Department of Transportation

Randall S. Blankenhorn, Secretary

Date

By:

Aaron A. Weatherholt, Deputy Director of Highways

Date

Omer Osman, Director of Highways/Chief Engineer

Date

William M. Barnes, Chief Counsel

Date

Jeff Heck, Chief Fiscal Officer (CFO)

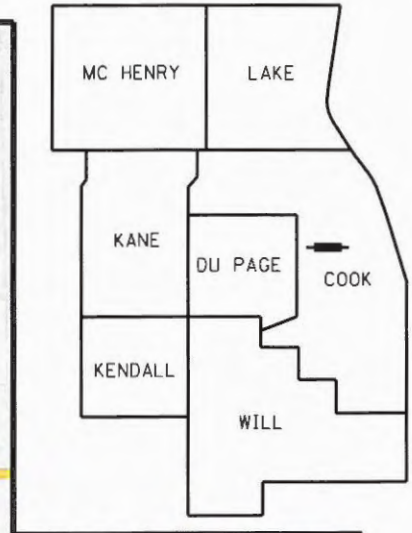
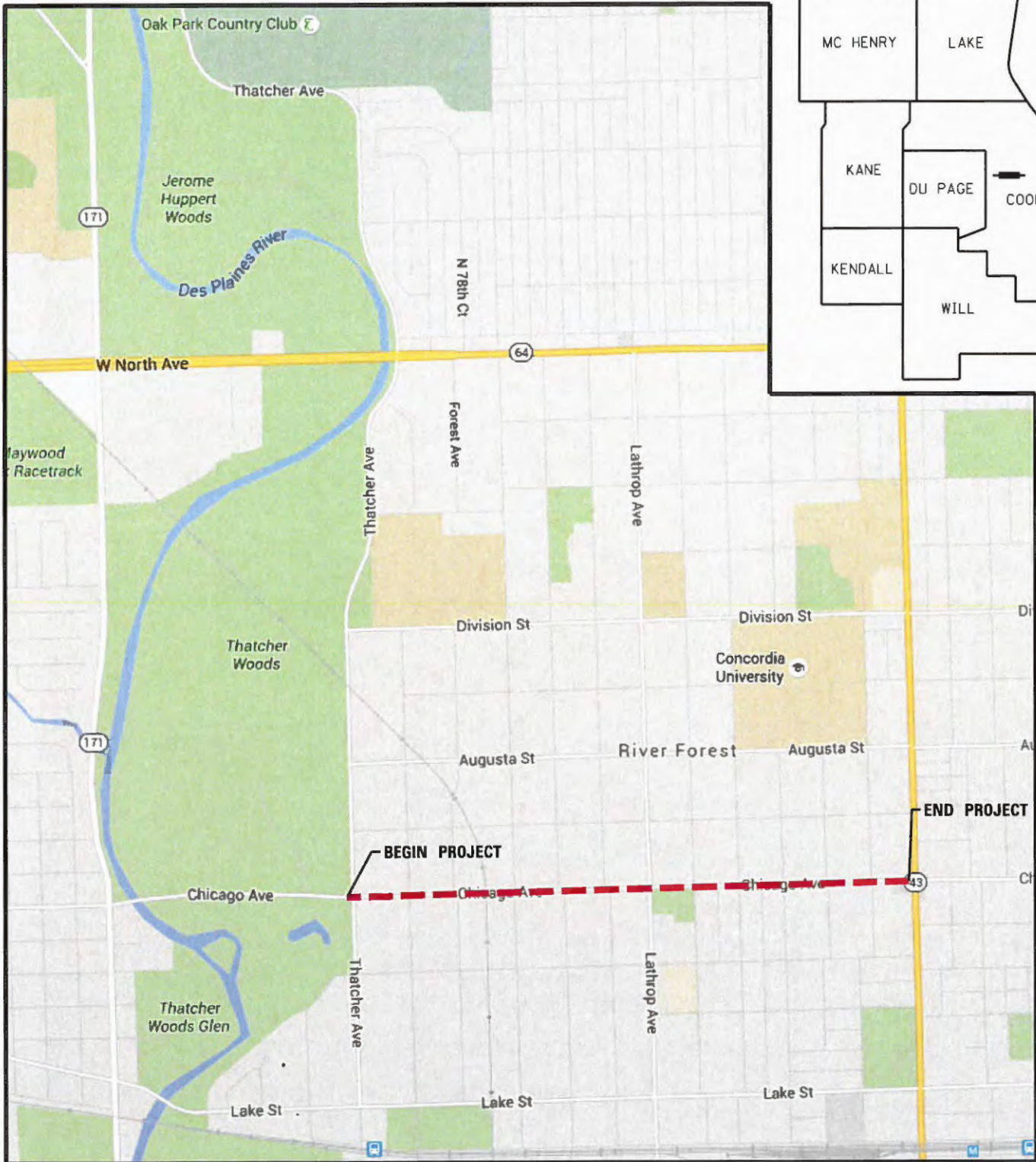
Date

**NOTE:** If the **LPA** signature is by an **APPOINTED** official, a resolution authorizing said appointed official to execute this agreement is required.



# CHICAGO AVENUE

RIVER FOREST, ILLINOIS  
COOK COUNTY  
SECTION: 17-00099-00-RS



**Bollinger, Lach  
& Associates, Inc.**  
ITASCA, ILLINOIS

**CHICAGO AVENUE - VILLAGE OF RIVER FOREST  
PROJECT LOCATION MAP**

F.A.J. RTE.	SECTION	COUNTY	TOTAL SHEETS	SHEET NO.
1398	17-00099-00-RS	COOK	1	1
CONTRACT NO.				
ILLINOIS FED. AID PROJECT				





Resolution for Improvement  
Under the Illinois Highway Code



Resolution Number	Resolution Type	Section Number
	Original	17-00099-00-RS

BE IT RESOLVED, by the Board of the Village  
Governing Body Type Local Public Agency Type  
 of River Forest Illinois that the following described street(s)/road(s)/structure be improved under  
Name of Local Public Agency  
 the Illinois Highway Code. Work shall be done by Contract  
Contract or Day Labor

For Roadway/Street improvements:

	Name of Street(s)/Road(s)	Length (miles)	Route	From	To
+	Chicago Avenue	1.03	1398	Thatcher Avenue	Harlem Avenue

For Structures:

	Name of Street(s)/Road(s)	Existing Structure No.	Route	Location	Feature Crossed
+					

BE IT FURTHER RESOLVED,

1. That the proposed improvement shall consist of

The mill and resurface of Chicago Avenue from Thatcher Avenue to Harlem Avenue. Also included in the scope of the improvement is the construction of traffic calming measures at multiple intersections, bio-retention systems, and ADA improvements.

2. That there is hereby appropriated the sum of Three Hundred Fifty Two Thousand Three Hundred Sixty Nine

Dollars ( \$352,369.00 ) for the improvement of  
 said section from the Local Public Agency's allotment of Motor Fuel Tax funds.

BE IT FURTHER RESOLVED, that the Clerk is hereby directed to transmit four (4) certified originals of this resolution to the district office of the Department of Transportation.

I, Kathleen Brand-White Village Clerk in and for said Village  
Name of Clerk Local Public Agency Type Local Public Agency Type  
 of River Forest in the State aforesaid, and keeper of the records and files thereof, as provided by  
Name of Local Public Agency  
 statute, do hereby certify the foregoing to be a true, perfect and complete original of a resolution adopted by

Board of River Forest at a meeting held on April 09, 2018  
Governing Body Type Name of Local Public Agency Date

IN TESTIMONY WHEREOF, I have hereunto set my hand and seal this 9th day of April, 2018  
Day Month, Year

(SEAL)

Clerk Signature

--

Approved

Regional Engineer  
Department of Transportation

Date

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# Exhibit C Federal Qualification Based Selection (QBS) Checklist

NOT APPLICABLE

Local Public Agency Village of River Forest  
 Section Number 17-00099-00-RS  
 Project Number PQ6L(385)  
 Job Number C-91-011-18

The LPA must complete Exhibit C, if federal funds are used for this engineering agreement and the value will exceed \$25,000. The LPA must follow federal small purchase procedures, if federal funds are used and the engineering agreement has a value less than \$25,000.

☐ Form Not Applicable (engineering services less than \$25,000)

1.	Do the written QBS policies and procedures discuss the initial administration (procurement, management, and administration) concerning engineering and design related consultant services? <input type="checkbox"/> Yes <input type="checkbox"/> No																				
2.	Do the written QBS policies and procedures follow the requirements as outlined in Section 5-5 and specifically Section 5-5.06(e) of the <i>BLRS Manual</i> ? <input type="checkbox"/> Yes <input type="checkbox"/> No If no, IDOT's approval date: _____																				
3.	Was the scope of services for this project clearly defined? <input type="checkbox"/> Yes <input type="checkbox"/> No																				
4.	Was public notice given for this project? <input type="checkbox"/> Yes <input type="checkbox"/> No      Due date of submittal: _____ Method(s) used for advertisement and dates of advertisement: _____																				
5.	Do the written QBS policies and procedures cover conflicts of interest? <input type="checkbox"/> Yes <input type="checkbox"/> No																				
6.	Do the written QBS policies and procedures use covered methods of verification for suspension and debarment? <input type="checkbox"/> Yes <input type="checkbox"/> No																				
7.	Do the written QBS policies and procedures discuss the method of evaluation? <input type="checkbox"/> Yes <input type="checkbox"/> No <table style="width: 100%; border: none;"> <tr> <td style="width: 33%;">Criteria for this project</td> <td style="width: 10%;">Weighting</td> <td style="width: 33%;">Criteria for this project</td> <td style="width: 10%;">Weighting</td> </tr> <tr> <td>_____</td> <td>_____ %</td> <td>_____</td> <td>_____ %</td> </tr> <tr> <td>_____</td> <td>_____ %</td> <td>_____</td> <td>_____ %</td> </tr> <tr> <td>_____</td> <td>_____ %</td> <td>_____</td> <td>_____ %</td> </tr> <tr> <td>_____</td> <td>_____ %</td> <td>_____</td> <td>_____ %</td> </tr> </table>	Criteria for this project	Weighting	Criteria for this project	Weighting	_____	_____ %	_____	_____ %	_____	_____ %	_____	_____ %	_____	_____ %	_____	_____ %	_____	_____ %	_____	_____ %
Criteria for this project	Weighting	Criteria for this project	Weighting																		
_____	_____ %	_____	_____ %																		
_____	_____ %	_____	_____ %																		
_____	_____ %	_____	_____ %																		
_____	_____ %	_____	_____ %																		
8.	Do the written QBS policies and procedures discuss the method of selection? <input type="checkbox"/> Yes <input type="checkbox"/> No Selection committee (titles) for this project: _____ _____ Top three consultants selected for this project in order: 1) _____ 2) _____ 3) _____ If less than 3 responses were received, IDOT's approval date: _____																				
9.	Was an estimated cost of engineering for this project developed in-house prior to contract negotiation? <input type="checkbox"/> Yes <input type="checkbox"/> No																				
10.	Were negotiations for this project performed in accordance with federal requirements? <input type="checkbox"/> Yes <input type="checkbox"/> No																				
11.	Were acceptable costs for this project verified? <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> LPA will rely on IDOT review and approval of costs.																				
12.	Do the written QBS policies and procedures cover review and approving for payment, before forwarding the request for reimbursement to IDOT for further review and approval? <input type="checkbox"/> Yes <input type="checkbox"/> No																				
13.	Do the written QBS policies and procedures cover ongoing and finalizing administration of the project (monitoring, evaluation, closing-out a contract, record retention, responsibility, remedies to violations or breaches to a contract, and resolution of disputes)? <input type="checkbox"/> Yes <input type="checkbox"/> No																				



**VILLAGE PRESIDENT**

Catherine M. Adduci

**VILLAGE CLERK**

Kathleen Brand-White

**VILLAGE TRUSTEES**

Thomas Cargie  
Susan J. Conti  
Carmela Corsini  
Michael Gibbs  
Patricia Henek  
Respicio Vazquez

January 19, 2018

Mr. Christopher Holt, P.E.  
Bureau of Local Roads  
Illinois Department of Transportation  
201 W. Center Court  
Schaumburg, Illinois 60196

Re: Chicago Avenue  
Thatcher Ave to Harlem Ave  
Village of River Forest  
Cook County, Illinois  
Section No. 17-00099-00-RS

Dear Mr. Holt,

The Village of River Forest is working with Bollinger, Lach & Associates to complete a resurfacing project on Chicago Avenue. This process was started in late 2016 with BLA having submitted their proposal to us for Phase I, II and III Engineering work on December 7, 2016. Though IDOT's QBS rules have since changed, the Village of River Forest followed IDOT QBS requirements as they were known to us at that time. As such, we have marked the required "Exhibit C" as Not Applicable. Please let us know if there is any further discussion required on this matter.

Thank you.

Sincerely,

Jeff Loster, P.E.  
Village Engineer  
Village of River Forest



## Village of River Forest

Village Administrator's Office

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

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### MEMORANDUM

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Date: April 5, 2018

To: Catherine Adduci, Village President  
Village Board of Trustees

From: Eric J. Palm, Village Administrator

Subj: Amendment to the Village Code Regarding Personal Wireless Telecom Facilities (Small Cell)

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**Issue:** Attached please find an Ordinance that creates rules for the Village as it relates to personal wireless telecommunication facilities, more commonly known as “small cell” technology. This Ordinance creates a new section in the Village Code that will create regulations regarding the implementation of this technology.

Recently, there has been announcement of a “trailer bill” for SB1451 regarding this technology and the local regulation of it. HB 1187 HFA1 expands the exemption granted to Chicago in the Small Wireless Facilities Deployment Act to any “municipality that has adopted an ordinance that regulates the collocation, siting, or placement of small wireless facilities on or before the effective date of this Act.” Second, it amends the Public Utilities Act by changing the definition of “Large Electing Provider” to (1) include providers with at least 25,000 end users (currently 700,000), (2) remove a requirement that the provider be affiliated with a provider of commercial mobile radio service, and (3) requires the provider to have not received funding from the universal service support fund.

There is still an uphill climb for this trailer bill in order to become law. Regardless, having these regulations enacted in the Village Code will provide us some ability to regulate small cell should the general assembly permit it.

**Recommendation:** Consider a MOTION to approve an Ordinance amending Title 5 of the Village to Create a New Section Relative to Personal Wireless Telecommunication Facilities in Public Rights-of-Way (Small Cell).

Attachment  
Ordinance

**ORDINANCE NO. \_\_\_\_\_**

**AN ORDINANCE AMENDING THE RIVER FOREST VILLAGE CODE  
RELATIVE TO PERSONAL WIRELESS TELECOMMUNICATION FACILITIES IN PUBLIC  
RIGHTS-OF-WAY**

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

**WHEREAS**, the Village uses the public rights-of-way within its corporate limits to provide essential public services to its residents and businesses; and

**WHEREAS**, the public rights-of-way within the Village are a limited public resource held in trust by the Village for the benefit of its citizens and the Village has a custodial duty to ensure that the public rights-of-way are used, repaired and maintained in a manner that best serves the public interest; and

**WHEREAS**, utility service providers, including electricity, telephone, natural gas and cable television and video service providers have placed, or from time to time may request to place, certain utility facilities in the public rights-of-way within the Village; and

**WHEREAS**, the President and Board of Trustees of the Village have previously adopted regulations, in Title 5 (Public Ways and Property) of the Village Code of River Forest (“Village Code”), among other places, in order to establish generally applicable standards for construction, installation, use, maintenance and repair of utility facilities on, over, above, along, upon, under, across, or within, the public rights-of-way of the Village; and

**WHEREAS**, growing demand for personal wireless telecommunications services has resulted in increasing requests nationwide and locally from the wireless industry to place small cell, distributed antenna systems and other personal wireless telecommunication facilities on utility and street light poles and other structures in the public rights-of-way; and

**WHEREAS**, while State and federal law limit the authority of local governments to enact laws that prohibit or have the effect of prohibiting the provision of telecommunications services, the Village does have the power, under existing State and federal law, to approve appropriate regulations and restrictions relative to small cell, distributed antenna systems and other personal wireless telecommunication facility installations in the public rights-of-way; and

**WHEREAS**, in light of the anticipated continuation of increased demand for placement of small cell facilities, distributed antenna system facilities and other personal wireless telecommunication facility installations within the public rights-of-way, the Village President and Board of Trustees find and determine that it is necessary to and in the best interests of the public health, safety and general welfare to adopt the below amendments to Title 5 (Public Ways and Property) of the Village Code, as amended, in order to establish generally applicable standards for construction, installation, use, maintenance and repair of such facilities and installations within the public rights-of-way of the Village (the "Code amendments"), so as to, among other things, (i) prevent interference with the facilities and operations of the Village's utilities and of other utilities lawfully located in public rights-of-way or property, (ii) provide specific regulations and standards for the placement and siting of personal wireless telecommunication facilities within public rights-of-way in the Village, (iii) preserve the character of the neighborhoods in which facilities are installed, (iv) minimize any adverse visual impact of personal wireless telecommunication facilities and prevent visual blight, (v) facilitate the location of personal wireless telecommunication facilities in permitted locations within the public rights-of-way in the Village, and (vi) assure the continued safe use and enjoyment of private properties adjacent to personal wireless telecommunication facilities locations.

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

**SECTION 1:** Recitals. The foregoing recitals are incorporated into this Ordinance by this reference as findings of the President and Board of Trustees.

**SECTION 2:** Title 5 (Public Ways and Property) of the River Forest Village Code is amended by adding a new section 5-14-26 (Personal Wireless Telecommunication Services and Facilities), to read in its entirety as follows:

**5-14-26: PERSONAL WIRELESS TELECOMMUNICATION FACILITIES**

A. Definitions:

As used in this section, the following terms shall have the following meanings:

*“Alternative Antenna Structure”* means an existing pole or other structure within the public right-of-way that can be used to support an antenna and is not a utility pole or a Village-owned infrastructure.

*“Applicant”* includes any person or entity submitting an application to install personal wireless telecommunication facilities within a public right-of-way.

*“Distributed Antenna System (DAS)”* means a type of personal wireless telecommunication facility consisting of a network of spatially separated antenna nodes connected to a common source via a transport medium that provides wireless service within a geographic area.

*“Landscape Screening”* means the installation at grade of plantings, shrubbery, bushes or other foliage intended to screen the base of a personal wireless telecommunication facility from public view.

*“Monopole”* means a structure composed of a single spire, pole or tower used to support antennas or related equipment.

*“Personal Wireless Telecommunication Antenna”* means an antenna that is part of a personal wireless telecommunications facility.

*“Personal Wireless Telecommunication Equipment”* means equipment, exclusive of an antenna, that is part of a personal wireless telecommunications facility.

*“Personal Wireless Telecommunications Facility”* means an antenna, equipment, and related improvements used, or designed to be used, to provide wireless transmission of voice, data, images, or other information including, but not limited to, cellular phone service, personal communication service, paging, and Wi-Fi antenna service.

*“Small Cell Antennas”* means a Personal Wireless Telecommunications Facility consisting of an antenna and related equipment either installed singly or as part of a network to provide coverage or enhance capacity in a limited defined area.

*“Tower”* means any structure that is designed and constructed primarily for the purpose of supporting one or more antennas, including self-supporting lattice towers, guy towers, or monopole towers. Except as otherwise provided for by this section, the requirements for a tower and associated antenna facilities shall be those required in Article 10 and elsewhere in this chapter and Code.

*“Utility Pole”* means an upright pole used to support electric cables, telephone cables, telecommunication cables and related facilities owned and maintained by a Public Utility Company as defined by the Illinois Commerce Commission.

*“Variation”* means a grant of relief by the director of public works from specific limitations of this section.

*“Village Owned Infrastructure”* means infrastructure including, but not limited to, streetlights, traffic signals, towers or buildings owned, operated or maintained by the Village.

*“Wi-Fi Antenna”* means an antenna used to support Wi-Fi broadband Internet access service based on the IEEE 802.11 standard that typically uses unlicensed spectrum to enable communication between devices.

#### B. Regulations and Standards:

Personal wireless telecommunication facilities shall be permitted to be placed in rights-of-way as attachments to existing utility poles, alternative antenna structures, or Village-owned infrastructure subject to the following regulations:

1. Number Limitation – Not more than one personal wireless telecommunication facility may be located on a single utility pole.

2. Separation and Setback Requirements – Personal wireless telecommunication facilities may be attached to a utility pole, alternative antenna structure or Village-owned infrastructure only where such pole, structure or infrastructure is located no closer than one hundred (100) feet to any residential building and no closer than five hundred feet (500) feet from any other personal wireless telecommunication facility. A lesser setback may be allowed by the Village Board as a variance to this section when the applicant establishes that the lesser setback is necessary to close a significant gap in the applicant’s services or to otherwise provide adequate services to customers, and the proposed antenna or facility is the least intrusive means to do so.

3. Co-Location – Unless otherwise authorized by the director of public works as a variance for good cause shown, only one personal wireless telecommunications facility shall be allowed on each utility pole, alternative antenna structure, or single unit of Village-owned infrastructure for the use of a single personal wireless telecommunications facility operator. This subsection does not preclude or prohibit collocation of personal wireless telecommunication facilities on towers that



meet the requirements as set forth elsewhere in this chapter and in Article 10 of this Code or as required by federal law.

4. Village-Owned Infrastructure – Personal wireless telecommunication facilities shall only be mounted to Village-owned infrastructure including, but not limited to, streetlights, traffic signal, towers or buildings, if authorized by a license agreement between the owner and the Village.

5. New Towers - No new monopole or other tower to support personal wireless telecommunication facilities shall be installed on right-of-ways within the corporate limits of the Village unless specifically authorized by the Village Board.

6. Attachment Limitations – No personal wireless telecommunication antenna or facility shall be attached to a utility pole, alternative antenna structure, or Village-owned infrastructure unless all of the following conditions are satisfied:

a. Surface Area of Antenna – The personal wireless telecommunication antenna, including antenna panels, whip antennas or dish-shaped antennas, shall not have a surface area of more than seven (7) square feet and no single dimension exceeding seven (7) feet. Omnidirectional or whip antennas may not extend more than seven (7) feet, not including any pole extension.

b. Size of Above-Ground Personal Wireless Telecommunication Facility – The total combined volume of all above-ground equipment and appurtenances comprising a personal wireless telecommunication facility, exclusive of the antenna itself, cannot exceed fifteen (15) cubic feet.

c. Personal Wireless Telecommunication Equipment – The operator of a personal wireless telecommunication facility shall, whenever possible, locate the base of the equipment or appurtenances at a height of no lower than eight (8) feet above grade.

d. Personal Wireless Telecommunication Services Equipment Mounted at Grade – In the event that the operator of a personal wireless telecommunication facility proposes to install a facility where equipment or appurtenances are to be installed at grade, screening shall be installed to minimize the visibility of the facility.

e. Height – A personal wireless telecommunication antenna shall not exceed more than thirty-five (35) feet above ground level. The top of the highest point of the antenna may not extend more than seven (7) feet above the highest point of the utility pole, alternative antenna support structure, or Village-owned infrastructure and the combination of the height of the pole, support structure or infrastructure and the antenna extension shall not exceed thirty-five (35) feet.

f. Color – A personal wireless telecommunication facility, including all related equipment and appurtenances, shall be a color that blends with the surroundings of the pole, structure or infrastructure on which it is mounted and use non-reflective materials which blend with

the materials and colors of the surrounding area and structures. Any wiring must be covered with an appropriate cover or cable shield.

g. Antenna Panel Covering - A personal wireless telecommunication antenna shall include a radome, cap or other antenna panel covering or shield and shall be of a color that blends with the color of the pole on which it is mounted.

h. Wiring and Cabling – Wires and cables connecting the antenna to the remainder of the facility shall be installed in accordance with the version of the National Electric Code and National Electrical Safety Code adopted by the Village and in force at the time of the installation of the facility. In no event shall wiring and cabling serving the facility interfere with any wiring or cabling installed by a cable television or video service operator, electric utility or telephone utility.

i. Grounding – The personal wireless telecommunication facility shall be grounded in accordance with the requirements of the most current edition of the National Electrical Code adopted by the Village and in force at the time of the installation of the facility.

j. Guy Wires – No guy or other support wires shall be used in connection with a personal wireless telecommunication facility unless the facility is proposed to be attached to an existing utility pole, alternative antenna support structure or Village-owned infrastructure that incorporated guy wires prior to the date that an applicant has applied for a permit.

k. Pole Extensions – Extensions to utility poles, alternative support structures and Village-owned infrastructure utilized for the purpose of connecting a personal wireless telecommunications antenna and its related personal wireless telecommunications equipment shall be fabricated from material similar to the support pole, and shall have a degree of strength capable of supporting the antenna and any related appurtenances and cabling and capable of withstanding wind forces and ice loads in accordance with the structural integrity standards set forth in l. below. An extension shall be securely bound to the support pole, alternative antenna structure or Village-owned infrastructure in accordance with applicable engineering standards for the design and attachment of such extensions. No extensions fabricated from wood shall be permitted.

l. Structural Integrity – The personal wireless telecommunication facility, including the antenna, pole extension and all related equipment shall be designed to withstand a wind force of at least ninety (90) miles per hour, and be designed to withstand a wind force of at least forty (40) miles per hour which includes at least three quarters (3/4) of an inch of ice all without the use of guy wires. For any facility attached to Village-owned infrastructure or, in the discretion of the Village, for a utility pole or alternative antenna structure, the operator of the facility shall provide the Village with a structural evaluation of each specific location containing a recommendation that the proposed installation passes the standards described above. The evaluation shall be prepared by a professional structural engineer licensed in the State of Illinois.

7. Signage – Other than signs required by federal law or regulations, a personal wireless telecommunication facility shall not have signs installed thereon.

8. Screening – If screening is required under subsection 6 above, it shall be natural landscaping material or a fence subject to the approval of the Village and shall comply with all regulations of the Village. In lieu of the operator installing the screening, the Village, at its sole discretion, may accept from the operator of the facility a fee of one thousand five hundred dollars (\$1,500) for the acquisition and installation of landscaping material by the Village. Appropriate landscaping shall be located and maintained and shall provide the maximum achievable screening, as determined by the Village, from view from adjoining properties and public or private streets. Notwithstanding the foregoing, no such screening is required to extend more than nine (9) feet in height. Landscape screening when permitted in the right-of-way, shall be provided with a clearance of three (3) feet in all directions from the facility. The color of housing for ground-mounted equipment shall blend with the surroundings. For a roof-mounted facility, the maximum reasonably achievable screening shall be provided between such facility and the view from adjoining properties and public or private streets.

9. Permission to Use Utility Pole or Alternative Antenna Structure - The operator of a personal wireless telecommunication facility shall submit to the Village copies of the approval from the owner of a utility pole, or an alternative antenna structure, to mount the personal wireless telecommunication facility on that specific pole, or structure, prior to commencement of the installation. The utility company's approval shall also indicate that the occupation of the pole by the personal wireless telecommunication equipment will not limit the utility company's, or any other public utility currently utilizing the pole, ability to expand their facilities on the pole in the future. Approval by the utility company to allow the installation of a personal wireless communication facility shall also include a guarantee by the utility company that the utility company will either cause the removal of abandoned equipment in accordance with subsection 12 below or remove the equipment themselves.

10. Licenses and Permits – The operator of a personal wireless telecommunication facility shall submit to the Village copies of all licenses and permits required by other agencies and governments with jurisdiction over the design, construction, location and operation of said facility and shall maintain such licenses and permits and provide evidence of renewal or extension thereof when granted.

11. Variance Requirements – Each location of a personal wireless telecommunication facility within a right-of-way shall meet all of the requirements of the section. Variances may be requested pursuant to the procedure and standards set forth in section 5-14-21.

12. Abandonment and Removal – Any personal wireless telecommunication facility located within the corporate limits of the Village that is not operated for a continuous period of twelve (12) months, shall be considered abandoned and the owner of the facility shall remove same within ninety (90) days of receipt of written notice from the Village notifying the owner of such abandonment. Such notice shall be sent by certified or registered mail, return-receipt-requested, by the Village to such owner at the last known address of such owner. In the case of personal wireless telecommunication facilities attached to Village owned infrastructure, if such facility is not removed within ninety (90) days of such notice, the Village may remove or cause the removal of such facility

through the terms of the applicable license agreement or through whatever actions are provided by law for removal and cost recovery.

13. Governmental Wireless Telecommunication Facilities – This section shall not apply to personal wireless telecommunication facilities owned by the Village.

14. Permits and Application Fees – Permits for placement of personal wireless telecommunication facilities are required. Except as otherwise provided for by this section, the procedures for the application for, approval of and revocation of such a permit shall be those required in section 5-14-4 of this chapter. Any applications shall demonstrate compliance with the requirements of this section. Unless otherwise provided by franchise, license, or similar agreement, or federal, State or local law, all applications for permits pursuant to this section shall be accompanied by a fee in the amount established in section 5-14-4. The application fee is to reimburse the Village for regulatory and administrative costs with respect to the work being performed, which costs the Village represents have been or will be incurred, and is not deemed to be compensation for the use of the rights-of-way as herein defined in this section.

15. Conflict of Laws. Where the conditions imposed by any provisions of this section regarding the siting and installation of personal wireless telecommunication facilities are more restrictive than comparable conditions imposed elsewhere in this chapter, Code or in any other local law, ordinance, resolution, rule or regulation, the regulations of this section shall govern.”

**SECTION 2:** That all ordinances or parts of ordinances in conflict with this Ordinance are hereby expressly repealed.

**SECTION 3:** Except as to the Code amendments set forth above in this Ordinance, all Chapters and Sections of the River Forest Village Code, as amended, shall remain in full force and effect.

**SECTION 4:** Each section, paragraph, clause and provision of this Ordinance is separable, and if any provision is held unconstitutional or invalid for any reason, such decision shall not affect the remainder of this Ordinance, nor any part thereof, other than that part affected by such decision.

**SECTION 5:** This Ordinance shall be in full force and effect 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 9<sup>th</sup> day of April, 2018.

AYES: \_\_\_\_\_

NAYS: \_\_\_\_\_

ABSENT: \_\_\_\_\_

**APPROVED** by me this 9<sup>th</sup> day of April, 2018

\_\_\_\_\_  
Catherine Adduci, Village President

ATTEST:

\_\_\_\_\_  
Kathleen Brand-White, Village Clerk

**APPROVED and FILED** in my office this 10<sup>th</sup> day of April, 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

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### MEMORANDUM

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Date: April 4, 2018

To: Catherine Adduci, Village President  
Village Board of Trustees

From: Lisa Scheiner, Assistant Village Administrator

Subj: License Agreement with Property Owner at 1442 Lathrop Avenue for a Lawn Sprinkler System in the Public Right-of-Way

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#### Issue

The Property Owner of 1442 Lathrop Avenue, Owen McCaffrey, would like to install a lawn irrigation system with certain components in the Village right-of-way and needs permission from the Village Board of Trustees to do so.

#### Analysis

The Village Code does not permit obstructions nor does it allow homeowners to install anything in the public right-of-way, unless permission is granted by the Village typically through an agreement. The attached agreement is the standard document that is utilized by the Village for these matters.

The placement of an irrigation system within the public right-of-way is common throughout the Village. The typical installation includes a row of sprinkler heads along the private side of the sidewalk and another row of heads along the public side of the sidewalk and/or the back of the curb. While this is fairly common throughout the Village, it does pose challenges for capital improvement projects that involve excavation within the right-of-way and residents can incur damage to the system when the work occurs. Bills for repairs to the system are then forwarded to Village Staff for reimbursement.

In an effort to minimize Village expenses for private infrastructure within the public right-of-way, Staff has developed a policy that all irrigation systems that are proposed for installation within the public right-of-way should require a Right-of-Way Encroachment Waiver and Agreement as a condition of permit approval. This will help avoid future damage to irrigation systems by allowing the Village to document the existence of these systems. This is similar to the process followed for any other private infrastructure proposed within public space (e.g. in-pavement heating elements, fences, decorative light pole).

**Recommendation**

Authorize the Village Administrator to execute a right-of-way encroachment waiver and agreement for an irrigation system in the public right-of-way with the property owner at 1442 Lathrop Avenue.

**Attachment**

License Agreement with Property Owner at 1442 Lathrop Avenue for a Lawn Sprinkler System in the Public Right-of-Way

**THIS DOCUMENT WAS PREPARED  
BY, AND AFTER RECORDING  
RETURN TO:**

Klein Thorpe & Jenkins, Ltd.  
20 North Wacker Drive, Suite 1660  
Chicago, IL 60606  
Gregory T. Smith

[The above space for recording purposes]

**RIGHT-OF-WAY ENCROACHMENT WAIVER AND AGREEMENT**

I/~~we~~, Owen McCaffrey, as owner [of 1442 Lathrop (insert business name)] represent that I am ~~the~~ legal owner ("Legal Owner") of real property commonly known as:

1442 Lathrop Avenue, River Forest, Illinois 60305  
(the "Benefitted Property").

PIN(S) #: 15-01-109-008-0000  
(Survey of property containing legal description of said Benefitted Property is attached and made a part hereof as "EXHIBIT A")

Legal Owner is undertaking the following Project at the above stated Benefitted Property and on adjacent Public Right-of-Way that will encroach on the Public Right-of-Way:

Project: Lawn Sprinkler Installation

I/We, on behalf of Legal Owner, understand that the Village of River Forest Village Code does not permit any obstructions in the Public Right-of-Way and does not allow for the placement of Sprinkler heads (the "Encroachment") within the Public Right-of-Way for the purpose of watering the grass.

I/We agree, on behalf of Legal Owner, that the Encroachment placed by Legal Owner or an agent for the benefit of the Benefitted Property owned by the Legal Owner, and which encroach upon the Public Right-of-Way at the above address, will be the responsibility of the Legal Owner to maintain, repair, and replace if necessary, due to any damage by the Village or other public agencies for whatever reason, including but not limited to excavation in the Public Right-of-Way by the Village for the purposes of repairing a water main break, installation or replacement of a water main or other utilities, replacement or reconstruction of the street, or due to normal wear and tear.

I/We further agree, on behalf of Legal Owner, that any work to be performed on or underneath the Public Right-of-Way shall be in a good and workmanlike manner and in accordance with all applicable federal, state, and county laws and regulations and the Village codes, ordinances, and regulations.



I/We further agree, on behalf of Legal Owner, that the Legal Owner shall be responsible for any and all costs of restoring any disturbances of the Public Right-of-Way caused by its installation and use of the Encroachment in the Public Right-of-Way, and any and all repairs or damage to the Public Right-of-Way arising from the misuse or damage to same by it, or its officers, agents, employees, contractors, subcontractors, successors, and assigns, to the reasonable satisfaction of the Village. Upon completion of installation or any subsequent repair or maintenance, the Legal Owner shall return the Public Right-of-Way to good order, condition and repair. In the event the Legal Owner fails, in a timely manner, to restore any disturbances or make any and all repairs of the Public Right-of-Way as set forth above, the Village may make such restoration or repairs. In the event the Village makes such restorations or repairs, the Legal Owner agrees to pay the costs of such restoration or repairs upon written demand, or the Village may remove the Encroachment and/or lien the Benefitted Property for the costs of such restoration or repair. Legal Owner waives all rights and claims of any kind against the Village arising out of the Village's restoration or repair of the Public Right-of-Way or removal of the Encroachment under this paragraph.

I/We further agree, on behalf of Legal Owner, that Legal Owner shall not place or allow any liens, mortgages, security interests, pledges, claims of others, equitable interests, or other encumbrances to attach to or to be filed against title or ownership of the Public Right-of-Way. The Village retains the right to grant easements, licenses, or any other property interests in and to the Public Right-of-Way in which the Encroachment is located, as determined by the Village in the Village's sole discretion. This Agreement shall not limit or prohibit the Village from granting easements, licenses, or any other property interests in or to the Public Right-of-Way in which the Encroachment is located, as determined by the Village in the Village's sole discretion.

I/We further agree, on behalf of Legal Owner, that if the Village, in its sole discretion, determines that the Encroachment should be removed for any reason, or no reason, or that the further existence or use of the Encroachment in the Public Right-of-Way is, or will be, hazardous to the public or to the Public Right-of-Way, Legal Owner agrees to, upon written notice by the Village, make modifications or remove the Encroachment at the Legal Owner's sole expense. In the event the Legal Owner fails to make required modifications within a reasonable time frame, or if such modifications cannot be completed within said time frame, the Village may make the necessary modifications or remove the Encroachment. In the event the Village installs and/or makes the necessary modifications, Legal Owner agrees to pay the costs of such modifications or improvements upon written demand to the Village, or the Village may remove the Encroachment in its Public Right-Of-Way and/or lien the Benefitted Property for the costs of such modifications. Legal Owner waives all rights and claims of any kind against the Village arising out of the Village's modifications to the Encroachment or the Public Right-of-Way or removal of the Encroachment under this paragraph.

I/We, on behalf of the Legal Owner, also understand that as a condition of the Village of River Forest granting permission to utilize the Public Right-of-Way abutting the Benefitted Property for the aforesaid purposes, the Legal Owner covenants and agrees not to sue and to protect, indemnify, defend, and hold harmless the Village of River Forest, and its elected officials, employees, agents, volunteers, and attorneys against any and all claims, costs, actions, losses, demands, injuries and expenses of whatever nature, including, but not limited to attorneys' fees, related to this Agreement or such Encroachment being located in the Public Right-of-Way and/or from acts or omissions by the Legal Owner, its contractors, sub contractors, or agents or employees in maintaining the same and/or conjunction with the use of the Public Right-of-Way abutting the Benefitted Property for the aforesaid purposes.

I/We, on behalf of Legal Owner, understand that the terms and conditions contained herein apply uniquely to the Public Right-of-Way adjacent to the Benefitted Property at the above address as legally described in Exhibit A and it is the intent of myself and the Village to have the terms and conditions of this instrument run with the land and be binding on subsequent purchasers of the Benefitted Property.

This document shall be notarized and recorded with the Cook County Recorder of Deeds.

NOTE: THE UNDERSIGNED OFFICER(S) CERTIFY THAT HE/THEY HAVE THE AUTHORITY TO BIND THE LEGAL OWNER HEREIN.

Name: OWEN MCCAFFREY

Name: \_\_\_\_\_

Date: 3/12/18

Date: \_\_\_\_\_

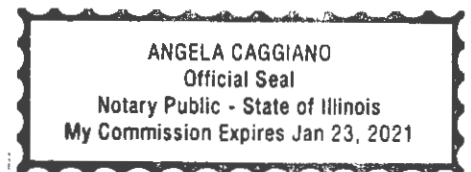
STATE OF ILLINOIS    )  
                                  ) SS  
COUNTY OF COOK    )

I, the undersigned, a Notary Public in Cook County, in the State of Illinois, do hereby certify that OWEN MCCAFFREY is/are personally known to me to be the \_\_\_\_\_ and \_\_\_\_\_ [of \_\_\_\_\_, a \_\_\_\_\_ Corporation (the "Corporation")], and are the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and severally acknowledged that as such \_\_\_\_\_ and \_\_\_\_\_, respectively[, of the Corporation, they signed and delivered this instrument and caused the seal of the Corporation to be affixed thereto, pursuant to authority given by the Board of Directors of the Corporation,] and as their free and voluntary act, and as the free and voluntary act and deed of the Corporation, for the uses and purposes therein set forth.

Given under my hand and notarial seal this 12<sup>TH</sup> day of March, 2018.

Notary Signature: [Signature]

[SEAL]



# Exhibit A

• BOUNDARY • TOPOGRAPHICAL • SUBDIVISIONS • ALTA/ACSM • CONDOMINIUMS • SITE PLANS • CONSTRUCTION • FEMA CERTIFICATES •

## SCHOMIG LAND SURVEYORS, LTD.

### PLAT OF SURVEY

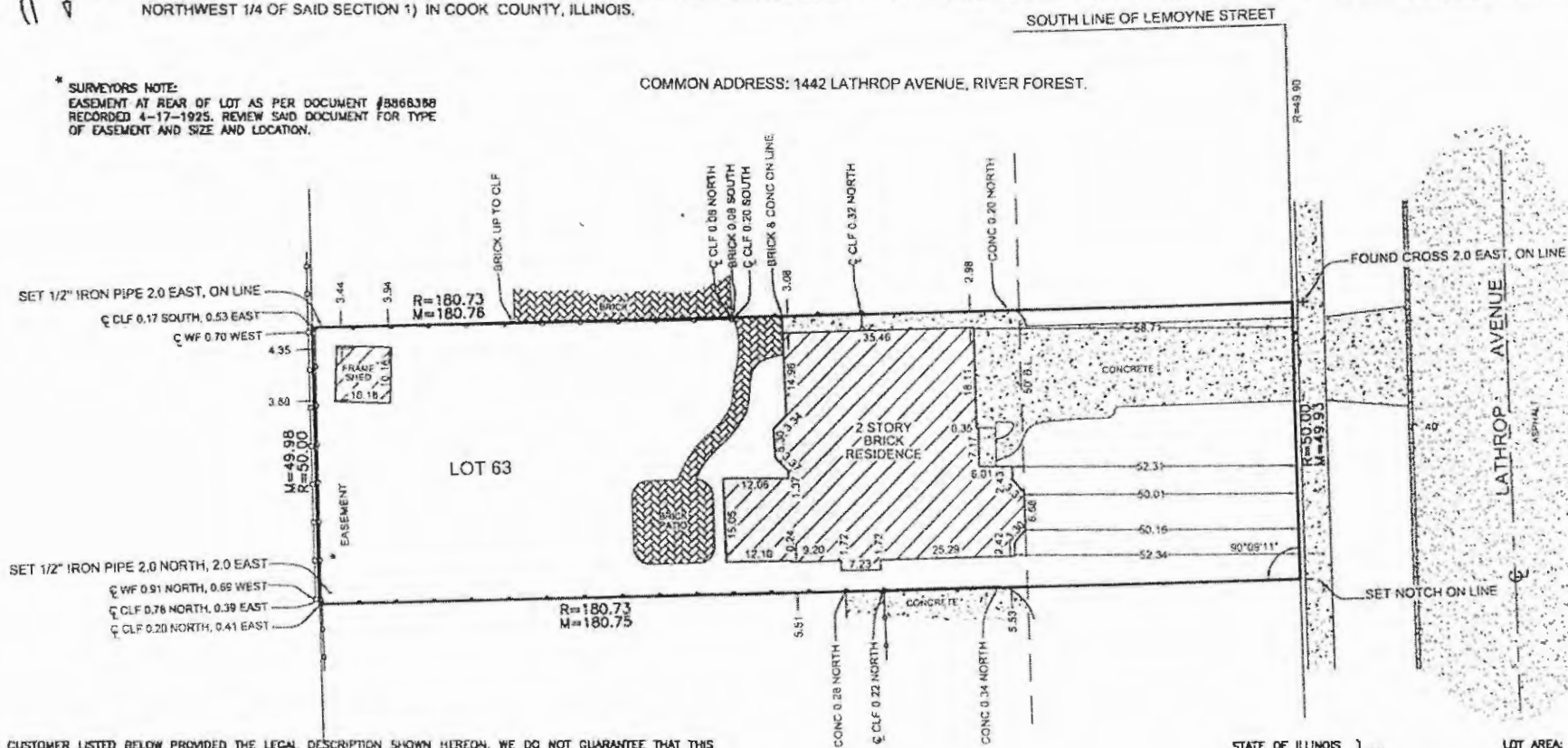
909 EAST 31ST STREET  
LA GRANGE PARK, ILLINOIS 60526  
SCHOMIG-SURVEY@SBCGLOBAL.NET  
WWW.LAND-SURVEY-NOW.COM  
PHONE: 708-352-1452  
FAX: 708-352-1454



LOT 63 IN EDWIN E. WOOD'S SUBDIVISION OF THAT PART OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 1, TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING NORTH OF THE SOUTH 42 ACRES THEREOF (EXCEPT THE WEST 220.62 FEET OF THAT PART LYING NORTH OF A LINE 200 FEET NORTH OF THE NORTH LINE OF THE SOUTH 66 ACRES OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF SAID SECTION 1) IN COOK COUNTY, ILLINOIS.

\* SURVEYORS NOTE:  
EASEMENT AT REAR OF LOT AS PER DOCUMENT #8866358  
RECORDED 4-17-1925. REVIEW SAID DOCUMENT FOR TYPE  
OF EASEMENT AND SIZE AND LOCATION.

COMMON ADDRESS: 1442 LATHROP AVENUE, RIVER FOREST.



THE CUSTOMER LISTED BELOW PROVIDED THE LEGAL DESCRIPTION SHOWN HEREON. WE DO NOT GUARANTEE THAT THIS IS THE CORRECT LEGAL DESCRIPTION FOR THE TRANSACTION INTENDED.

IMPORTANT: COMPARE LEGAL DESCRIPTION TO DEED OR TITLE POLICY AND REPORT ANY DISCREPANCY FOR CLARIFICATION OR CORRECTION IMMEDIATELY. UNLESS OTHERWISE NOTED, THIS PLAT DOES NOT SHOW BUILDING LINES OR OTHER RESTRICTIONS ESTABLISHED BY LOCAL ORDINANCES.

DO NOT SCALE DIMENSIONS FROM THIS PLAT; THE LOCATION OF SOME FEATURES MAY BE EXAGGERATED FOR CLARITY. NO EXTRAPOLATIONS MAY BE MADE FROM THE INFORMATION SHOWN WITHOUT THE WRITTEN PERMISSION OF SCHOMIG LAND SURVEYORS LTD. ONLY PLATS WITH AN EMBOSSED SEAL ARE OFFICIAL DOCUMENTS. FIELD WORK WAS COMPLETED PER SURVEY DATE LISTED BELOW. © COPYRIGHT, ALL RIGHTS RESERVED.

SURVEY DATE: JULY 27TH, 2017.

BUILDING LOCATED: JULY 27TH, 2017.

ORDERED BY: O'SHEA & O'SHEA ATTORNEYS

PLAT NUMBER: 172408

SCALE: 1" = 20'

#### LEGEND

- M. = MEASURED DIMENSION
- R. = RECORDED DIMENSION
- B.L. = BUILDING LINE
- P.U.E. = PUBLIC UTILITY EASEMENT
- D.E. = DRAINAGE EASEMENT
- C. = CENTER LINE
- W.F. = WOOD FENCE
- C.L.F. = CHAIN LINK FENCE
- I.F. = IRON FENCE
- V.F. = VINYL FENCE



STATE OF ILLINOIS ) ss.  
COUNTY OF COOK )

LOT AREA: 9,034 SQUARE FEET.

WE, SCHOMIG LAND SURVEYORS, LTD. AS AN ILLINOIS PROFESSIONAL DESIGN FIRM, LAND SURVEYOR CORPORATION, DO HEREBY CERTIFY THAT WE HAVE SURVEYED THE PROPERTY DESCRIBED HEREON.

ALL DIMENSIONS ARE IN FEET AND DECIMAL PARTS OF A FOOT. DIMENSIONS SHOWN ON BUILDINGS ARE TO THE OUTSIDE OF BUILDINGS. THE BASIS OF BEARINGS, IF SHOWN AND UNLESS OTHERWISE NOTED, ARE ASSUMED AND SHOWN TO INDICATE ANGULAR RELATIONSHIP OF LOT LINES.

THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

BY: Russell W. Schomig  
PROFESSIONAL ILLINOIS LAND SURVEYOR LICENSE # 033-002446



## PROCLAMATION

**ARBOR DAY**  
**April 28, 2017**

**WHEREAS**, in 1872 J. Sterling Morton proposed to the Nebraska Board of Agriculture that a special day be set aside for the planting of trees; and

**WHEREAS**, this holiday, called Arbor Day, was first observed with the planting of more than a million trees in Nebraska; and

**WHEREAS**, Arbor Day is now observed throughout the nation and the world; and

**WHEREAS**, trees can reduce the erosion of our precious topsoil by wind and water, cut heating and cooling costs, moderate the temperature, clean the air, produce oxygen and provide habitat for wildlife; and

**WHEREAS**, trees in our city increase property values, enhance the economic vitality of business areas, and beautify our community; and

**WHEREAS**, trees are a renewable resource giving us paper, wood for our homes, fuel for our fires and countless other wood products; and

**WHEREAS**, trees, wherever they are planted, are a source of joy and spiritual renewal.

**NOW, THEREFORE, I, CATHERINE ADDUCI**, President of the Village of River Forest, do hereby proclaim April 27, 2018 as Arbor Day in the Village of River Forest, and I urge all citizens to celebrate Arbor Day and to support efforts to protect our trees and woodlands, and

**Further**, I urge all citizens to plant trees to gladden the heart and promote the well-being of this and future generations.

**IN WITNESS, THEREOF**, I have hereto set my hand officially and caused to be affixed the seal of the Village of River Forest, this 9<sup>th</sup> day of April 2018.

---

Catherine Adduci,  
Village President



## MEMORANDUM

**DATE:** April 9, 2018

**TO:** Eric J. Palm, Village Administrator

**FROM:** John Anderson, Director of Public Works

**SUBJECT:** Change Order – 2017 Water Main Improvement Project

---

**Issue:** Construction of the 2017 Water Main Improvement Project was completed during the month of October, 2017. Initially, \$450,000 was budgeted within the Water/Sewer Fund.

**Analysis:** The original construction contract for this project was awarded to Unique Plumbing Co. in the amount of \$366,328.00 on May 8, 2017. In some cases, the scope of work was increased to accomplish additional goals within the project budget. In other cases, the scope of work was increased in order to accommodate unforeseen circumstances that arose during the course of construction. In total, the cost of the increases to the scope of work put the overall total of work completed over the awarded contract amount. The final cost of all improvements completed is \$434,469.70, a total of \$68,141.70 over the awarded amount for this work. The final project cost remains within the original budget established for this project.

The increases in the scope of work can be attributed to the following items (with approximate costs):

- Increased amount of curb and sidewalk replacement throughout the project area (\$20,300)
- Additional work required due to incorrect/inaccurate/unknown utility markings (\$10,700)
- Additional labor to tunnel (and backfill) under unknown AT&T duct (\$7,080)
- Off-site work - Additional valve and vault near Edgewood, broken frame and lid at 330 Gale, damaged sidewalk at 227 Keystone (\$15,300)
- Removal of 360' of abandoned water main along Auvergne (\$6,000)
- Additional fittings needed for adjustments (\$2,800)
- Emergency repair of failed sewer lateral (\$1,520)
- Additional asphalt needed to more adequately pitch the new roadway (\$4,350)

**Recommendation:** Consider a Motion to approve a Change Order in the amount of \$68,141.70 for the construction of the 2017 Water Main Improvement Project.

**Attachments:** Change Order Resolution

**RESOLUTION NO. \_\_\_\_\_**

**A RESOLUTION APPROVING AND AUTHORIZING  
THE EXECUTION OF CHANGE ORDER NO. 1  
TO THE UNIQUE PLUMBING CO. CONTRACT RELATING TO  
THE 2017 WATER MAIN IMPROVEMENT PROJECT**

**WHEREAS**, the Village of River Forest (“Village”) is an Illinois municipal corporation organized under the Illinois Constitution and the laws of the State of Illinois; and

**WHEREAS**, on May 8, 2017, the President and Board of Trustees of the Village approved and authorized the execution of a contract (“Contract”) for the 2017 Water Main Improvement Project (“Project”) with Unique Plumbing Co. (“Contractor”). The original amount of the Project was three hundred sixty six thousand three hundred twenty eight and 00/100 Dollars (\$366,328.00). The anticipated completion date for the Project was June 19, 2017 (“Project Completion Date”); and

**WHEREAS**, the Contractor has filed a request for payment of Change Order No. 1 in the amount of sixty eight thousand one hundred forty one and 70/100 Dollars (\$68,141.70), due to the need to increase the scope of work based on the available budget and account for unforeseen circumstances discovered during construction, and a request for an extension of time to the Project Completion Date of an additional zero (0) days. A copy of Change Order No. 1 is attached hereto as **Exhibit A** and made a part hereof; and

**WHEREAS**, based on the recommendation of the Contractor, the President and Board of Trustees of the Village make the following findings and determinations in accordance 720 ILCS 5/33E-9 regarding Change Order No. 1 to the Contract:

1. Change Order No. 1 (or a series of change orders): (a) are made necessary by circumstances not foreseeable at the time the Contract was signed; (b) are germane to the Contract as originally signed; and (c) are in the best interests of the Village.

**WHEREAS**, in addition, the President and Board of Trustees of the Village find and determine that, pursuant to 50 ILCS 525/5, Change Order No.   1   (or a series of change orders) does not increase the original Contract price by fifty percent (50%) or more of the original Contract price, and thus the Village is not obligated to re-bid the additional work proposed under Change Order No.   1  ; and

**WHEREAS**, the President and Board of Trustees of the Village, pursuant to their powers as provided by 720 ILCS 5/33E-9, find that it is in the best interests of the Village and the public to approve Change Order No.   1   because it relates to a public project and is for a public purpose.

**NOW, THEREFORE, BE IT RESOLVED** by the President and Board of Trustees of the Village of River Forest, Cook County, Illinois:

**SECTION 1:** Each Whereas paragraph above is incorporated by reference into this Section 1 and made a part hereof as material and operative provisions of this Resolution.

**SECTION 2:** The President and Board of Trustees of the Village approve Change Order No.   1   in the amount of   sixty eight thousand one hundred forty one and 70/100   Dollars (\$68,141.70). The President and Board of Trustees further authorize and direct the Village President and the Village Clerk, or their designees, to execute Change Order No.   1  , execute the check or other payment to the Contractor in an amount not to exceed the amount of   eighty four thousand eight hundred twenty three and 26/100   Dollars (\$84,823.26) and execute any other necessary documents to implement Change Order No.   1  . The President and Board of Trustees also recognize and approve an increase in the completion time for the Project, as set forth in the Contract, by thirty (30) days or more.

**ADOPTED** on a roll call vote of the Corporate Authorities on the 9 day of April,  
2018.

AYES: \_\_\_\_\_

NAYS: \_\_\_\_\_

ABSENT: \_\_\_\_\_

**APPROVED** by me this 9 day of April, 2018.

\_\_\_\_\_  
Village President

**APPROVED and FILED** in my office this 9 day of April, 2018 and  
published in pamphlet form in the Village of River Forest, Cook County, Illinois.

**ATTEST:**

\_\_\_\_\_  
Village Clerk



**EXHIBIT “A”**

**CHANGE ORDER NO. 1 TO THE CONTRACT**

(attached)



## Village of River Forest

### POLICE DEPARTMENT MEMORANDUM

**TO:** Eric Palm- Village Administrator

**FROM:** James O'Shea- Chief of Police

**DATE:** April 4, 2018

**SUBJECT:** March 2018 Monthly Report

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#### Crime Statistics

The month of March 2018 showed a moderate decrease in Part I offenses, and moderate increase in Part II reported crimes compared to February 2017. Part I decreased by 14% in reported crimes compared to February 2017. Part II offenses increased by 11% in reported crimes in February 2018 in comparison to February 2017, with 72 occurring in March 2018 and 65 reported in March 2017. Decreases in Burglary and Theft incidents contributed to the Part I reduction. Increases in Disorderly Conduct, Simple Battery, and Traffic Arrest incidents contributed to the Part II increase. Overall, Part I crimes have decreased by 27% year-to-date compared to 2017, and Part II crimes have decreased by 20% year-to-date compared to 2017.

	March 2018	March 2017	Diff. +/-	% +/-	YTD 2018	YTD 2017	Diff. +/-	% +/-
<b>Part I*</b>	19	22	-3	-14%	44	60	-13	-27%
<b>Part II**</b>	72	65	7	11%	186	233	-54	-20%
<b>Reports***</b>	156	164	-8	-5%	421	477	-48	-12%
<b>Events****</b>	1780	2034	-254	-12%	5426	6541	-861	-17%

\*Part I Offenses include homicide, criminal sexual assault, robbery, aggravated battery, burglary, theft, and motor vehicle theft.

\*\*Part II Offenses include simple battery, assault, criminal trespass, disorderly conduct, and all other misdemeanor and traffic offenses.

\*\*\*Reports (new category as of September 2015) include total number of reports written by officers during the month.

\*\*\*\*Events (new category as of September 2015) include all activities conducted by officers, including foot patrols, premise checks, traffic stops, and all other calls for service not included as PART I and PART II offenses.

## **Town Center**

The Police Department conducted 149 calls for service at the Town Center properties in March 2018; of those calls there were twenty-nine (29) reported crimes, which included six (6) Retail Thefts, one (1) Theft, and twenty-two (22) Panhandler/Criminal Trespass events.

## **Collaboration and Relationship Strengthening**

- Chief attended ILEAS Conference in Springfield, 03/04-06/18.
- Command Staff and SRO attended school safety meeting at District 90, 03/08/18.
- Officers participated in a lock-in at Roosevelt, 03/09/18.
- Chief attended Administrator's Forum at District 90, 03/13/18
- Officers met with various schools during the National Walk-out demonstration, 03/14/18.
- Officers attended a lock down drill Roosevelt School, 03/16/18.
- Regional chiefs' meeting with Presiding Judge Ingram, 03/16/18.
- Command Staff and SRO, along with Village President, attended a public meeting on school safety at the River Forest Library, 03/19/18.
- Chief voted in as Board Chairman for WEDGE Executive Board, 03/22/18.
- Command Staff quarterly team meeting with supervisory staff, 03/22/18.

## **School and Community Support**

During this period, the SRO/CSO division focused on addressing safety and security concerns by meeting with community organizations and schools regarding these issues. Ofc Czernik dedicated a considerable portion of his time attending training, completing online training and planning for future training events for the department. Ofc Czernik attended the Youth Network Council Meeting at O.P. Library and the M-Team Meeting at OP Township.

The Ordinance Enforcement Officer conducted parking enforcement throughout the village, resulting in 68 tickets for:

55	"Daily Fee" parking violations
6	"Resident Only" parking violations
0	"Fire Lane/Hydrant" parking violation
7	"Other" parking violations

## **Highlights**

Ofc Czernik completed the following:

- Taught Too Good For Drugs at the following schools:

- ✓ St. Vincent, St. Luke and Grace Luth. on 3/13/18.
- ✓ St. Vincent, St. Luke and Grace Luth. on 3/27/18.
- Taught ISEARCH Classes at the following schools:
  - ✓ 2 classes at Lincoln on 3/14/18.
- Attended training (Basic Cyber Crimes) at Triton College on 3/1/18 & 3/2/18.
- Spoke about personal safety at Trinity student assembly on 3/2/18.
- Conducted a safety/security presentation for Goeddert Center staff on 3/5/18.
- Met with St. Luke Principal regarding safety and security on 3/6/18.
- Attended Youth Network Council Meeting at O.P. Library on 3/8/18.
- Met with RF Community Center director regarding safety and security on 3/8/18.
- Completed annual BBP and Hazmat training on 3/14/18.
- Attended M-Team Meeting at OP Township on 3/15/18.
- Completed Police Law Institute training on 3/15/18.
- Attended school safety meeting with concerned citizens at RF Library on 3/19/18.
- Attended Use of Force Training at Lisle PD on 3/19/18 & 3/20/18.
- Attended NIPAS training 3/21/18.
- Conducted a Residential Security Survey on the 900 block of Franklin on 3/30/18.
- Spent time throughout month cleaning and reorganizing Crime Prevention work areas in anticipation of remodeling.
- Spent time throughout month researching/ordering youth program supplies for the department.
- Spent time throughout month developing in-house training for NARCAN, Less Lethal, and Use of Force

### **UPCOMING School and Community Support Activities for April 2018**

Ofc Czernik will:

- Attend/Instruct Rapid Deployment training at Ridgewood HS 4/3/18.
- Facilitate Lockdown drill at Trinity HS on 4/11/18.
- Meet with Carla Sloan at RF Township regarding senior programs on 4/12/18.
- Attend the annual safety review meeting at the Trinity HS on 4/17/18.
- Attend school safety training conference in Mount Prospect on 4/18/18.
- Attend the "M" team meeting at the Oak Park Township on 4/19/18.
- Attend mandatory NIPAS training on 4/25/18.
- Conduct presentation at RFPD for Celebrating Seniors week on 4/30/18.
- Continue to teach ISEARCH and Too Good for Drugs Classes.
- Develop and Begin Alcohol compliance checks through OP Township grant.
- Collaborate with Sgt. Buckner to transition NARCAN supplies and program.
- Collaborate with Sgt. Greenwood on in-service training for less-lethal weapons.
- Begin planning for JCPA 2018.
- Continue regular Foot Patrols and Business Checks throughout the business district.
- Continue scheduling and performing residential security surveys.
- Continue scheduling and conducting crime prevention presentations by request.
- Remain in contact with all elementary schools, Trinity, and both Universities to ensure there are no pending issues that the police department needs to address.

Sgt Grill will:

- Assist with Red Light hearings.
- Assist with Adjudication hearings and manage caseload.
- Manage movie and commercial film details, permits, and requests.
- Assist with Information Technology projects.
- Address subpoenas, FOIA requests and other records requests for various sources of police video used in police response and criminal investigations.
- Manage various grant activities.
- Assist with Vehicle Maintenance and Equipment.

OEO Kaniecki will:

- Monitor parking issues near the various schools.
- Monitor parking issues near the River Forest Community Center.
- Monitor and enforce parking regulations in Daily Fee, Time Zone, Resident Only Zones, and Handicapped Parking Only Areas etc.
- Assist with Evidence Management.
- Assist with Court records communications.
- Assist with Animal related calls for service.
- Provide traffic control services during Fire and Police related events.

Active Solicitor Permits		
Individual or Organization	Description	Expires
Power Home Remodeling	Home Repair	21-Apr-18
Renewal By Anderson	Window Installation	2-May-18
Point Pest Control	Pest Control	11-Aug-18

## **Budget and Fiscal Monitoring**

### **March 01 – March 31, 2018**

During the month of March, parking citation revenue was slightly below the estimated monthly projection by \$456. Administrative tow revenue was moderately above monthly projections of \$11,733. Local ordinance revenue was up by \$1,195 compared to average yearly projection to date of \$6,325. Overtime was under the anticipated monthly average of \$14,583, and is still below the anticipated YTD average of \$160,413.

### Revenue/Expenditure Summary

Category	Total # Paid 03/18	Total # paid FY18 Y-T-D	Expenditure/ Revenue 03/18	FY18 Y-T-D Expenditure/Revenue
Parking/Compliance Citations	400	3107	\$14,185	\$129,551
Admin. Tows	29	251	\$14,500	\$125,500
Local Ordinance	0	42	\$0.00	\$7,520
Overtime	186 hrs	1,423 hrs.	\$12,020	\$135,154

### Significant Arrests and Notable Arrests:

#### **18-00285 Possession of a False Insurance Card**

On March 04, 2018 River Forest officers responded to the 1100 block of Harlem in reference to a motor vehicle accident. Officers obtained the information from the parties involved, and the driver of one of the vehicles, a 20 year old male from Chicago provided an officer with a false insurance card. The driver was unlicensed, and as a result was taken into custody. He was charged with Possession of a False Insurance Card and Operating a Motor Vehicle without a License. He was released on bond.

#### **18-00290 Aggravated Battery**

On March 5, 2018 River Forest officers were dispatched to the Children's Place in reference to a Retail Theft. The offender, a 34 year old female was observed by a store employee place numerous items into her coat in an attempt to conceal the items. As the offender left the store she was confronted by the employee. The offender forcefully tried to get past the store employee by pushing her and placing her into a headlock. The offender dropped numerous items but still left the store with \$19.95 worth of merchandise. The offender was asked by officers multiple times to stop and take her hands out of her pockets which she did not comply. She was eventually taken into custody and charged with Aggravated Battery, Obstructing a Peace Officer, and Retail Theft. She was taken to Maybrook for bond hearing.

#### **18-00339 Driving Under the Influence/Reckless Driving**

On March 17, 2018 a River Forest officer was conducting patrol in the area of North and Harlem when he observed a vehicle driving at a high rate of speed nearly causing an accident. A traffic stop was conducted and the driver, a 35 year old male from Melrose Park showed signs of impairment. The driver failed field sobriety tests and was arrested. The driver refused a breath test and was charged with Driving under the Influence of Alcohol and Reckless Driving. The driver was later released on bond.

#### **18-00340 DUI Arrest and an Aggravated Assault/Obstructing Arrest**

On March 18, 2018 a River Forest officer conducted a traffic stop in the 7100 block of North Ave for numerous IVC violations. The driver, a 48 year old male Forest Park resident showed of impairment on all SFST's and was arrested for DUI. During the traffic stop, the rear passenger inside of the vehicle, a 51 year old Elmwood Park resident, kicked the rear car door as the back-up officer was opening the rear door to check on him since he was making furtive movements in the rear of the vehicle. He then refused to exit the vehicle and obey commands when ordered by the officers. He eventually complied and was arrested for Aggravated Assault

and Obstructing. While at the station, the driver gave a BAC sample of .138. Both subjects were charged accordingly and later released on bond.

**18-00372                      Residential Burglary**

On March 22, 2018 River Forest officers responded to the area of Lake and Clinton in reference to a male subject pulling on car door handles in the parking lot. Officers were unable to locate the offender immediately but remained in the area in belief that the subject was still in the area. An officer was approached by a subject who advised that his residence had been burglarized and provided a similar description as the one officer's were previously dispatched to. Officers located the subject hiding the proceeds near a dumpster behind DSW located at 7321 Lake St. The offender, a 31 year old male from Maywood was positively identified by the resident, and the resident also identified the items the offender was concealing behind the dumpster as his personal belongings. The offender was charged with Residential Burglary and was transported to Maybrook for bond hearing.

**18-00382                      Aggravated DWLR / Aggravated Fleeing and Eluding**

On March 24, 2018 a River Forest officer conducted a traffic stop in the 8100 block of Chicago on a vehicle for numerous IVC violations. The driver initially pulled over but as the officer approached, the driver partially leaned out the window, yelled a profanity and then accelerated, fleeing the traffic stop. The vehicle registered out of Melrose Park so the officer went to check the residence where he saw the driver exit the vehicle, run into the house and refused to answer the door so the officer cleared the scene. A photo line-up was conducted on a later date and the driver was identified as a 43 year old male Melrose Park resident who had a revoked license and two warrants for his arrest. The subject was taken into custody by the detective division at a later date. The subject admitted to being the driver that night and to the circumstances that followed after the stop. Felony approval was granted by the ASA and the subject was charged with Aggravated Fleeing and Eluding, Aggravated Driving While License Revoked, Reckless Driving, as well as a number of other IVC violations. He was also charged with the two warrants (a Cook County Conditional Release Violation warrant for DUI and a Will County Bond Forfeiture Warrant for No Valid License). He was held for bond hearing.

**18-00406                      Warrant Arrest**

On March 29, 2018 River Forest units were dispatched to 7201 Lake St, Starbucks, in reference to an unwanted subject. While on scene, an officer observed a subject, 54 year old male from Chicago. From past interactions with this subject, the officer knew the subject had an arrest warrant out of Franklin Park for a domestic battery. The subject was placed into custody and later turned over to the Franklin Park police department.

The following chart summarizes and compares the measured activity for all three Patrol Watches during the month of March 2018:

	Midnights 2230-0630	Day Watch 0630-1430	Third Watch 1430-2230
<b>Criminal Arrests</b>	4	3	6
Warrant Arrests	2	3	3
D.U.I Arrests	5	1	2
Misdemeanor Traffic Arrests	12	9	13
Hazardous Moving Violations	77	92	85
Compliance Citations	33	54	46
Parking Citations	218	18	19
Traffic Stop Data Sheets	129	215	211
Quasi-Criminal Arrests/ L.O	6	0	1
Field Interviews	41	32	57
Premise Checks/Foot Patrols	132	156	299
Written Reports	31	66	68
Administrative Tows	15	4	11
Booted vehicles	0	0	0
Sick Time used (in days)	6	3	0

### **Detective Division**

Sergeant Labriola was reassigned from patrol to sixteen (16) days performing detective duties. The reassignment was based on Sergeant Greenwood's scheduled training. Sergeant Labriola was also assigned to six (6) patrol shifts during the month.

Sergeant Greenwood worked seven (7) scheduled days performing detective duties. Sergeant Greenwood was in class for ten (10) scheduled training days at Northwestern University School of Police Staff and Command course.

Sergeants Labriola attended a Juvenile Law update presentation on March 13, 2018 at the Franklin Park Police Department that was given by the Chief of the Cook County State's Attorney's Office Juvenile Justice Bureau, Maryam Ahmad. The update provided insight into the new laws and procedures governing juveniles. Sergeant Labriola also attended a Juvenile Expungement presentation in Hodgkins on March 28, 2018. Sergeant Labriola has been working with Officer Fields in creating a roll call presentation, and updating internal policies based on the material from both of those presentations.

Sergeant Labriola purchased the ELineup software which will be used to administer photo lineups to victims and witnesses. The software has been installed on two computers, and he is currently working on creating the procedures to properly administer the lineups accordingly.

Sergeant Greenwood assisted in the interviews of six (6) candidates for the opening for the detective position.



During the month of March, the Detective Unit opened up/reviewed nine (12) cases for potential follow-up. Of those cases, two (2) were Cleared by Arrest, four (4) were Exceptionally Cleared, one (1) was Administratively Closed, and three (5) are Pending. The Unit also continued to investigate open cases from previous months.

#### Year to Date Arrest Statistics

Quantity Arrested	# Felony Charges	# Misdemeanor Charges	# Warrants
<b>10</b>	<b>8</b>	<b>3</b>	<b>0</b>

#### March 2018 Case Assignment Summary

Part I	# Cases	Cleared by Arrest	Adm Closed	Screen Out	Susp	Exceptional	Pend	Refer	Unfound
Burglary	3		1			1	1		
Theft	3	1				1	1		
Armed Robbery	1						1		
Part I Total	5	1	1			2	3		
Part II	# Cases	Cleared by Arrest	Adm Closed	Screen Out	Susp	Exceptional Clear	Pend	Refer	Unfound
Retail Theft	2					1	1		
Suspicious Incident	1					1			
Fleeing and Eluding	1	1							
Forgery	1						1		
Part II Total	3	1				2	2		
<b>TOTALS</b>	<b>12</b>	<b>2</b>	<b>1</b>			<b>4</b>	<b>5</b>		

#### March 2018 Juvenile Arrests

Offenses	Adjusted	Cited	Petitioned	Referred
Theft	0	1	0	0
Curfew	0	4	0	0
No Valid DL	0	1	0	0
Disorderly Conduct-Threat Against a School	0	0	1	0
Total (7)	0	6	1	0

## **New Investigations**

### **18-00279                      Theft over \$500**

On March 3, 2018 the victim in this case reported to the River Forest Police Department that he had left his backpack containing over \$1,000 worth of camera equipment at the McDonald's located at 624 Harlem. Video surveillance from inside of the restaurant was obtained and it appeared the items were taken by a juvenile employee. On March 28, 2018 Sergeant Labriola and Officer Humphreys took the 17 year old male employee from Chicago into custody while he was entering work at McDonald's. The parents of the 17 year old male employee came to the River Forest Police Department and provided the items that were taken. As a result, the victim only asked that the offender be issued a local ordinance citation.

### **18-00281                      Theft under \$500**

On March 3, 2018 the victim in this case reported that her wallet containing her credit cards was taken from inside of her purse while she shopped at Whole Foods located at 7245 Lake St. The credit cards were subsequently used at the Target in Oak Park and the Target in Melrose Park. The offender's vehicle was observed on the Melrose Park red light camera on North Ave. A license plate is legible and potential suspects have been developed as a result. A Critical Reach Bulletin has been disseminated seeking assistance in positively identifying the offenders. This case is pending.

### **18-00289                      Theft under \$500**

On March 5, 2018 the victim in this case that her wallet was taken from inside of her purse while she shopped at Whole Foods located at 7245 Lake St. The offender(s) then used the victim's credit cards at Target in Oak Park. Although the victim did not wish to pursue this investigation and the case is Exceptionally Cleared, video surveillance was still obtained. It appears that the offenders in this case are the same offenders from case #18-00281.

### **18-00348                      Retail Theft**

On March 19, 2018 the manager at DSW reported that multiple male subjects entered the business and removed four pairs of shoes valued at nearly \$300. The manager did not witness the offense, but observed it on video surveillance after the crime occurred. The exact loss could not be determined, and the manager never returned any calls to further the investigation. As a result, this case was Exceptionally Cleared.

### **18-00355                      Burglary**

Between March 20, 2018 (1500Hrs.) and March 21, 2018 (0742Hrs.) an unknown offender(s) entered a garage on the 600 block of Franklin and removed a bicycle valued at \$500 and \$100 USC from inside of the vehicle that was unlocked inside of the garage. The victim was contacted, but did not return any calls to further the investigation. As a result, this case will be Exceptionally Cleared.

### **18-00368                      Attempt Burglary**

On March 22, 2018 at approximately 0221Hrs. a male subject can be seen on the residence's video surveillance pulling on the door handles of both of the vehicles in the driveway on the 1400 block of Jackson. The offender does not enter either vehicle and leaves the area. Upon reviewing the video surveillance and disseminating a still image of the offender, multiple officers identified the offender as Tarik Page M/B 02/18/76. The victim did not want to pursue this offense, and as a result, this case will be Exceptionally Cleared.

**18-00378                      Armed Robbery**

On March 23, 2018 the victim in this case related that at 1455Hrs. she was inside her vehicle that was parked in a driveway on the 1000 block of Forest. As she looked at her cellular telephone, a subject wearing a ski mask opened her vehicle door and held a handgun to her head. A second offender opened the passenger door and took her purse that was on the seat. The victim described the offenders as M/B's in their 20's. The offenders were last seen in a grey/blue vehicle. Over \$1000 in USC and credit cards was the loss. The Oak Park Police Department received calls of Aggravated Vehicular Hijacking and Armed Robbery near the same time as this Armed Robbery. The description of the offenders and offending vehicle was similar as well. Chicago Police Department stopped a vehicle taken in a Vehicular Hijacking prior to the Armed Robbery, and three M/B juveniles were taken into custody. The victim's credit cards were also inside of the vehicle. The victim was unable to identify any of the subjects in a photo lineup. Sergeant Labriola attempted to contact the victim and she has not returned my call. This case is pending lab results from latent prints that were obtained from the victim's vehicle.

**18-00382                      Aggravated Fleeing and Eluding**

On March 24, 2018 at 0055Hrs. a River Forest Patrol Officer stopped a vehicle that committed multiple Illinois vehicle Code Violations. The driver briefly pulled over for the officer, and then sped off as the officer approached. The officer was able to get the registration on the vehicle, and after further investigation, a potential suspect was identified. The officer positively identified the subject in a photo lineup. Sergeant Labriola and Officer Humphreys went to the last known address for the subject, Lee Dell Randle M/B 03/23/75 in Melrose Park. After a brief period of surveillance, Randle exited the residence to take out the garbage, and was taken into custody without incident. Randle was charged with Aggravated Fleeing and Eluding, Felony Driving While License Revoked, and multiple other traffic violations.

**18-00401                      Retail Theft**

On March 28, 2018 at 1025Hrs. an unknown F/W entered the Jewel/Osco located at 7525 Lake St. and removed two (2) boxes of Huggies diapers from the store without making a purchase. A Critical Reach Bulletin was disseminated seeking assistance in identifying the offender.

**18-00412                      Burglary**

On March 30, 2018 the victim in this case reported that between March 29, 2018 (1805Hrs.) and March 30, 2018 (0916Hrs.) unknown offender(s) entered the business located at 7617 Lake St. by forcing open the rear door. The unknown offender(s) removed USC from the register and numerous Sid Dickens Memory Blocks for a total loss of approximately \$15,000. There is a small market for the Memory Blocks, and many of the blocks taken were "retired," meaning their value is increased. This investigation is pending.

**18-00416                      Burglary**

On March 31, 2018 the victim reported that between March 30, 2018 (1900Hrs.) and March 31, 2018 (0700Hrs.) unknown offender(s) forced open the service door of his detached garage and removed a bicycle on the 600 block of Monroe. There is no physical evidence, leads or witnesses. As a result, this case will be Administratively Closed.

**18-00419                      Forgery**

On March 31, 2018 the River Forest Police Department took a call of a subject attempting to pay for groceries at

Whole Foods located at 7245 Lake St. with a counterfeit \$100 bill. The serial number of the bill matches that of a similar report taken by the Lombard Police Department in February. A license plate number for the vehicle was obtained and the investigation is pending.

### **Old Cases**

#### **17-02064 & 17-002065                      Residential Burglary**

On December 12, 2017 houses on the 1200 block and the 800 block of Monroe were burglarized. In both cases jewelry and electronics were taken. Franklin Park Police Department also had a similar burglary near the same time these two Residential Burglaries occurred. They were able to obtain a license plate for the offending vehicle in their case. On March 6, 2018 Sergeant Labriola and Officer Humphreys went to the Cook County Jail and interviewed Diego Perez M/W 08/19/96, one of the offenders believed to be responsible for both of these Residential Burglaries. Post Miranda, Perez implicated himself in both cases, and as a result was charged with two counts of Residential Burglary.

On March 08, 2018 Sergeant Labriola was informed that the Franklin Park Police Department had Justin Gonzalez M/W 01/09/95, one of the other alleged offenders in custody. Sergeant Labriola went to the Franklin Park Police Department and interviewed Gonzalez, who post Miranda implicated himself in the Residential Burglary on the 1200 block of Monroe. As a result, he was charged with one count of Residential Burglary.

On March 20, 2018 Sergeant Labriola and Officer Humphreys went to the Cook County Jail and took temporary custody of Kestin Puerto F/W 12/24/98, the alleged driver in both Residential Burglaries. Post Miranda, Puerto implicated herself in the Residential Burglary 1200 block of Monroe. As a result, she was charged with one count of Residential Burglary.

All three subjects have been indicted at the Grand Jury.

#### **17-02035                                      Theft**

On December 5, 2017 a vehicle at the Boston Market parked at 7211 Lake St. was burglarized. The victim related that laptops, calculator, backpack, and other items of value were taken from within the vehicle. The River Forest street cameras captured the offender walking from the burglary scene with a backpack over his shoulder. It appeared to match the backpack that was taken from the burglary. A check of LEADS Online revealed that Marquel Strong M/B 07/01/89 pawned the calculator at a nearby pawn shop. On March 6, 2018 Sergeant Labriola and Officer Humphreys went to interview Strong. Post Miranda, Strong did not provide any incriminating statements. As a result, he was charged with Theft.

### **Training**

During the month of March 2018, eight (8) officers and one (1) civilian employee attended training classes for a total of one-hundred and forty-eight (148) hours of training. Recruit Heneghan continued his training at the Chicago Police Metro Academy and Sergeant Greenwood continued his training at the Northwestern University School of Police Staff and Command. The Department members, courses, and total number of hours included in the course are detailed below.

Officer Name	Course Title	Start	End	Hours
Balaguer	Rapid Deployment Training	03/27/2018		8
Buckner	Use of Force-Train the Trainer	03/19/2018	03/20/2018	16
Cromley	Rapid Deployment Training	03/27/2018		8
Czernik	Use of Force Train the Trainer	03/19/2018	03/20/2018	16
Fields	Rapid Deployment Training	03/28/2018		8
Labriola	Juvenile Expungement Update Training	03/28/2018		2
Ludvik	Juvenile Expungement Update	03/28/2018		2
Sheehan	Rapid Deployment Training	03/28/2018		8
Swierczynski	Northwestern University Supervision of Police Personnel	02/26/2018	03/09/2018	80
<b>Total Hours</b>				<b>148</b>



## MEMORANDUM

TO: Eric J. Palm  
Village Administrator

FROM: Kurt Bohlmann  
Kur Bohlmann  
Fire Chief

DATE: April 5, 2018

SUBJECT: Monthly Report – March – 2018

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The Fire Department responded to 162 calls during the month of March. This is above our average number of calls in comparison to 2017. We experienced 8 fire related calls for the month. Emergency Medical Service calls represent 56% of our response activity for the month of March.

Incident Group	Count
100 – Fire	8
200 – Rupture/Explosion	0
300 – Rescue/EMS	94
400 – Hazardous Condition	2
500 – Service Calls	13
600 – Good Intent	31
700 – False Alarm	20
800 – Severe Weather	0
900 – Special Incidents	0

Elmwood Park hosted a meeting on Active Shooter Response that Fire Marshal Wiley and I attended. It is important to work with our surrounding communities on these types of topics. Any real event will certainly overwhelm an individual town's resources.

Fire Marshal Wiley attended the District 90 Annual Safety meeting in my absence. All District 90 safety procedures are up-to-date.

We are working on updating the building codes to the 2015 version. Our current version is 2003.



The Fire Department hosted “Storytime at the Firehouse” in March. Approximately 85 people attended. They were taken on a tour of the fire station and then a short story was read by a library staff member. Everyone seemed to enjoy themselves.



AJ Garcia from St. Luke’s received a ride in the fire engine to school this month. Before school, he and his father took a tour of the fire station. AJ seemed to enjoy the ride.



I attended the Metropolitan Fire Chiefs seminar in Addison. The focus was on treating injuries to firefighters the same as professional athletes are treated. The theory suggests that firefighters return to work much faster.

I attended the Labor and Employment seminar hosted by IPELRA along with other members of the administrative staff.

### **Officers Meeting**

Topic discussed during our monthly department officers meeting include;

Personnel

Apparatus

Fire Alarm Keys

Firehouse Software

RTF – Orland Park, MABAS 11, EP

### **Incidents of Interest**

A fire started in a garage at 545 Thatcher while the residents were out of town. The Fire Department displayed exceptional skill in quickly putting out the fire and limiting the damage.

See details below.

### **Suppression Activities**

For the month of March, we responded to 168 emergency calls, which is above our normal amount of calls. Of this total, eight were fire related incidents. Four of these fire incidents occurred in River Forest. The other four fire incidents occurred outside of River Forest.

The first incident was smoke a garage fire in River Forest. The garage and a vehicle inside both sustained fire damage totaling \$45,000. Quick work by River Forest crews prevented the garage from being a total loss.

The second fire was a car fire in River Forest. River Forest crews extinguished the fire with a CO2 extinguisher.



The third fire was a restaurant fire in Forest Park. River forest crews supplied water to Oak Park's aerial tower.

The fourth fire was a house fire in Maywood. River Forest stood by as the Rapid Intervention Team until the fire was out.

The fifth fire was a burning log in the Forest Preserve in River Forest. The fire was extinguished using a handline.

The other three fires were cooking fires that caused no damage. One was in Elmwood Park. The other two were in River Forest.

### **Training**

This month the department participated in various training activities such as:

- All shifts continued their assigned building inspections
- All shifts working with new members to acquaint with our procedures.
- Div 11 Haz Mat drill in Oak Park on March 26<sup>th</sup> and March 30<sup>th</sup>. Subject was monitoring.
- Div 11 TRT drill in Oak Park on March 16th. Subject was confined space.
- Loyola CE subject was Orthopedic emergencies.
- North Riverside hosted a NIPSTA class on RIT.
- FF Nolan attended FO1 classes Management I & II in Carol Stream
- Lt. Carter attended FO2 Management III in Westmont
- Lt. Bochenek finished Blue Card online training
- Lt's Howe and Carter continued Blue Card online training.

### **Paramedic Activity**

We responded to 94 ambulance calls making contact with 105 patients for the month of February, which is about our monthly average number of EMS calls. Of this total, 37 patients were classified as ALS, 66 were BLS, and 2 were invalid assists. 31 of the 66 BLS patients refused treatment and/or transport.

A detailed monthly EMS report is available for review.

### **Fire Prevention**

During the month of March, the Fire Prevention Bureau conducted 23 Regular Inspections, 44 Company Inspections and 1 Plan Review with 72 Violations noted and 43 violations corrected.

A detailed monthly Fire prevention report is available for review.



## MEMORANDUM

**DATE:** April 4, 2018  
**TO:** Eric J. Palm, Village Administrator  
**FROM:** John Anderson, Director of Public Works  
**SUBJECT:** Monthly Report – March 2018

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### Executive Summary

In the month of March the department of Public Works continued with winter operations and focused heavily on tree trimming, sewer jetting and televising, and street sweeping. There were two instances that required staff to respond to snow and ice events. These snow and ice events resulted in distributing 3.6 tons of salt on Village streets through a combination of rock salt and the use of salt brine prior to the anticipated snowfall. Operations staff performed the repair of a sewer inlet near the intersection of Division and Franklin. They also performed an underground repair of a sewer lateral on the 600 block of Franklin. These were some of the first repairs done by in-house staff on underground infrastructure. These types of repairs would have previously been scheduled for repair by a contractor. However, performing these with in-house staff will prove to be a cost effective method of maintaining Village infrastructure and allow Public Works to have the ability to respond to needed repairs more quickly. There were several windows replaced at the Pumping Station. These needed to be replaced due to the new HVAC system needing different venting locations than the previous boiler system. A pump failure occurred at the pumping station on March 17<sup>th</sup>. It was determined that there was a problem with the electrical connection. Backup pumps were put into use and the repair was scheduled to take place the next week. Steiner Electric performed the repair and the pump was put back into service. Supervisory staff attended a labor and employment law seminar on March 2<sup>nd</sup>. This seminar focuses on the current issues facing public sector employment practices and changes to labor law. This is then broken down and related to dealing with unionized employees in a local government environment.

Public Works Item Approved by the Village Board of Trustees in March:

- Waiver of Formal Bid and Award One-Year Contract Extension to Homer Tree Care, Inc. for 2018 Tree and Stump Removal Program in the not-to-exceed amount of \$44,000 (Same Pricing as 2017)
- Waiver of Formal Bid and Award One-Year Contract Extension to Davis Tree Care and Landscaping, Inc. for 2018 Tree Trimming Program in the not-to-exceed amount of \$35,010 (Same Pricing as 2017)

- IDOT 2018 Maintenance Agreement for Use of MFT Funds for 2018 Street Improvement Project for \$150,000 – Resolution
- Amend Title 9 of the Village Code – Prohibit Parking on the East Side of Thatcher Avenue Between Division & Greenfield – Ordinance

#### Sustainability Commission Report

- A new community garden will begin this year located on the Pumping station property just south of the building at Berkshire St. and Jackson Ave. This is a collaborative effort between the Village, Sustainability Commission, and the Park District. Residents will be able to contact the Park District to sign up for garden plots to use throughout the year.
- The upcoming Recycling Extravaganza will be held on April 21<sup>st</sup> at the West Thatcher commuter lot. Residents will be able to dispose of a larger variety of items including lightbulbs, batteries, and larger household items.
- The commission has been working on a survey/questionnaire to provide to the community as a method of gauging feedback and providing basic information to residents regarding sustainability issues.

#### Engineering Division Summary

- Received and processed 5 grading permits, one utility permit, and multiple utility atlas requests
- Conducted monthly Combined Sewer Overflow (CSO) inspection
- Attended two-day Illinois Association for Floodplain and Stormwater Management (IAFSM) floodplain conference
- Compiled and began reviewing address lists for 2020 census
- Assembled bid documents for 2018 Street Patching, Curb and Sidewalk, and Street Improvement Projects and advertised them for bid
- Continued design for 2018 Water Main Improvement Project
- Continued design of 2018 Alley Improvement Project
- Began writing Request for Proposal for the Phase 3 Engineering for the 2018 Water Main Improvement Project
- Assembled bid quantities for the 2018 Crackfill Project (to be jointly bid with Oak Park)
- Continued assembling bid quantities and preparing bid documents for 2018 Sewer Lining Improvements

#### Public Works – Operations

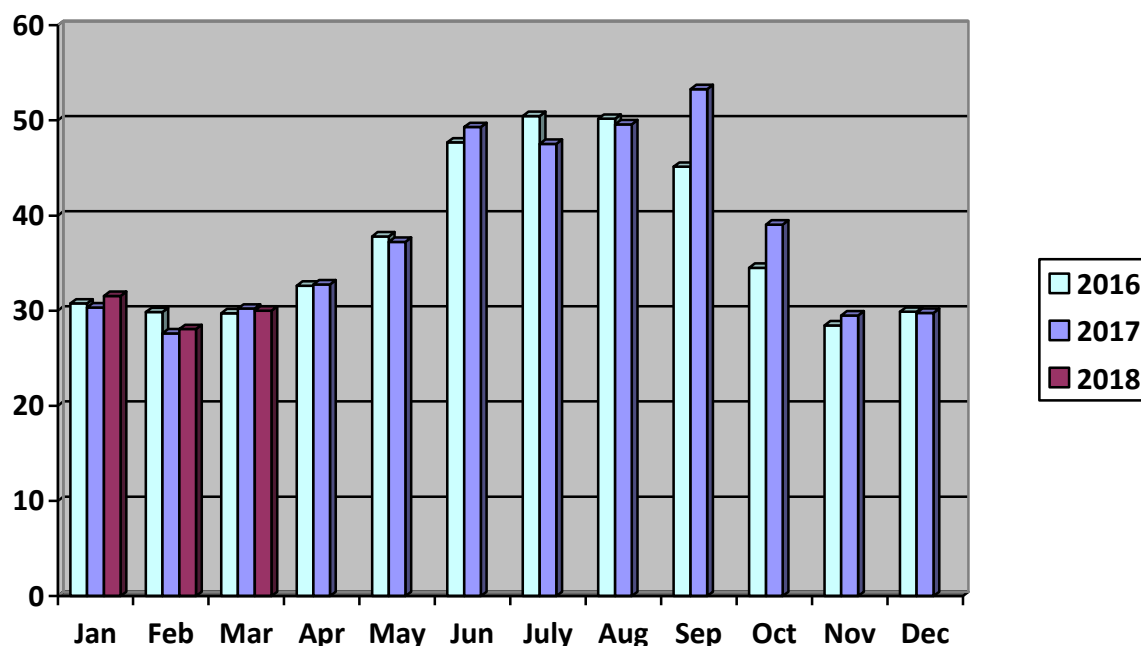
The following is a summary of utility locate requests received from JULIE (Joint Utility Locating Information for Excavators) and work orders (streets, forestry, water, sewer, etc.) that were received and processed during the past 12 months:

	Apr	May	June	July	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar
Utility Locates	199	207	228	131	177	170	123	88	28	45	34	104
Work orders	39	54	57	64	54	30	29	25	14	11	8	18

### Water and Sewer

Monthly Pumpage: March's average daily pumpage of 0.97 million gallons (MG) is the same as March's average of 0.97 MG in 2017.

### Volume of Water Pumped into the Distribution System (Million Gallons)



In the month of March Water Division personnel continued the replacement of batteries within MXUs (water meter reading devices) based on the errors in the meter reading reports performed each month. Residents and businesses were notified of backflow violations, they were given notice to comply or have the water shut off on a specific date for non-compliance. The purpose of this program is to remain in compliance with IEPA requirements. The 2017 – 2018 water meter replacement program continued and 105 of the 105 meters identified for replacement have been replaced. This completes the meter replacement program for this fiscal year. On March 21<sup>st</sup> a confirmed water service leak was found by water division personnel at 1031 Ashland. It was determined that the leak was on the resident's side of the service. The repair was completed by a plumber on March 23<sup>rd</sup>.

The Water Division personnel performed these additional tasks in March:

- Installed 8 meters
- Responded to 247 service calls

### Streets and Forestry

Staff in the Streets and Forestry division focused heavily on tree trimming, sewer jetting and televising, and street sweeping. These are the details of the tasks performed frequently in the month of March:

<b>Description of Work Performed</b>	<b>Quantity</b>
Trees Trimmed	443
Trees Removed	2
Street Sweeping (curb miles)	110
Sign Repairs/Fabrication	5
Sewer Jetting (linear feet)	394
Sewer Televising (linear feet)	213
Inlet/Catch Basin Cleaning	7
Number of Snow & Ice Responses	2
Street Salting (tons)	3.6



## Village of River Forest

Village Administrator's Office

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

### MEMORANDUM

Date: April 4, 2018

To: Eric Palm, Village Administrator

From: Lisa Scheiner, Assistant Village Administrator

Subj: Building & Zoning Report - March, 2018

The Village issued 93 permits in March, 2018, compared to 120 during the same month in 2017. Permit revenue collected in March, 2018 totaled \$42,766, compared to \$24,376 in January. Fiscal Year total permit revenue has now reached \$481,282, which is 101% of the \$475,000 projected for FY 17-18. The following noteworthy building permit was issued in March, 2018:

- 7355 Greenfield Avenue - New Single Family Residence

#### Planned Development Project Updates

Below please find a summary of the status of approved planned development permits as well as certain pending applications.

#### *Approved:*

- The Promenade (7820 W. Madison Street - Approved July 13, 2015) – Construction and inspection of the unoccupied townhomes and project site continues. Under the Planned Development Ordinance construction must be completed by April 13, 2018 for the planned development permit to remain valid. Occupancy has been granted to five of the 29 units. Staff continues to work with the developer to ensure that the conditions of partial occupancy are met.
- Concordia University Residence Hall (Bonnie Brae Place - Approved July 12, 2016) – The Village received plans for the build-out of the fourth and fifth floors in February, 2018. Under the Planned Development Ordinance, construction must be completed by April, 2019 for the planned development permit to remain valid.
- The Avalon (Bonnie Brae Condominiums - 1101-1111 Bonnie Brae Place - Approved November 17, 2016) – The Village Board granted a major amendment regarding setback requirements in March, 2018. Under the terms of a minor amendment that was granted in January, 2018, the developer must commence construction by July 30, 2018.

*Pending:*

- Concordia University Cell Tower (7400 Augusta) - The University introduced the project to the Village Board on January 9, 2017, regarding a possible increase to the height of a portion of the parking garage to allow for the installation of an additional cellular antenna. A neighbor meeting was held on March 15, 2017. A pre-filing conference with the Development Review Board was held on April 6, 2017 to consider the University's request for waivers of several application requirements. In February the University appeared before the Development Review Board with a revised plan and affirmed that the waiver for a traffic and parking study still stands. University Staff recently informed the Village that they would be ready to submit the application in April.
- Lake and Lathrop - The developer held a pre-filing conference with the Development Review Board on November 16, 2017. They also held a meeting with residents within 500 feet of the subject property regarding the pending planned development on January 23, 2018. A revised application was submitted to Staff in late March and is currently under review.
- Assisted Living Facility (Chicago and Harlem Avenues) - The developer introduced the project to the Village Board on November 27, 2017. They will appear before the Development Review Board for a pre-filing conference on April 19, 2018 and a neighbor meeting is scheduled for April 26, 2018.
- Cigar Oasis (400 Ashland Avenue) - The owner of Cigar Oasis wishes to relocate his business from his current location on Lake Street to an existing building located at 400 Ashland Avenue. He will appear before the Development Review Board for a pre-filing conference on April 19, 2018. A neighbor meeting will be held shortly thereafter but has not yet been scheduled.

**Permit and Real Estate Transfer Activity Measures**

**Permits**

Month	FY 2014	FY 2015	FY 2016	FY 2017	FY 2018
May	101	113	124	178	128
June	99	104	144	179	153
July	76	112	150	140	194
August	105	84	144	145	123
September	83	111	180	130	152
October	82	120	149	140	119
November	62	55	72	98	79
December	39	43	79	55	71
January	23	24	66	107	69
February	27	22	67	87	58
March	47	41	109	120	93
April	93	78	97	148	
<b>Two Month Comparison</b>	<b>74</b>	<b>63</b>	<b>176</b>	<b>207</b>	<b>151</b>
<b>Fiscal Year Total</b>	<b>837</b>	<b>907</b>	<b>1,381</b>	<b>1,527</b>	<b>1,239</b>



**Real Estate Transfers**

	March 2018	March 2017	FY 2018 Total	FY 2017 Total
<b>Transfers</b>	22	24	213	256

**Residential Property Demolition**

	March 2018	FYTD 2018 Total	FY 2017 Total	FY 2016 Total
<b>Residential Demolitions</b>	0	4	7	3

Demolition permit(s) were issued for the following single family home(s):

Address

Architectural Survey Notes

None



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

## MEMORANDUM

Date: April 4, 2018  
 To: Eric Palm, Village Administrator  
 From: Lisa Scheiner, Assistant Village Administrator  
 Subj: Village-Wide Performance Measurement Report – March 2018

Building Department Performance Measures	FY 2017 Actual	FY 2018 Goal	March Actual	FY 2018 YTD
Plan reviews of large projects completed in 21 days or less	62% (93 of 151)	95%	100% (9 of 9)	72% (90 of 125)
Average length of review time for plan reviews of large projects	N/A	>21	15.67 days	17.3 days (Monthly Avg)
Re-reviews of large projects completed in 14 days or less	72% (128 of 177)	95%	100% (13 of 13)	84% (146 of 173)
Average length of review time for plan re-reviews of large projects	N/A	>14	8.46 days	8.9 days (Monthly Avg)
Plan reviews of small projects completed in 7 days or less	100% (181 of 181)	95%	100% (10 of 10)	100% (183 of 183)
Express permits issued at time of application	100% (216 of 217)	100%	100% (9 of 9)	100% (209 of 209)
Inspections completed within 24 hours of request	100% (1796 of 1796)	100%	100% (172 of 172)	100% (1934 of 1934)
Contractual inspections passed	89% (1592 of 1796)	80%	89% (153 of 172)	87% (1686 of 1934)
Inspect vacant properties once per month	100% (395 of 395)	100%	100% (18 of 18)	100% (283 of 283)
Code violation warnings issued	N/A	N/A	0	180
Code violation citations issued	N/A	N/A	0	73
Conduct building permit survey quarterly	4	1 per quarter	1	4
Make contact with existing business owners	60	5/month 60/year	5	55

<b>Fire Department Performance Measures</b>	<b>FY 2017 Actual</b>	<b>FY 2018 Goal</b>	<b>March Actual</b>	<b>FY 2018 YTD</b>
Average fire/EMS response time for priority calls for service (Includes call processing time)	4:04 minutes	5 Min	4:08 minutes	3:59 minutes
Customer complaints and/or public safety professional complaints	0%	<1%	0%	0%
All commercial, multi-family and educational properties inspected annually	319	335 inspections	67	759
Injuries on duty resulting in lost time	0	<3	1	4
Plan reviews completed 10 working days after third party review	5.39 days on average	<10	1. days on average	4.78 days on average
Complete 270 hours of training for each shift personnel	8237.	4824	437.3	7075.
Inspect and flush fire hydrants semi-annually	1716	892 annually	0	1530

<b>Police Department Performance Measures</b>	<b>FY 2017 Actual</b>	<b>FY 2018 Goal</b>	<b>March Actual</b>	<b>FY 2018 YTD</b>
Average police response time for priority calls for service (Does not include call processing time)	3:57 minutes	4:00	3:18 minutes	3:48 minutes
Injuries on duty resulting in lost time	1	0 Days Lost	0	0
Reduce claims filed for property & vehicle damage caused by the Police Department by 25%	3	<3	0	0
Maintain positive relationship with the bargaining unit and reduce the number of grievances	1	0%	0	0
Reduce overtime and improve morale by decreasing sick leave usage	128.5 days	10% reduction	11 days	154 days
Track accidents at Harlem and North to determine impact of red light cameras	22 accidents	10% reduction	1 accidents	17 accidents
Decrease reported thefts (214 in 2012)	199	5% reduction	12	180
Formal Citizen Complaints	0	0	0	0
Use of Force Incidents	5	0	0	7
Send monthly crime alerts to inform residents of crime patterns and prevention tips	10	1 email/month; 12 emails/year	8	48

<b>Public Works Performance Measures</b>	<b>FY 2017 Actual</b>	<b>FY 2018 Goal</b>	<b>March Actual</b>	<b>FY 2018 YTD</b>
Complete tree trimming/pruning service requests within 7 working days	95% (154 of 162)	95%	100% (3 of 3)	97% (147 of 152)
Complete service requests for unclogging blocked catch basins within 5 working days	100% (14 of 14)	95%	100% (1 of 1)	100% (5 of 5)
Percent of hydrants out of service more than 10 working days	0.00% (0 of 4840)	<1%	0.00% (0 of 440)	0.00% (0 of 4400)
Replace burned out traffic signal bulb within 8 hours of notification	100% (4 of 4)	99%	N/A	100% (1 of 1)
Complete service requests for patching potholes within 5 working days	100% (12 of 12)	95%	100% (2 of 2)	100% (11 of 11)
Repair street lights in-house, or schedule contractual repairs, within five working days of notification	98% (55 of 56)	95%	100% (3 of 3)	100% (42 of 42)
Safety: Not more than two employee injuries annually resulting in days off from work	2	≤2	0	0
Safety: Not more than one vehicle accident annually that was the responsibility of the Village	0	≤1	0	0
Televis 2,640 lineal feet of combined sewer each month from April – September	191% (35231 of 18480)	2,640/ month (15,840/ year)	N/A (213 of 0)	293% (38685 of 13200)
Exercise 25 water system valves per month	75% (205 of 275)	25/month (300/year)	00% (0 of 25)	74% (185 of 250)
Complete first review of grading plans within 10 working days	100% (87 of 87)	95%	100% (5 of 5)	100% (95 of 95)

N/A: Not applicable, not available, or no service requests were made



## Village of River Forest

### MONTHLY FINANCE REPORT Fiscal Year 2018 through February 28, 2018

This report includes financial information for Fiscal Year 2018 through February 28, 2018 which represents 83.3% of the fiscal year. A revenue and expenditure report by fund and account and an investment report for February 2018 are attached.

#### GENERAL FUND

#### Revenues, Expenditures and Changes in Fund Balance Fiscal Year 2018 through February 28, 2018

	2018		Percent
	Budget	Actual	Rec/Exp
REVENUES			
Taxes			
Property Taxes	\$6,281,777	\$4,836,752	77.00%
General Sales Taxes	1,907,716	1,507,417	79.02%
Non Home Rule Sales Tax	876,001	698,616	79.75%
Utility Taxes	646,550	480,007	74.24%
Restaurant Tax	172,106	141,319	82.11%
Telecommunications Tax	313,573	241,393	76.98%
Other Taxes	282,664	177,474	62.79%
Intergovernmental Revenue			
Personal Property Replacement Tax	122,636	84,262	68.71%
Use Tax	282,652	232,783	82.36%
State Income Taxes	1,128,372	856,454	75.90%
Licenses and Permits	1,221,371	1,105,174	90.49%
Charges for Services			
Garbage Collections	1,041,380	854,081	82.01%
Other Charges for Services	709,618	525,825	74.10%
Fines	292,210	203,060	69.49%
Investment Income	72,453	40,725	56.21%
Grants and Contributions	54,599	33,988	62.25%
Miscellaneous Revenues	297,043	157,298	52.95%
TOTAL REVENUES	\$15,702,721	\$12,176,628	77.54%
EXPENDITURES			
Administration	\$ 1,613,502	\$ 1,312,252	81.33%
E911	557,094	344,484	61.84%
Police & Fire Commission	20,225	8,667	42.85%
Building and Development	450,299	386,397	85.81%
Legal Services	142,000	104,091	73.30%
Police Department	5,958,431	4,592,349	77.07%
Fire Department	4,322,304	3,167,927	73.29%
Public Works	2,710,785	2,240,389	82.65%
Transfer to TIF	1,050,000	1,050,000	100.00%
TOTAL EXPENDITURES	\$16,824,640	\$13,206,556	78.50%
NET CHANGE IN FUND BALANCE	(\$1,121,919)	(\$1,029,928)	

**Revenues**

Fiscal year-to-date revenue collections are at 77.54%. The majority of the second installment of the 2016 levy and a portion of the first installment of the 2017 levy have been received. The budgeted amount for sales and non-home rule sales taxes includes revenue from Fresh Thyme which opened in June of 2017. There is a three-month lag in sales tax collections from the State and beginning in September 2017 we saw a significant increase in sales tax revenues. Utility tax payments are typically higher during the warmer summer (electric) and cooler winter (gas) months and vary based on weather conditions. Restaurant taxes are on target, but E911 Tax revenues are lower than budgeted because they are now distributed directly to WSCDC. The Village's payment to WSCDC is also lower because of this change.

The Income tax payments beginning in August of 2017 reflect the State's FY 2018 10% reduction. License and permit revenue is higher because of vehicle sticker collections. The vehicle stickers needed to be purchased by July 14<sup>th</sup> to avoid a late charge. Tickets for failure to purchase vehicle stickers were issued in October. Grants and Contributions include police and fire training reimbursements, bullet proof vest reimbursements and an IDOT Traffic Safety Grant payment.

**Expenditures**

Expenditures are at 78.5% of the budgeted amount. Salaries and benefits, with the exception of overtime, include payment for services rendered through the end of the month. Other expenditures are slightly lower because there is about a month lag between the time that goods are received or services are performed, and when the vendor payment is made for the goods or services. Payments made in May for goods received and services performed prior to May 1st were posted to the prior fiscal year. The budgeted TIF Transfer was increased to \$1,050,000 in November 2017. The additional \$1,000,000 was transferred in December 2017. The original \$50,000 transfer was recorded in July. The TIF Transfers are intended to be funded with reserves.

**WATER AND SEWER FUND**

**Revenues, Expenditures and Changes in Net Position  
Fiscal Year 2018 through February 28, 2018**

	<b>2018</b>		<b>Percent</b>
	<b>Budget</b>	<b>Actual</b>	<b>Rec/Exp</b>
Operating Revenues			
Permit Fees	\$ 11,605	\$ 13,150	113.31%
Water Sales	3,110,766	2,855,017	91.78%
Sewer Sales	2,058,549	1,872,371	90.96%
Water Penalties	31,966	24,325	76.10%
Miscellaneous	21,923	25,716	117.30%
Total Operating Revenues	<u>\$ 5,234,809</u>	<u>\$ 4,790,579</u>	<u>91.51%</u>
Operating Expenses			
Salaries and Benefits	\$ 1,093,617	\$ 904,454	82.70%
Contractual Services	554,484	426,697	76.95%
Water From Chicago	1,638,973	1,335,159	81.46%
Materials and Supplies	66,550	52,473	78.85%
Depreciation/Debt Service	1,486,790	1,146,224	77.09%
Transfer to CERF	96,879	80,733	83.33%
Operating Expenses including Depreciation	<u>\$ 4,937,293</u>	<u>\$ 3,945,740</u>	<u>79.92%</u>
Operating Revenues over Operating Exp	\$ 297,516	\$ 844,839	
Capital Improvements	<u>\$ (828,500)</u>	<u>\$ (700,365)</u>	84.53%
Total Revenues over Expenses	<u>\$ (530,984)</u>	<u>\$ 144,474</u>	

Water and Sewer revenues are up and include higher summer consumption. The amount of water pumped into the distribution system has increased 3.2% from the same period in the prior fiscal year due to the hotter and drier weather conditions. Overall expenses appear slightly lower due to the delay in receiving and paying invoices for commodities and contractual services. Personnel expenses are about on target. There is a one month lag in payments to the City of Chicago for FY 2018 water usage; however, the amount paid reflects higher summer consumption. Debt Service expenses include payments on the IEPA loan, the Community Bank loan and the 2008B GO Bonds.

### **REVENUES AND EXPENDITURES VS. BUDGET – OTHER FUNDS**

Fund #	Fund	Revenues			Expenditures		
		2018 Budget	2018 YTD Actual	% Rec	2018 Budget	2018 YTD Actual	% Exp
03	Motor Fuel Tax	\$ 289,850	\$ 244,764	84.45%	\$ 325,060	\$ 267,320	82.24%
05	Debt Service Fund	\$ 252,936	\$ 195,772	77.40%	\$ 248,804	\$ 247,543	99.49%
13	Cap Equipmnt Replcmnt	\$ 582,154	\$ 518,387	89.05%	\$1,032,325	\$ 750,732	72.72%
14	Capital Improvement	\$ 898,361	\$ 752,183	83.73%	\$1,159,985	\$ 282,362	24.34%
16	Economic Development	\$ 9,341	\$ 6,878	73.63%	\$ 831,427	\$ 623,888	75.04%
31	TIF-Madison	\$1,050,000	\$1,050,342	100.03%	\$1,064,132	\$1,034,506	97.22%
32	TIF-North	\$ -	\$ 114		\$ 50,000	\$ 21,294	42.59%
35	Infrastructure Imp Bond	\$ 500,000	\$ -		\$ -	\$ -	

### **CASH AND INVESTMENTS**

Fund #	Fund	Cash and Money Markets	IMET Convenience Fund	Investments	Total
1	General	\$ 453,824	\$ 883,353	\$ 3,798,972	\$ 5,136,149
3	Motor Fuel Tax	\$ 343,900	\$ -	\$ 250,472	\$ 594,372
5	Debt Service Fund	\$ 32,540	\$ 101,344	\$ -	\$ 133,884
13	Capital Equip Replacement	\$ 352,650	\$ 155,234	\$ 2,995,021	\$ 3,502,905
14	Capital Improvement	\$ 555,530	\$ 526,237	\$ 782,811	\$ 1,864,578
16	Economic Development Fund	\$ 99,948	\$ 132,311	\$ -	\$ 232,259
31	TIF-Madison Street	\$ 18,344	\$ -	\$ -	\$ 18,344
32	TIF- North Avenue	\$ 24,395	\$ -	\$ -	\$ 24,395
2	Water & Sewer	\$ 387,009	\$ 555,865	\$ 495,387	\$ 1,438,261
<b>Total</b>		<b>\$ 2,268,140</b>	<b>\$ 2,354,344</b>	<b>\$ 8,322,663</b>	<b>\$ 12,945,147</b>

### **FEBRUARY 2018 FINANCE ACTIVITIES**

1. Staff received and reviewed a Moody's bond rating report. The Village's rating remained at Aa2.
2. Springbrook software was updated from version 7.14 to 7.18 and staff attended training on the software's new features.
3. Staff attended multiple meetings regarding the second floor efficiency improvements.
4. Staff attended department budget reviews.
5. Staff viewed a GFOA Budgeting webinar.

# General Ledger

## Village of River Forest

User: jrock  
 Printed: 4/3/2018 12:08:46 PM  
 Period 10 - 10  
 Fiscal Year 2018



Account Number	Description	Budget	Beg Bal	Debits	Credits	End Bal	Remaining	% ExpCol
<b>01</b>	<b>General Fund</b>							
<b>00</b>								
01-00-00-41-1000	Property Tax-Prior Years	3,059,834.00	2,977,455.20	0.00	2,395.55	2,979,850.75	79,983.25	97.39
01-00-00-41-1021	Property Tax-Current Year	3,221,943.00	1,104,698.69	0.00	752,202.13	1,856,900.82	1,365,042.18	57.63
	<b>Property Taxes</b>	<b>6,281,777.00</b>	<b>4,082,153.89</b>	<b>0.00</b>	<b>754,597.68</b>	<b>4,836,751.57</b>	<b>1,445,025.43</b>	<b>77.00</b>
01-00-00-41-1150	Replacement Tax	122,636.00	69,505.61	0.00	14,756.23	84,261.84	38,374.16	68.71
01-00-00-41-1190	Restaurant Tax	172,106.00	128,741.49	0.00	12,577.23	141,318.72	30,787.28	82.11
01-00-00-41-1200	Sales Tax	1,907,716.00	1,361,185.41	0.00	146,231.11	1,507,416.52	400,299.48	79.02
01-00-00-41-1205	State Use Tax	282,652.00	204,517.83	0.00	28,265.30	232,783.13	49,868.87	82.36
01-00-00-41-1210	Non-Home Rule Sales Tax	876,001.00	631,233.88	0.00	67,382.32	698,616.20	177,384.80	79.75
01-00-00-41-1250	Income Tax	1,128,372.00	733,565.68	0.00	122,888.64	856,454.32	271,917.68	75.90
01-00-00-41-1450	Transfer Tax	111,964.00	101,747.00	0.00	7,181.00	108,928.00	3,036.00	97.29
01-00-00-41-1460	Communication Tax	313,573.00	218,374.81	0.00	23,018.02	241,392.83	72,180.17	76.98
01-00-00-41-1475	Utility Tax Elec	446,000.00	317,448.92	0.00	40,517.31	357,966.23	88,033.77	80.26
01-00-00-41-1480	Utility Tax Gas	200,550.00	89,563.73	0.00	32,477.58	122,041.31	78,508.69	60.85
01-00-00-41-1550	E911 State Taxes	170,700.00	68,545.75	0.00	0.00	68,545.75	102,154.25	40.16
	<b>Other Taxes</b>	<b>5,732,270.00</b>	<b>3,924,430.11</b>	<b>0.00</b>	<b>495,294.74</b>	<b>4,419,724.85</b>	<b>1,312,545.15</b>	<b>77.10</b>
01-00-00-42-2115	Pet Licenses	2,000.00	1,320.00	0.00	50.00	1,370.00	630.00	68.50
01-00-00-42-2120	Vehicle Licenses	291,485.00	282,549.80	100.00	1,279.00	283,728.80	7,756.20	97.34
01-00-00-42-2345	Contractor's License Fees	83,000.00	63,850.00	0.00	3,850.00	67,000.00	15,300.00	81.57
01-00-00-42-2350	Business Licenses	17,000.00	5,157.50	25.00	425.00	5,557.50	11,442.50	32.69
01-00-00-42-2355	Tent Licenses	300.00	120.00	0.00	0.00	120.00	180.00	40.00
01-00-00-42-2360	Building Permits	475,000.00	316,007.74	2,415.00	92,393.76	405,986.50	69,013.50	85.47
01-00-00-42-2361	Plumbing Permits	48,000.00	27,680.00	0.00	4,365.00	32,045.00	15,955.00	66.76
01-00-00-42-2362	Electrical Permits	51,000.00	36,256.00	0.00	5,529.25	41,785.25	9,214.75	81.93
01-00-00-42-2364	Reinspection Fees	3,500.00	12,675.00	75.00	525.00	13,125.00	-9,625.00	375.00
01-00-00-42-2365	Bonfire Permits	60.00	30.00	0.00	0.00	30.00	30.00	50.00
01-00-00-42-2368	Solicitors Permits	500.00	600.00	0.00	0.00	600.00	-100.00	120.00
01-00-00-42-2370	Film Crew License	5,650.00	2,900.00	0.00	400.00	3,300.00	2,350.00	58.41
01-00-00-42-2520	Liquor Licenses	23,500.00	27,112.50	0.00	300.00	27,412.50	-3,912.50	116.65
01-00-00-42-2570	CableVideo Svc Provider Fees	220,376.00	167,664.00	0.00	54,749.83	222,413.83	-2,037.83	100.92



Account Number	Description	Budget	Beg Bal	Debits	Credits	End Bal	Remaining	% ExpCol
	<b>Licenses &amp; Permits</b>	<b>1,221,371.00</b>	<b>943,922.54</b>	<b>2,615.00</b>	<b>163,866.84</b>	<b>1,105,174.38</b>	<b>116,196.62</b>	<b>90.49</b>
01-00-00-43-3065	Police Reports	2,100.00	1,734.00	0.00	200.00	1,934.00	166.00	92.10
01-00-00-43-3070	Fire Reports	600.00	725.00	0.00	75.00	800.00	-200.00	133.33
01-00-00-43-3180	Garbage Collection	1,041,380.00	749,350.52	0.00	104,730.52	854,081.04	187,298.96	82.01
01-00-00-43-3185	Penalties on Garbage Fees	7,767.00	5,245.19	46.66	860.73	6,059.26	1,707.74	78.01
01-00-00-43-3200	Metra Daily Parking	29,035.00	24,936.59	0.00	3,918.42	28,855.01	179.99	99.38
01-00-00-43-3220	Parking Lot Permit Fees	48,627.00	62,963.00	0.00	3,683.50	66,646.50	-18,019.50	137.06
01-00-00-43-3225	Administrative Towing Fees	140,800.00	103,000.00	0.00	7,500.00	110,500.00	30,300.00	78.48
01-00-00-43-3230	Animal Release Fees	500.00	5.00	0.00	0.00	5.00	495.00	1.00
01-00-00-43-3515	NSF Fees	200.00	50.00	0.00	25.00	75.00	125.00	37.50
01-00-00-43-3530	5050 Sidewalk Program	10,000.00	9,432.29	0.00	0.00	9,432.29	567.71	94.32
01-00-00-43-3536	Elevator Inspection Fees	4,500.00	-100.00	0.00	0.00	-100.00	4,600.00	-2.22
01-00-00-43-3537	Elevator Reinspection Fees	400.00	1,100.00	0.00	0.00	1,100.00	-700.00	275.00
01-00-00-43-3540	ROW Encroachment Fees	0.00	150.00	0.00	0.00	150.00	-150.00	0.00
01-00-00-43-3550	Ambulance Fees	390,000.00	220,744.04	0.00	34,492.92	255,236.96	134,763.04	65.45
01-00-00-43-3554	CPR Fees	1,200.00	960.00	0.00	0.00	960.00	240.00	80.00
01-00-00-43-3557	Car Fire & Extrication Fee	1,000.00	500.00	0.00	0.00	500.00	500.00	50.00
01-00-00-43-3560	State Highway Maintenance	56,323.00	28,828.50	0.00	14,843.00	43,671.50	12,651.50	77.54
01-00-00-43-4020	WSCDC Janitorial Service	6,566.00	0.00	0.00	0.00	0.00	6,566.00	0.00
01-00-00-43-4030	Workers Comp Payments	10,000.00	0.00	0.00	0.00	0.00	10,000.00	0.00
	<b>Charges for Services</b>	<b>1,750,998.00</b>	<b>1,209,624.13</b>	<b>46.66</b>	<b>170,329.09</b>	<b>1,379,906.56</b>	<b>371,091.44</b>	<b>78.81</b>
01-00-00-44-4230	Police Tickets	175,700.00	109,378.94	80.00	11,037.11	120,336.05	55,363.95	68.49
01-00-00-44-4240	Red Light Camera Revenue	32,760.00	0.00	0.00	0.00	0.00	32,760.00	0.00
01-00-00-44-4300	Local Ordinance Tickets	6,900.00	4,018.88	0.00	50.00	4,068.88	2,831.12	58.97
01-00-00-44-4430	Court Fines	56,900.00	44,854.17	0.00	0.00	44,854.17	12,045.83	78.83
01-00-00-44-4435	DUI Fines	6,600.00	10,820.98	0.00	1,042.04	11,863.02	-5,263.02	179.74
01-00-00-44-4436	Drug Forfeiture Revenue	5,000.00	1,283.55	0.00	0.00	1,283.55	3,716.45	25.67
01-00-00-44-4439	Article 36 Forfeited Funds	6,350.00	7,584.27	0.00	0.00	7,584.27	-1,234.27	119.44
01-00-00-44-4440	Building Construction Citation	2,000.00	13,070.02	0.00	0.00	13,070.02	-11,070.02	653.50
	<b>Fines &amp; Forfeits</b>	<b>292,210.00</b>	<b>191,010.81</b>	<b>80.00</b>	<b>12,129.15</b>	<b>203,059.96</b>	<b>89,150.04</b>	<b>69.49</b>
01-00-00-45-5100	Interest	72,453.00	51,216.84	200.09	6,411.34	57,428.09	15,024.91	79.26
01-00-00-45-5200	Net Change in Fair Value	0.00	-13,652.10	3,051.39	0.00	-16,703.49	16,703.49	0.00
	<b>Interest</b>	<b>72,453.00</b>	<b>37,564.74</b>	<b>3,251.48</b>	<b>6,411.34</b>	<b>40,724.60</b>	<b>31,728.40</b>	<b>56.21</b>
01-00-00-46-6408	Cash OverShort	0.00	-10.50	0.00	0.00	-10.50	10.50	0.00
01-00-00-46-6410	Miscellaneous	40,000.00	8,531.65	0.00	428.11	8,959.76	31,040.24	22.40
01-00-00-46-6411	Miscellaneous Public Safety	4,500.00	770.00	0.00	15.00	785.00	3,715.00	17.44

Account Number	Description	Budget	Beg Bal	Debits	Credits	End Bal	Remaining	% ExpCol
01-00-00-46-6412	Reimbursements-Crossing Guards	61,700.00	28,447.77	0.00	0.00	28,447.77	33,252.23	46.11
01-00-00-46-6415	Reimbursement of Expenses	6,000.00	668.12	0.00	0.00	668.12	5,331.88	11.14
01-00-00-46-6417	IRMA Reimbursements	45,000.00	24,736.47	0.00	0.00	24,736.47	20,263.53	54.97
01-00-00-46-6510	T-Mobile Lease	40,843.00	30,439.81	0.00	3,470.98	33,910.79	6,932.21	83.03
01-00-00-46-6511	WSCDC Rental Income	48,000.00	59,800.19	0.00	0.00	59,800.19	-11,800.19	124.58
01-00-00-46-8001	IRMA Excess	50,000.00	0.00	0.00	0.00	0.00	50,000.00	0.00
	<b>Miscellaneous</b>	<b>296,043.00</b>	<b>153,383.51</b>	<b>0.00</b>	<b>3,914.09</b>	<b>157,297.60</b>	<b>138,745.40</b>	<b>53.13</b>
01-00-00-46-6521	Law Enforcement Training Reimb	2,100.00	2,364.00	0.00	0.00	2,364.00	-264.00	112.57
01-00-00-46-6524	ISEARCH Grant	8,500.00	0.00	0.00	0.00	0.00	8,500.00	0.00
01-00-00-46-6525	Bullet Proof Vest Reimb-DOJ	3,311.00	1,854.06	0.00	0.00	1,854.06	1,456.94	56.00
01-00-00-46-6528	IDOT Traffic Safety Grant	28,688.00	23,468.91	0.00	0.00	23,468.91	5,219.09	81.81
01-00-00-46-6615	MABAS Grant	6,000.00	0.00	0.00	0.00	0.00	6,000.00	0.00
01-00-00-46-6620	State Fire Marshal Training	6,000.00	6,251.55	0.00	0.00	6,251.55	-251.55	104.19
01-00-00-46-7388	Sustainability Comm Donations	0.00	50.00	0.00	0.00	50.00	-50.00	0.00
	<b>Grants &amp; Contributions</b>	<b>54,599.00</b>	<b>33,988.52</b>	<b>0.00</b>	<b>0.00</b>	<b>33,988.52</b>	<b>20,610.48</b>	<b>62.25</b>
01-00-00-48-8000	Sale of Property	1,000.00	0.00	0.00	0.00	0.00	1,000.00	0.00
	<b>Other Financing Sources</b>	<b><u>1,000.00</u></b>	<b><u>0.00</u></b>	<b><u>0.00</u></b>	<b><u>0.00</u></b>	<b><u>0.00</u></b>	<b><u>1,000.00</u></b>	<b><u>0.00</u></b>
<b>00</b>		<b><u>15,702,721.00</u></b>	<b><u>10,576,078.25</u></b>	<b><u>5,993.14</u></b>	<b><u>1,606,542.93</u></b>	<b><u>12,176,628.04</u></b>	<b><u>3,526,092.96</u></b>	<b><u>77.54</u></b>
	<b>Revenue</b>	<b>15,702,721.00</b>	<b>10,576,078.25</b>	<b>5,993.14</b>	<b>1,606,542.93</b>	<b>12,176,628.04</b>	<b>3,526,092.96</b>	<b>77.54</b>
<b>10</b>	<b>Administration</b>							
01-10-00-51-0200	Salaries Regular	562,853.00	434,003.41	46,777.91	0.00	480,781.32	82,071.68	85.42
01-10-00-51-1700	Overtime	1,000.00	7.82	0.00	0.00	7.82	992.18	0.78
01-10-00-51-1950	Insurance Refusal Reimb	1,500.00	1,665.00	185.00	0.00	1,850.00	-350.00	123.33
01-10-00-51-3000	Part-Time Salaries	5,000.00	228.42	0.00	0.00	228.42	4,771.58	4.57
	<b>Personal Services</b>	<b>570,353.00</b>	<b>435,904.65</b>	<b>46,962.91</b>	<b>0.00</b>	<b>482,867.56</b>	<b>87,485.44</b>	<b>84.66</b>
01-10-00-52-0320	FICA	32,065.00	22,983.37	2,871.48	0.00	25,854.85	6,210.15	80.63
01-10-00-52-0325	Medicare	8,342.00	6,260.32	671.55	0.00	6,931.87	1,410.13	83.10
01-10-00-52-0330	IMRF	63,370.00	47,382.55	5,022.13	0.02	52,404.66	10,965.34	82.70
01-10-00-52-0350	Employee Assistance Program	1,750.00	0.00	1,827.27	0.00	1,827.27	-77.27	104.42
01-10-00-52-0375	Fringe Benefits	7,890.00	6,137.68	675.02	0.00	6,812.70	1,077.30	86.35
01-10-00-52-0400	Health Insurance	56,802.00	37,000.70	0.00	608.53	36,392.17	20,409.83	64.07

Account Number	Description	Budget	Beg Bal	Debits	Credits	End Bal	Remaining	% ExpCol
01-10-00-52-0420	Health Insurance - Retirees	0.00	-13.47	0.00	691.54	-705.01	705.01	0.00
01-10-00-52-0425	Life Insurance	696.00	1,974.41	0.00	79.26	1,895.15	-1,199.15	272.29
01-10-00-52-0430	VEBA Contributions	13,341.00	11,687.53	0.00	0.00	11,687.53	1,653.47	87.61
01-10-00-52-0500	Wellness Program	1,500.00	1,089.54	0.00	0.00	1,089.54	410.46	72.64
	<b>Benefits</b>	<b>185,756.00</b>	<b>134,502.63</b>	<b>11,067.45</b>	<b>1,379.35</b>	<b>144,190.73</b>	<b>41,565.27</b>	<b>77.62</b>
01-10-00-53-0200	Communications	27,025.00	22,117.85	2,399.85	0.00	24,517.70	2,507.30	90.72
01-10-00-53-0300	Audit Services	25,090.00	18,035.00	0.00	0.00	18,035.00	7,055.00	71.88
01-10-00-53-0350	Actuarial Services	18,800.00	8,340.00	0.00	0.00	8,340.00	10,460.00	44.36
01-10-00-53-0380	Consulting Services	114,500.00	103,798.98	5,759.49	0.00	109,558.47	4,941.53	95.68
01-10-00-53-0410	IT Support	133,400.00	122,249.89	6,472.50	0.00	128,722.39	4,677.61	96.49
01-10-00-53-0429	Vehicle Sticker Program	17,115.00	14,180.72	0.00	0.00	14,180.72	2,934.28	82.86
01-10-00-53-1100	Health Inspection Services	15,500.00	11,250.00	0.00	0.00	11,250.00	4,250.00	72.58
01-10-00-53-1250	Unemployment Claims	5,000.00	977.14	0.00	0.00	977.14	4,022.86	19.54
01-10-00-53-2100	Bank Fees	11,271.00	8,529.43	473.70	0.00	9,003.13	2,267.87	79.88
01-10-00-53-2200	Liability Insurance	310,453.00	223,355.41	22,630.69	0.00	245,986.10	64,466.90	79.23
01-10-00-53-2250	IRMA Liability	74,974.00	18,801.21	0.00	0.00	18,801.21	56,172.79	25.08
	Deductible							
01-10-00-53-3300	Maint of Office Equipment	11,505.00	8,022.02	812.32	0.00	8,834.34	2,670.66	76.79
01-10-00-53-4100	Training	7,000.00	6,580.00	0.00	0.00	6,580.00	420.00	94.00
01-10-00-53-4250	Travel & Meeting	9,550.00	9,653.64	1,529.88	0.00	11,183.52	-1,633.52	117.10
01-10-00-53-4300	Dues & Subscriptions	24,035.00	21,676.43	3,297.00	0.00	24,973.43	-938.43	103.90
01-10-00-53-4350	Printing	5,400.00	6,371.31	75.90	0.00	6,447.21	-1,047.21	119.39
01-10-00-53-4400	Medical & Screening	1,550.00	0.00	798.00	0.00	798.00	752.00	51.48
01-10-00-53-5300	AdvertisingLegal Notice	2,600.00	604.69	231.00	0.00	835.69	1,764.31	32.14
01-10-00-53-5400	Damage Claims	0.00	300.00	0.00	0.00	300.00	-300.00	0.00
01-10-00-53-5600	Community and Emp Programs	8,000.00	17,196.35	0.00	0.00	17,196.35	-9,196.35	214.95
	<b>Contractual Services</b>	<b>822,768.00</b>	<b>622,040.07</b>	<b>44,480.33</b>	<b>0.00</b>	<b>666,520.40</b>	<b>156,247.60</b>	<b>81.01</b>
01-10-00-54-0100	Office Supplies	16,125.00	9,394.20	1,439.49	0.00	10,833.69	5,291.31	67.19
01-10-00-54-0150	Office Equipment	5,000.00	371.87	0.00	0.00	371.87	4,628.13	7.44
01-10-00-54-1300	Postage	13,500.00	5,467.73	2,000.00	0.00	7,467.73	6,032.27	55.32
	<b>Materials &amp; Supplies</b>	<b>34,625.00</b>	<b>15,233.80</b>	<b>3,439.49</b>	<b>0.00</b>	<b>18,673.29</b>	<b>15,951.71</b>	<b>53.93</b>
01-10-00-57-5031	Transfer to TIF-Madison	1,050,000.00	1,050,000.00	0.00	0.00	1,050,000.00	0.00	100.00
	<b>Other Financing Uses</b>	<b><u>1,050,000.00</u></b>	<b><u>1,050,000.00</u></b>	<b><u>0.00</u></b>	<b><u>0.00</u></b>	<b><u>1,050,000.00</u></b>	<b><u>0.00</u></b>	<b><u>100.00</u></b>
<b>10</b>	<b>Administration</b>	<b>2,663,502.00</b>	<b>2,257,681.15</b>	<b>105,950.18</b>	<b>1,379.35</b>	<b>2,362,251.98</b>	<b>301,250.02</b>	<b>88.69</b>
<b>14</b>	<b>E911</b>							
01-14-00-53-0380	Consulting Services	3,000.00	0.00	0.00	0.00	0.00	3,000.00	0.00
01-14-00-53-0410	IT Support	8,000.00	8,000.00	0.00	0.00	8,000.00	0.00	100.00
01-14-00-53-3100	Maintenance of Equipment	500.00	0.00	0.00	0.00	0.00	500.00	0.00

Account Number	Description	Budget	Beg Bal	Debits	Credits	End Bal	Remaining	% ExpCol
01-14-00-53-4100	Training	1,050.00	0.00	0.00	0.00	0.00	1,050.00	0.00
01-14-00-53-4250	Travel & Meeting	1,500.00	0.00	0.00	0.00	0.00	1,500.00	0.00
01-14-00-53-4275	WSCDC Contribution	537,544.00	303,097.05	33,161.37	0.00	336,258.42	201,285.58	62.55
01-14-00-53-4277	Citizens Corps Council	5,000.00	0.00	224.98	0.00	224.98	4,775.02	4.50
01-14-00-53-4278	Medical Reserve Corp	500.00	0.00	0.00	0.00	0.00	500.00	0.00
	<b>Contractual Services</b>	<b>557,094.00</b>	<b>311,097.05</b>	<b>33,386.35</b>	<b>0.00</b>	<b>344,483.40</b>	<b>212,610.60</b>	<b>61.84</b>
<b>14</b>	<b>E911</b>	<b>557,094.00</b>	<b>311,097.05</b>	<b>33,386.35</b>	<b>0.00</b>	<b>344,483.40</b>	<b>212,610.60</b>	<b>61.84</b>
<b>15</b>	<b>Boards and Commissions</b>							
01-15-00-53-0400	Secretarial Services	4,000.00	370.65	0.00	0.00	370.65	3,629.35	9.27
01-15-00-53-0420	Legal Services	2,500.00	0.00	0.00	0.00	0.00	2,500.00	0.00
01-15-00-53-4250	Travel & Meeting	200.00	48.74	0.00	0.00	48.74	151.26	24.37
01-15-00-53-4300	Dues & Subscriptions	375.00	0.00	0.00	0.00	0.00	375.00	0.00
01-15-00-53-4400	Medical & Screening	2,500.00	5,954.00	0.00	0.00	5,954.00	-3,454.00	238.16
01-15-00-53-4450	Testing	10,000.00	2,270.36	0.00	0.00	2,270.36	7,729.64	22.70
01-15-00-53-5300	AdvertisingLegal Notice	500.00	0.00	0.00	0.00	0.00	500.00	0.00
	<b>Contractual Services</b>	<b>20,075.00</b>	<b>8,643.75</b>	<b>0.00</b>	<b>0.00</b>	<b>8,643.75</b>	<b>11,431.25</b>	<b>43.06</b>
01-15-00-54-0100	Office Supplies	150.00	0.00	0.00	0.00	0.00	150.00	0.00
01-15-00-54-1300	Postage	0.00	23.46	0.00	0.00	23.46	-23.46	0.00
	<b>Materials &amp; Supplies</b>	<b>150.00</b>	<b>23.46</b>	<b>0.00</b>	<b>0.00</b>	<b>23.46</b>	<b>126.54</b>	<b>15.64</b>
<b>15</b>	<b>Boards and Commissions</b>	<b>20,225.00</b>	<b>8,667.21</b>	<b>0.00</b>	<b>0.00</b>	<b>8,667.21</b>	<b>11,557.79</b>	<b>42.85</b>
<b>20</b>	<b>Building and Development</b>							
01-20-00-51-0200	Full-Time Salaries	239,513.00	156,253.90	46,708.53	0.00	202,962.43	36,550.57	84.74
01-20-00-51-1700	Overtime	1,000.00	0.00	0.00	0.00	0.00	1,000.00	0.00
01-20-00-51-1950	Insurance Refusal Reimbursemnt	1,350.00	1,012.50	112.50	0.00	1,125.00	225.00	83.33
01-20-00-51-3000	Part-Time Salaries	0.00	32,910.89	0.00	26,813.32	6,097.57	-6,097.57	0.00
	<b>Personal Services</b>	<b>241,863.00</b>	<b>190,177.29</b>	<b>46,821.03</b>	<b>26,813.32</b>	<b>210,185.00</b>	<b>31,678.00</b>	<b>86.90</b>
01-20-00-52-0320	FICA	14,679.00	11,417.65	1,207.22	0.00	12,624.87	2,054.13	86.01
01-20-00-52-0325	Medicare	3,505.00	2,670.18	282.32	0.00	2,952.50	552.50	84.24
01-20-00-52-0330	IMRF	26,793.00	19,734.40	2,120.38	0.00	21,854.78	4,938.22	81.57
01-20-00-52-0375	Fringe Benefits	2,040.00	1,530.00	167.50	0.00	1,697.50	342.50	83.21
01-20-00-52-0400	Health Insurance	44,199.00	29,656.29	0.00	459.55	29,196.74	15,002.26	66.06
01-20-00-52-0425	Life Insurance	144.00	102.02	0.00	0.00	102.02	41.98	70.85
01-20-00-52-0430	VEBA Contributions	6,346.00	6,457.35	0.00	0.00	6,457.35	-111.35	101.75
	<b>Benefits</b>	<b>97,706.00</b>	<b>71,567.89</b>	<b>3,777.42</b>	<b>459.55</b>	<b>74,885.76</b>	<b>22,820.24</b>	<b>76.64</b>

Account Number	Description	Budget	Beg Bal	Debits	Credits	End Bal	Remaining	% ExpCol
01-20-00-53-0370	Professional Services	10,350.00	7,464.76	753.97	0.00	8,218.73	2,131.27	79.41
01-20-00-53-1300	Inspection Services	63,100.00	64,725.35	4,185.00	0.00	68,910.35	-5,810.35	109.21
01-20-00-53-1305	Plan Review Services	30,000.00	20,184.45	337.50	0.00	20,521.95	9,478.05	68.41
01-20-00-53-3200	Vehicle Maintenance	800.00	41.17	0.00	0.00	41.17	758.83	5.15
01-20-00-53-4100	Training	1,000.00	35.00	0.00	0.00	35.00	965.00	3.50
01-20-00-53-4300	Dues & Subscriptions	175.00	142.50	25.00	0.00	167.50	7.50	95.71
01-20-00-53-5300	AdvertisingLegal Notices	750.00	644.00	0.00	0.00	644.00	106.00	85.87
	<b>Contractual Services</b>	<b>106,175.00</b>	<b>93,237.23</b>	<b>5,301.47</b>	<b>0.00</b>	<b>98,538.70</b>	<b>7,636.30</b>	<b>92.81</b>
01-20-00-54-0100	Office Supplies	400.00	122.50	0.00	0.00	122.50	277.50	30.63
01-20-00-54-0150	Office Equipment	150.00	0.00	0.00	0.00	0.00	150.00	0.00
01-20-00-54-0200	Gas & Oil	500.00	160.63	0.00	0.00	160.63	339.37	32.13
01-20-00-54-0600	Operating Supplies	500.00	0.00	0.00	0.00	0.00	500.00	0.00
	<b>Materials &amp; Supplies</b>	<b>1,550.00</b>	<b>283.13</b>	<b>0.00</b>	<b>0.00</b>	<b>283.13</b>	<b>1,266.87</b>	<b>18.27</b>
01-20-00-57-5013	Transfer to CERF	3,005.00	2,253.78	250.42	0.00	2,504.20	500.80	83.33
	<b>Other Financing Uses</b>	<b><u>3,005.00</u></b>	<b><u>2,253.78</u></b>	<b><u>250.42</u></b>	<b><u>0.00</u></b>	<b><u>2,504.20</u></b>	<b><u>500.80</u></b>	<b><u>83.33</u></b>
<b>20</b>	<b>Building and Development</b>	<b>450,299.00</b>	<b>357,519.32</b>	<b>56,150.34</b>	<b>27,272.87</b>	<b>386,396.79</b>	<b>63,902.21</b>	<b>85.81</b>
<b>30</b>	<b>Legal Services</b>							
01-30-00-53-0420	Labor and Employment Legal Svc	30,000.00	4,965.00	586.25	0.00	5,551.25	24,448.75	18.50
01-30-00-53-0425	Village Attorney	100,000.00	73,190.46	16,349.15	0.00	89,539.61	10,460.39	89.54
01-30-00-53-0426	Village Prosecutor	12,000.00	7,000.00	2,000.40	0.00	9,000.40	2,999.60	75.00
	<b>Contractual Services</b>	<b><u>142,000.00</u></b>	<b><u>85,155.46</u></b>	<b><u>18,935.80</u></b>	<b><u>0.00</u></b>	<b><u>104,091.26</u></b>	<b><u>37,908.74</u></b>	<b><u>73.30</u></b>
<b>30</b>	<b>Legal Services</b>	<b>142,000.00</b>	<b>85,155.46</b>	<b>18,935.80</b>	<b>0.00</b>	<b>104,091.26</b>	<b>37,908.74</b>	<b>73.30</b>
<b>40</b>	<b>Police Department</b>							
01-40-00-51-0100	Salaries Sworn	2,688,346.00	2,034,624.73	213,561.24	0.00	2,248,185.97	440,160.03	83.63
01-40-00-51-0200	Salaries Regular	124,130.00	93,362.01	10,426.32	0.00	103,788.33	20,341.67	83.61
01-40-00-51-1500	Specialist Pay	40,426.00	28,193.07	2,813.00	0.00	31,006.07	9,419.93	76.70
01-40-00-51-1600	Holiday Pay	120,946.00	59,334.68	0.00	0.00	59,334.68	61,611.32	49.06
01-40-00-51-1700	Overtime	175,000.00	118,081.39	19,828.56	0.00	137,909.95	37,090.05	78.81
01-40-00-51-1727	IDOT STEP Overtime	28,688.00	9,999.96	0.00	0.00	9,999.96	18,688.04	34.86
01-40-00-51-1750	Compensated Absences-Retiremt	0.00	1,433.97	0.00	0.00	1,433.97	-1,433.97	0.00
01-40-00-51-1800	Educational Incentives	39,750.00	1,239.58	0.00	0.00	1,239.58	38,510.42	3.12
01-40-00-51-1950	Insurance Refusal Reim	0.00	75.00	75.00	0.00	150.00	-150.00	0.00
01-40-00-51-3000	Part-Time Salaries	37,865.00	24,255.52	2,313.57	0.00	26,569.09	11,295.91	70.17
	<b>Personal Services</b>	<b>3,255,151.00</b>	<b>2,370,599.91</b>	<b>249,017.69</b>	<b>0.00</b>	<b>2,619,617.60</b>	<b>635,533.40</b>	<b>80.48</b>
01-40-00-52-0320	FICA	11,129.00	7,162.87	775.44	0.00	7,938.31	3,190.69	71.33

Account Number	Description	Budget	Beg Bal	Debits	Credits	End Bal	Remaining	% ExpCol
01-40-00-52-0325	Medicare	44,448.00	32,705.62	3,417.90	0.00	36,123.52	8,324.48	81.27
01-40-00-52-0330	IMRF	22,455.00	13,485.12	1,431.96	0.00	14,917.08	7,537.92	66.43
01-40-00-52-0375	Fringe Benefits	1,800.00	1,325.00	100.00	0.00	1,425.00	375.00	79.17
01-40-00-52-0400	Health Insurance	468,627.00	348,768.87	0.00	6,817.40	341,951.47	126,675.53	72.97
01-40-00-52-0420	Health Insurance - Retirees	82,982.00	58,449.56	7,426.06	9,839.21	56,036.41	26,945.59	67.53
01-40-00-52-0425	Life Insurance	1,966.00	1,452.61	0.00	422.54	1,030.07	935.93	52.39
01-40-00-52-0430	VEBA Contributions	87,925.00	66,657.57	0.00	0.00	66,657.57	21,267.43	75.81
01-40-00-53-0009	Contribution to Police Pension	1,454,466.00	906,488.81	157,722.57	0.00	1,064,211.38	390,254.62	73.17
	<b>Benefits</b>	<b>2,175,798.00</b>	<b>1,436,496.03</b>	<b>170,873.93</b>	<b>17,079.15</b>	<b>1,590,290.81</b>	<b>585,507.19</b>	<b>73.09</b>
01-40-00-53-0200	Communications	3,068.00	2,577.50	282.82	0.00	2,860.32	207.68	93.23
01-40-00-53-0385	Administrative Adjudication	23,220.00	13,300.00	1,010.00	0.00	14,310.00	8,910.00	61.63
01-40-00-53-0410	IT Support	11,367.00	5,223.18	0.00	0.00	5,223.18	6,143.82	45.95
01-40-00-53-0430	Animal Control	2,500.00	1,170.00	0.00	0.00	1,170.00	1,330.00	46.80
01-40-00-53-3100	Maint of Equipment	14,816.00	2,396.47	145.50	0.00	2,541.97	12,274.03	17.16
01-40-00-53-3200	Maintenance of Vehicles	42,737.00	35,523.21	3,543.86	0.00	39,067.07	3,669.93	91.41
01-40-00-53-3600	Maintenance of Buildings	3,000.00	0.00	0.00	0.00	0.00	3,000.00	0.00
01-40-00-53-4100	Training	20,950.00	19,345.14	14.44	0.00	19,359.58	1,590.42	92.41
01-40-00-53-4200	Community Support Services	96,855.00	78,073.79	8,190.30	0.00	86,264.09	10,590.91	89.07
01-40-00-53-4250	Travel & Meeting	4,450.00	678.85	230.30	0.00	909.15	3,540.85	20.43
01-40-00-53-4300	Dues & Subscriptions	10,349.00	7,863.35	765.00	0.00	8,628.35	1,720.65	83.37
01-40-00-53-4350	Printing	5,640.00	3,275.70	0.00	0.00	3,275.70	2,364.30	58.08
01-40-00-53-4400	Medical & Screening	5,015.00	2,015.00	95.00	0.00	2,110.00	2,905.00	42.07
01-40-00-53-5400	Damage Claims	5,000.00	0.00	0.00	0.00	0.00	5,000.00	0.00
	<b>Contractual Services</b>	<b>248,967.00</b>	<b>171,442.19</b>	<b>14,277.22</b>	<b>0.00</b>	<b>185,719.41</b>	<b>63,247.59</b>	<b>74.60</b>
01-40-00-54-0100	Office Supplies	10,500.00	6,704.23	327.53	0.00	7,031.76	3,468.24	66.97
01-40-00-54-0200	Gas & Oil	38,300.00	23,525.31	3,374.39	0.00	26,899.70	11,400.30	70.23
01-40-00-54-0300	Uniforms Sworn Personnel	27,000.00	23,467.19	163.03	1,814.40	21,815.82	5,184.18	80.80
01-40-00-54-0310	Uniforms Other Personnel	800.00	245.98	0.00	0.00	245.98	554.02	30.75
01-40-00-54-0400	Prisoner Care	2,608.00	2,033.93	272.87	0.00	2,306.80	301.20	88.45
01-40-00-54-0600	Operating Supplies	9,868.00	6,549.32	85.77	0.00	6,635.09	3,232.91	67.24
01-40-00-54-0601	Radios	12,095.00	1,546.79	503.00	0.00	2,049.79	10,045.21	16.95
01-40-00-54-0602	Firearms and Range Supplies	15,440.00	4,813.85	3,834.90	0.00	8,648.75	6,791.25	56.02
01-40-00-54-0603	Evidence Supplies	6,100.00	3,148.69	1,642.75	0.00	4,791.44	1,308.56	78.55
01-40-00-54-0605	DUI Expenditures	6,600.00	618.02	0.00	0.00	618.02	5,981.98	9.36
01-40-00-54-0610	Drug Forfeiture Expenditures	5,000.00	0.00	0.00	0.00	0.00	5,000.00	0.00
01-40-00-54-0615	Article 36 Exp	6,350.00	800.00	0.00	0.00	800.00	5,550.00	12.60
	<b>Materials &amp; Supplies</b>	<b>140,661.00</b>	<b>73,453.31</b>	<b>10,204.24</b>	<b>1,814.40</b>	<b>81,843.15</b>	<b>58,817.85</b>	<b>58.18</b>
01-40-00-57-5013	Transfer to CERF	137,854.00	103,390.47	11,487.83	0.00	114,878.30	22,975.70	83.33

Account Number	Description	Budget	Beg Bal	Debits	Credits	End Bal	Remaining	% ExpCol
	<b>Other Financing Uses</b>	<b>137,854.00</b>	<b>103,390.47</b>	<b>11,487.83</b>	<b>0.00</b>	<b>114,878.30</b>	<b>22,975.70</b>	<b>83.33</b>
<b>40</b>	<b>Police Department</b>	<b>5,958,431.00</b>	<b>4,155,381.91</b>	<b>455,860.91</b>	<b>18,893.55</b>	<b>4,592,349.27</b>	<b>1,366,081.73</b>	<b>77.07</b>
<b>50</b>	<b>Fire Department</b>							
01-50-00-51-0100	Salaries Sworn	1,833,270.00	1,277,496.18	141,180.91	0.00	1,418,677.09	414,592.91	77.39
01-50-00-51-0200	Salaries Regular	96,588.00	55,388.58	6,456.60	0.00	61,845.18	34,742.82	64.03
01-50-00-51-1500	Specialist Pay	135,195.00	101,256.57	11,332.78	0.00	112,589.35	22,605.65	83.28
01-50-00-51-1600	Holiday Pay	75,895.00	34,305.63	0.00	0.00	34,305.63	41,589.37	45.20
01-50-00-51-1700	Overtime	160,000.00	86,633.66	6,463.72	0.00	93,097.38	66,902.62	58.19
01-50-00-51-1750	Compensated Absences-Retiremt	20,000.00	0.00	0.00	0.00	0.00	20,000.00	0.00
01-50-00-51-1800	Educational Incentives	14,400.00	14,600.00	0.00	0.00	14,600.00	-200.00	101.39
	<b>Personal Services</b>	<b>2,335,348.00</b>	<b>1,569,680.62</b>	<b>165,434.01</b>	<b>0.00</b>	<b>1,735,114.63</b>	<b>600,233.37</b>	<b>74.30</b>
01-50-00-51-1950	Insurance Refusal Reimb	3,000.00	1,375.00	125.00	0.00	1,500.00	1,500.00	50.00
01-50-00-52-0100	ICMA Retirement Contract	2,846.00	1,619.98	0.00	0.00	1,619.98	1,226.02	56.92
01-50-00-52-0320	FICA	7,385.00	3,382.66	394.37	0.00	3,777.03	3,607.97	51.14
01-50-00-52-0325	Medicare	33,590.00	21,736.16	2,279.69	0.00	24,015.85	9,574.15	71.50
01-50-00-52-0330	IMRF	10,760.00	6,069.53	686.56	0.00	6,756.09	4,003.91	62.79
01-50-00-52-0375	Fringe Benefits	1,400.00	1,025.00	100.00	0.00	1,125.00	275.00	80.36
01-50-00-52-0400	Health Insurance	315,581.00	223,749.49	0.00	3,888.60	219,860.89	95,720.11	69.67
01-50-00-52-0420	Health Insurance - Retirees	27,281.00	26,462.20	1,474.20	7,792.51	20,143.89	7,137.11	73.84
01-50-00-52-0425	Life Insurance	1,444.00	1,059.01	0.00	126.38	932.63	511.37	64.59
01-50-00-52-0430	VEBA Contributions	52,561.00	48,194.79	0.00	0.00	48,194.79	4,366.21	91.69
01-50-00-53-0010	Contribution to Fire Pension	1,184,450.00	737,744.55	128,730.62	0.00	866,475.17	317,974.83	73.15
	<b>Benefits</b>	<b>1,640,298.00</b>	<b>1,072,418.37</b>	<b>133,790.44</b>	<b>11,807.49</b>	<b>1,194,401.32</b>	<b>445,896.68</b>	<b>72.82</b>
01-50-00-53-0200	Communications	5,300.00	603.07	84.75	0.00	687.82	4,612.18	12.98
01-50-00-53-0410	IT Support	7,126.00	5,281.92	0.00	0.00	5,281.92	1,844.08	74.12
01-50-00-53-3100	Maintenance of Equipment	7,300.00	3,310.82	0.00	0.00	3,310.82	3,989.18	45.35
01-50-00-53-3200	Maintenance of Vehicles	43,250.00	38,584.70	306.70	0.00	38,891.40	4,358.60	89.92
01-50-00-53-3300	Maint of Office Equipment	500.00	0.00	0.00	0.00	0.00	500.00	0.00
01-50-00-53-3600	Maintenance of Buildings	3,500.00	1,523.57	0.00	0.00	1,523.57	1,976.43	43.53
01-50-00-53-4100	Training	24,750.00	5,759.71	0.00	0.00	5,759.71	18,990.29	23.27
01-50-00-53-4200	Community Support Services	16,300.00	12,386.18	0.00	0.00	12,386.18	3,913.82	75.99
01-50-00-53-4250	Travel & Meeting	6,550.00	1,259.11	0.00	0.00	1,259.11	5,290.89	19.22
01-50-00-53-4300	Dues & Subscriptions	3,190.00	817.68	115.00	0.00	932.68	2,257.32	29.24
01-50-00-53-4400	Medical & Screening	15,000.00	9,375.00	0.00	0.00	9,375.00	5,625.00	62.50
	<b>Contractual Services</b>	<b>132,766.00</b>	<b>78,901.76</b>	<b>506.45</b>	<b>0.00</b>	<b>79,408.21</b>	<b>53,357.79</b>	<b>59.81</b>

Account Number	Description	Budget	Beg Bal	Debits	Credits	End Bal	Remaining	% ExpCol
01-50-00-54-0100	Office Supplies	1,500.00	367.20	23.00	0.00	390.20	1,109.80	26.01
01-50-00-54-0200	Gas & Oil	13,000.00	8,606.60	1,049.80	0.00	9,656.40	3,343.60	74.28
01-50-00-54-0300	Uniforms Sworn Personnel	18,500.00	6,042.85	801.50	0.00	6,844.35	11,655.65	37.00
01-50-00-54-0600	Operating Supplies	23,300.00	10,275.19	510.30	0.00	10,785.49	12,514.51	46.29
	<b>Materials &amp; Supplies</b>	<b>56,300.00</b>	<b>25,291.84</b>	<b>2,384.60</b>	<b>0.00</b>	<b>27,676.44</b>	<b>28,623.56</b>	<b>49.16</b>
01-50-00-57-5013	Transfer to CERF	157,592.00	118,194.03	13,132.67	0.00	131,326.70	26,265.30	83.33
	<b>Other Financing Uses</b>	<b>157,592.00</b>	<b>118,194.03</b>	<b>13,132.67</b>	<b>0.00</b>	<b>131,326.70</b>	<b>26,265.30</b>	<b>83.33</b>
<b>50</b>	<b>Fire Department</b>	<b>4,322,304.00</b>	<b>2,864,486.62</b>	<b>315,248.17</b>	<b>11,807.49</b>	<b>3,167,927.30</b>	<b>1,154,376.70</b>	<b>73.29</b>
<b>60</b>	<b>Public Works</b>							
01-60-01-51-0200	Salaries Regular	479,655.00	364,640.48	40,381.88	0.00	405,022.36	74,632.64	84.44
01-60-01-51-1500	Certification Pay	7,950.00	8,850.00	0.00	0.00	8,850.00	-900.00	111.32
01-60-01-51-1700	Overtime	50,000.00	39,832.34	22,677.20	0.00	62,509.54	-12,509.54	125.02
01-60-01-51-3000	Part-Time Salaries	8,000.00	5,345.00	0.00	0.00	5,345.00	2,655.00	66.81
	<b>Personal Services</b>	<b>545,605.00</b>	<b>418,667.82</b>	<b>63,059.08</b>	<b>0.00</b>	<b>481,726.90</b>	<b>63,878.10</b>	<b>88.29</b>
01-60-01-52-0320	FICA	33,462.00	25,464.49	3,882.76	0.00	29,347.25	4,114.75	87.70
01-60-01-52-0325	Medicare	7,751.00	5,979.93	908.12	0.00	6,888.05	862.95	88.87
01-60-01-52-0330	IMRF	57,014.00	44,957.11	6,833.53	0.00	51,790.64	5,223.36	90.84
01-60-01-52-0375	Fringe Benefits	4,080.00	3,383.00	623.00	0.00	4,006.00	74.00	98.19
01-60-01-52-0400	Health Insurance	122,552.00	92,255.31	6,232.90	632.72	97,855.49	24,696.51	79.85
01-60-01-52-0420	Health Insurance - Retirees	14,095.00	8,788.85	2,570.57	2,391.72	8,967.70	5,127.30	63.62
01-60-01-52-0425	Life Insurance	252.00	117.38	0.00	65.63	51.75	200.25	20.54
01-60-01-52-0430	VEBA Contributions	4,066.00	4,313.03	0.00	0.00	4,313.03	-247.03	106.08
	<b>Benefits</b>	<b>243,272.00</b>	<b>185,259.10</b>	<b>21,050.88</b>	<b>3,090.07</b>	<b>203,219.91</b>	<b>40,052.09</b>	<b>83.54</b>
01-60-01-53-0200	Communications	1,210.00	540.42	65.30	0.00	605.72	604.28	50.06
01-60-01-53-0380	Consulting Services	20,500.00	4,321.70	0.00	0.00	4,321.70	16,178.30	21.08
01-60-01-53-0410	IT Support	22,200.00	14,452.22	1,707.86	0.00	16,160.08	6,039.92	72.79
01-60-01-53-1310	Julie Notifications	970.00	994.50	0.00	0.00	994.50	-24.50	102.53
01-60-01-53-3100	Maintenance of Equipment	3,000.00	4,272.62	0.00	0.00	4,272.62	-1,272.62	142.42
01-60-01-53-3200	Maintenance of Vehicles	17,100.00	24,124.67	394.50	0.00	24,519.17	-7,419.17	143.39
01-60-01-53-3400	Maintenance TrafficSt Lights	40,380.00	61,201.35	7,322.24	0.00	68,523.59	-28,143.59	169.70
01-60-01-53-3550	Tree Maintenance	89,500.00	80,204.00	5,165.60	0.00	85,369.60	4,130.40	95.39
01-60-01-53-3600	Maintenance of Bldgs & Grounds	57,210.00	49,700.14	5,464.84	0.00	55,164.98	2,045.02	96.43
01-60-01-53-3610	Maintenance Sidewalks	55,000.00	55,035.95	0.00	0.00	55,035.95	-35.95	100.07
01-60-01-53-3620	Maintenance Streets	155,500.00	152,199.43	0.00	0.00	152,199.43	3,300.57	97.88
01-60-01-53-4100	Training	1,500.00	137.00	791.06	0.00	928.06	571.94	61.87
01-60-01-53-4250	Travel & Meeting	6,070.00	3,574.96	35.00	0.00	3,609.96	2,460.04	59.47
01-60-01-53-4300	Dues & Subscriptions	2,330.00	2,345.00	160.00	0.00	2,505.00	-175.00	107.51



Account Number	Description	Budget	Beg Bal	Debits	Credits	End Bal	Remaining	% ExpCol
01-60-01-53-4400	Medical & Screening	1,550.00	1,218.00	0.00	0.00	1,218.00	332.00	78.58
01-60-01-53-5300	AdvertisingLegal Notice	1,500.00	239.68	18.64	0.00	258.32	1,241.68	17.22
01-60-01-53-5350	Dumping Fees	11,000.00	9,865.81	0.00	0.00	9,865.81	1,134.19	89.69
01-60-01-53-5400	Damage Claims	30,000.00	9,051.30	0.00	0.00	9,051.30	20,948.70	30.17
01-60-01-53-5450	St Light Electricity	34,500.00	20,735.65	873.24	0.00	21,608.89	12,891.11	62.63
01-60-05-53-5500	Collection & Disposal	1,041,380.00	692,403.56	85,711.66	0.00	778,115.22	263,264.78	74.72
01-60-05-53-5510	Leaf Disposal	68,000.00	63,353.88	0.00	0.00	63,353.88	4,646.12	93.17
	<b>Contractual Services</b>	<b>1,660,400.00</b>	<b>1,249,971.84</b>	<b>107,709.94</b>	<b>0.00</b>	<b>1,357,681.78</b>	<b>302,718.22</b>	<b>81.77</b>
01-60-01-54-0100	Office Supplies	1,000.00	572.00	0.00	0.00	572.00	428.00	57.20
01-60-01-54-0200	Gas & Oil	24,800.00	11,323.93	1,522.72	0.00	12,846.65	11,953.35	51.80
01-60-01-54-0310	Uniforms	5,575.00	3,578.52	125.66	0.00	3,704.18	1,870.82	66.44
01-60-01-54-0500	Vehicle Parts	10,000.00	1,793.28	1,363.61	59.60	3,097.29	6,902.71	30.97
01-60-01-54-0600	Operating Supplies & Equipment	37,620.00	32,457.71	8,847.08	418.20	40,886.59	-3,266.59	108.68
01-60-01-54-0800	Trees	9,750.00	10,875.00	0.00	0.00	10,875.00	-1,125.00	111.54
01-60-01-54-2100	Snow & Ice Control	54,681.00	21,067.95	6,725.56	0.00	27,793.51	26,887.49	50.83
01-60-05-54-0600	Operating Supplies	500.00	0.00	0.00	0.00	0.00	500.00	0.00
	<b>Materials &amp; Supplies</b>	<b>143,926.00</b>	<b>81,668.39</b>	<b>18,584.63</b>	<b>477.80</b>	<b>99,775.22</b>	<b>44,150.78</b>	<b>69.32</b>
01-60-01-57-5013	Transfer to CERF	117,582.00	88,186.50	9,798.50	0.00	97,985.00	19,597.00	83.33
	<b>Other Financing Uses</b>	<b>117,582.00</b>	<b>88,186.50</b>	<b>9,798.50</b>	<b>0.00</b>	<b>97,985.00</b>	<b>19,597.00</b>	<b>83.33</b>
<b>60</b>	<b>Public Works</b>	<b>2,710,785.00</b>	<b>2,023,753.65</b>	<b>220,203.03</b>	<b>3,567.87</b>	<b>2,240,388.81</b>	<b>470,396.19</b>	<b>82.65</b>
	<b>Expense</b>	<b>16,824,640.00</b>	<b>12,063,742.37</b>	<b>1,205,734.78</b>	<b>62,921.13</b>	<b>13,206,556.02</b>	<b>3,618,083.98</b>	<b>78.50</b>
<b>01</b>	<b>General Fund</b>	<b>1,121,919.00</b>	<b>1,487,664.12</b>	<b>1,211,727.92</b>	<b>1,669,464.06</b>	<b>1,029,927.98</b>	<b>91,991.02</b>	<b>91.80</b>

Account Number	Description	Budget	Beg Bal	Debits	Credits	End Bal	Remaining	% Exp/Col
<b>02</b>	<b>Water &amp; Sewer Fund</b>							
<b>00</b>								
02-00-00-42-2360	Permit Fees	11,605.00	13,150.00	0.00	0.00	13,150.00	-1,545.00	113.31
	<b>Licenses &amp; Permits</b>	<b>11,605.00</b>	<b>13,150.00</b>	<b>0.00</b>	<b>0.00</b>	<b>13,150.00</b>	<b>-1,545.00</b>	<b>113.31</b>
02-00-00-43-3100	Water Sales	3,110,766.00	2,618,452.45	0.00	236,564.21	2,855,016.66	255,749.34	91.78
02-00-00-43-3150	Sewer Sales	2,058,549.00	1,714,994.98	0.00	157,375.61	1,872,370.59	186,178.41	90.96
02-00-00-43-3160	Water Penalties	31,966.00	21,639.22	199.97	2,886.03	24,325.28	7,640.72	76.10
02-00-00-43-3515	NSF Fees	200.00	200.00	0.00	0.00	200.00	0.00	100.00
	<b>Charges for Services</b>	<b>5,201,481.00</b>	<b>4,355,286.65</b>	<b>199.97</b>	<b>396,825.85</b>	<b>4,751,912.53</b>	<b>449,568.47</b>	<b>91.36</b>
02-00-00-45-5100	Interest	4,723.00	13,052.29	0.00	2,286.19	15,338.48	-10,615.48	324.76
02-00-00-45-5200	Net Change in Fair Value	0.00	-905.97	34.65	0.00	-940.62	940.62	0.00
	<b>Interest</b>	<b>4,723.00</b>	<b>12,146.32</b>	<b>34.65</b>	<b>2,286.19</b>	<b>14,397.86</b>	<b>-9,674.86</b>	<b>304.85</b>
02-00-00-46-6410	Miscellaneous	5,000.00	900.00	0.00	0.00	900.00	4,100.00	18.00
02-00-00-46-6417	IRMA	2,000.00	9,125.55	0.00	0.00	9,125.55	-7,125.55	456.28
	Reimbursements							
02-00-00-46-6580	Sale of Meters	10,000.00	1,092.80	0.00	0.00	1,092.80	8,907.20	10.93
	<b>Miscellaneous</b>	<b>17,000.00</b>	<b>11,118.35</b>	<b>0.00</b>	<b>0.00</b>	<b>11,118.35</b>	<b>5,881.65</b>	<b>65.40</b>
<b>00</b>		<b>5,234,809.00</b>	<b>4,391,701.32</b>	<b>234.62</b>	<b>399,112.04</b>	<b>4,790,578.74</b>	<b>444,230.26</b>	<b>91.51</b>
	<b>Revenue</b>	<b>5,234,809.00</b>	<b>4,391,701.32</b>	<b>234.62</b>	<b>399,112.04</b>	<b>4,790,578.74</b>	<b>444,230.26</b>	<b>91.51</b>
<b>60</b>	<b>Public Works</b>							
02-60-06-51-0200	Salaries Regular	730,567.00	552,382.17	62,625.86	0.00	615,008.03	115,558.97	84.18
02-60-06-51-1500	Specialists Pay	2,100.00	2,100.00	0.00	0.00	2,100.00	0.00	100.00
02-60-06-51-1700	Overtime	12,000.00	8,399.80	0.00	0.00	8,399.80	3,600.20	70.00
02-60-06-51-1950	Insurance Refusal	150.00	247.50	27.50	0.00	275.00	-125.00	183.33
	Reimb							
02-60-06-51-3000	Part-Time Salaries	15,200.00	10,442.79	0.00	418.58	10,024.21	5,175.79	65.95
	<b>Personal Services</b>	<b>760,017.00</b>	<b>573,572.26</b>	<b>62,653.36</b>	<b>418.58</b>	<b>635,807.04</b>	<b>124,209.96</b>	<b>83.66</b>
02-60-06-52-0320	FICA	46,795.00	34,330.53	3,796.39	0.00	38,126.92	8,668.08	81.48
02-60-06-52-0325	Medicare	11,131.00	8,170.80	887.81	0.00	9,058.61	2,072.39	81.38
02-60-06-52-0330	IMRF	86,957.00	61,287.58	6,680.46	0.00	67,968.04	18,988.96	78.16
02-60-06-52-0375	Fringe Benefits	5,030.00	3,924.44	666.16	0.00	4,590.60	439.40	91.26
02-60-06-52-0400	Health Insurance	169,081.00	128,298.46	7,782.10	872.90	135,207.66	33,873.34	79.97
02-60-06-52-0420	Health Insurance - Retirees	3,292.00	2,007.35	696.00	464.00	2,239.35	1,052.65	68.02
02-60-06-52-0425	Life Insurance	420.00	358.93	0.00	144.33	214.60	205.40	51.10
02-60-06-52-0430	VEBA Contributions	10,894.00	11,241.22	0.00	0.00	11,241.22	-347.22	103.19
	<b>Benefits</b>	<b>333,600.00</b>	<b>249,619.31</b>	<b>20,508.92</b>	<b>1,481.23</b>	<b>268,647.00</b>	<b>64,953.00</b>	<b>80.53</b>

Account Number	Description	Budget	Beg Bal	Debits	Credits	End Bal	Remaining	% Exp/Col
02-60-06-53-0100	Electricity	39,000.00	23,401.55	2,532.86	0.00	25,934.41	13,065.59	66.50
02-60-06-53-0200	Communications	6,780.00	5,472.31	589.05	0.00	6,061.36	718.64	89.40
02-60-06-53-0300	Auditing	11,344.00	8,850.00	0.00	0.00	8,850.00	2,494.00	78.01
02-60-06-53-0380	Consulting Services	43,500.00	20,906.17	6,748.66	0.00	27,654.83	15,845.17	63.57
02-60-06-53-0410	IT Support	36,393.00	25,286.53	1,707.87	0.00	26,994.40	9,398.60	74.17
02-60-06-53-1300	Inspections	1,000.00	0.00	0.00	0.00	0.00	1,000.00	0.00
02-60-06-53-1310	Julie Participation	2,270.70	994.50	0.00	0.00	994.50	1,276.20	43.80
02-60-06-53-2100	Bank Fees	28,324.00	22,022.23	1,826.34	0.00	23,848.57	4,475.43	84.20
02-60-06-53-2200	Liability Insurance	38,011.00	27,195.93	3,062.65	0.00	30,258.58	7,752.42	79.60
02-60-06-53-2250	IRMA Deductible	9,467.00	0.00	0.00	0.00	0.00	9,467.00	0.00
02-60-06-53-3050	Water System Maintenance	134,200.00	170,810.54	5,109.32	0.00	175,919.86	-41,719.86	131.09
02-60-06-53-3055	Hydrant Maintenance	24,000.00	10,995.00	2,785.00	0.00	13,780.00	10,220.00	57.42
02-60-06-53-3200	Maintenance of Vehicles	8,000.00	19,654.97	1,019.80	0.00	20,674.77	-12,674.77	258.43
02-60-06-53-3300	Maint of Office Equipment	1,000.00	1,321.24	90.24	0.00	1,411.48	-411.48	141.15
02-60-06-53-3600	Maintenance of Buildings	15,250.00	8,055.18	227.59	0.00	8,282.77	6,967.23	54.31
02-60-06-53-3620	Maintenance of Streets	8,000.00	0.00	0.00	0.00	0.00	8,000.00	0.00
02-60-06-53-3630	Overhead Sewer Program	59,000.00	15,125.00	0.00	0.00	15,125.00	43,875.00	25.64
02-60-06-53-3640	SewerCatch Basin Repair	50,000.00	5,344.66	0.00	0.00	5,344.66	44,655.34	10.69
02-60-06-53-4100	Training	1,450.00	0.00	0.00	0.00	0.00	1,450.00	0.00
02-60-06-53-4250	Travel & Meeting	2,625.00	515.26	0.00	0.00	515.26	2,109.74	19.63
02-60-06-53-4300	Dues & Subscriptions	1,460.00	422.41	330.00	0.00	752.41	707.59	51.53
02-60-06-53-4350	Printing	6,309.00	3,769.52	0.00	0.00	3,769.52	2,539.48	59.75
02-60-06-53-4400	Medical & Screening	700.00	0.00	0.00	0.00	0.00	700.00	0.00
02-60-06-53-4480	Water Testing	3,900.00	3,030.00	488.50	0.00	3,518.50	381.50	90.22
02-60-06-53-5300	AdvertisingLegal Notice	500.00	0.00	0.00	0.00	0.00	500.00	0.00
02-60-06-53-5350	Dumping Fees	18,000.00	17,496.29	648.20	0.00	18,144.49	-144.49	100.80
02-60-06-53-5400	Damage Claims	4,000.00	8,861.73	0.00	0.00	8,861.73	-4,861.73	221.54
	<b>Contractual Services</b>	<b>554,483.70</b>	<b>399,531.02</b>	<b>27,166.08</b>	<b>0.00</b>	<b>426,697.10</b>	<b>127,786.60</b>	<b>76.95</b>
02-60-06-54-0100	Office Supplies	500.00	281.95	65.00	0.00	346.95	153.05	69.39
02-60-06-54-0200	Gas & Oil	9,400.00	7,402.97	398.44	0.00	7,801.41	1,598.59	82.99
02-60-06-54-0310	Uniforms	1,475.00	687.56	0.00	0.00	687.56	787.44	46.61
02-60-06-54-0500	Vehicle Parts	8,000.00	3,363.55	254.29	0.00	3,617.84	4,382.16	45.22
02-60-06-54-0600	Operating Supplies	37,775.00	33,165.34	556.68	0.00	33,722.02	4,052.98	89.27
02-60-06-54-1300	Postage	9,400.00	5,621.90	675.90	0.00	6,297.80	3,102.20	67.00
02-60-06-54-2200	Water from Chicago	1,638,973.00	1,210,925.48	124,233.12	0.00	1,335,158.60	303,814.40	81.46
	<b>Materials &amp; Supplies</b>	<b>1,705,523.00</b>	<b>1,261,448.75</b>	<b>126,183.43</b>	<b>0.00</b>	<b>1,387,632.18</b>	<b>317,890.82</b>	<b>81.36</b>
02-60-06-55-0500	Building	97,000.00	109,601.01	0.00	0.00	109,601.01	-12,601.01	112.99

Account Number	Description	Budget	Beg Bal	Debits	Credits	End Bal	Remaining	% Exp/Col
02-60-06-55-1150	Improvements Sewer System	175,000.00	165,367.30	0.00	0.00	165,367.30	9,632.70	94.50
02-60-06-55-1300	Improvements Water System	469,000.00	209,971.14	153,455.31	0.00	363,426.45	105,573.55	77.49
02-60-06-55-1400	Improvements Meter Replacement Program	17,500.00	14,981.35	147.00	0.00	15,128.35	2,371.65	86.45
02-60-06-55-9100	Street Improvements	70,000.00	46,842.10	0.00	0.00	46,842.10	23,157.90	66.92
	<b>Capital Outlay</b>	<b>828,500.00</b>	<b>546,762.90</b>	<b>153,602.31</b>	<b>0.00</b>	<b>700,365.21</b>	<b>128,134.79</b>	<b>84.53</b>
02-60-06-55-0010	Depreciation Expense	340,332.00	0.00	0.00	0.00	0.00	340,332.00	0.00
	<b>Depreciation</b>	<b>340,332.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>340,332.00</b>	<b>0.00</b>
02-60-06-56-0070	Series 08B Principal	165,000.00	165,000.00	0.00	0.00	165,000.00	0.00	100.00
02-60-06-56-0071	Series 08B Interest	13,570.00	13,570.00	0.00	0.00	13,570.00	0.00	100.00
02-60-06-56-0102	Community Bank Loan Principal	48,701.00	36,405.43	12,278.60	0.00	48,684.03	16.97	99.97
02-60-06-56-0103	Community Bank Loan Interest	1,807.00	1,475.57	348.40	0.00	1,823.97	-16.97	100.94
02-60-06-56-0104	IEPA Loan Principal	607,550.00	607,394.95	0.00	0.00	607,394.95	155.05	99.97
02-60-06-56-0105	IEPA Loan Interest	309,830.00	309,750.85	0.00	0.00	309,750.85	79.15	99.97
	<b>Debt Service</b>	<b>1,146,458.00</b>	<b>1,133,596.80</b>	<b>12,627.00</b>	<b>0.00</b>	<b>1,146,223.80</b>	<b>234.20</b>	<b>99.98</b>
02-60-06-57-5013	Transfer to CERF	96,879.00	72,659.25	8,073.25	0.00	80,732.50	16,146.50	83.33
	<b>Other Financing Uses</b>	<b>96,879.00</b>	<b>72,659.25</b>	<b>8,073.25</b>	<b>0.00</b>	<b>80,732.50</b>	<b>16,146.50</b>	<b>83.33</b>
<b>60</b>	<b>Public Works</b>	<b><u>5,765,792.70</u></b>	<b><u>4,237,190.29</u></b>	<b><u>410,814.35</u></b>	<b><u>1,899.81</u></b>	<b><u>4,646,104.83</u></b>	<b><u>1,119,687.87</u></b>	<b><u>80.58</u></b>
	<b>Expense</b>	<b><u>5,765,792.70</u></b>	<b><u>4,237,190.29</u></b>	<b><u>410,814.35</u></b>	<b><u>1,899.81</u></b>	<b><u>4,646,104.83</u></b>	<b><u>1,119,687.87</u></b>	<b><u>80.58</u></b>
<b>02</b>	<b>Water &amp; Sewer Fund</b>	<b>530,983.70</b>	<b>-154,511.03</b>	<b>411,048.97</b>	<b>401,011.85</b>	<b>-144,473.91</b>	<b>675,457.61</b>	<b>-27.21</b>

Account Number	Description	Budget	Beg Bal	Debits	Credits	End Bal	Remaining	% Exp/Col
<b>03</b>	<b>Motor Fuel Tax Fund</b>							
<b>00</b>								
03-00-00-45-5100	Interest	2,171.00	4,591.19	0.00	362.83	4,954.02	-2,783.02	228.19
03-00-00-45-5200	Net Change in Fair Value	0.00	-665.80	62.21	0.00	-728.01	728.01	0.00
	<b>Interest</b>	<b>2,171.00</b>	<b>3,925.39</b>	<b>62.21</b>	<b>362.83</b>	<b>4,226.01</b>	<b>-2,055.01</b>	<b>194.66</b>
03-00-00-47-7100	State Allotment	287,679.00	215,263.56	0.00	25,274.04	240,537.60	47,141.40	83.61
	<b>Intergovernmental</b>	<b>287,679.00</b>	<b>215,263.56</b>	<b>0.00</b>	<b>25,274.04</b>	<b>240,537.60</b>	<b>47,141.40</b>	<b>83.61</b>
<b>00</b>		<b>289,850.00</b>	<b>219,188.95</b>	<b>62.21</b>	<b>25,636.87</b>	<b>244,763.61</b>	<b>45,086.39</b>	<b>84.44</b>
	<b>Revenue</b>	<b>289,850.00</b>	<b>219,188.95</b>	<b>62.21</b>	<b>25,636.87</b>	<b>244,763.61</b>	<b>45,086.39</b>	<b>84.44</b>
<b>00</b>								
03-00-00-53-0390	Engineering Fees	75,000.00	72,175.26	5,985.30	0.00	78,160.56	-3,160.56	104.21
03-00-00-53-2100	Bank Fees	60.00	0.00	0.00	0.00	0.00	60.00	0.00
	<b>Contractual Services</b>	<b>75,060.00</b>	<b>72,175.26</b>	<b>5,985.30</b>	<b>0.00</b>	<b>78,160.56</b>	<b>-3,100.56</b>	<b>104.13</b>
03-00-00-55-9100	Street Improvements	250,000.00	189,159.46	0.00	0.00	189,159.46	60,840.54	75.66
	<b>Capital Outlay</b>	<b>250,000.00</b>	<b>189,159.46</b>	<b>0.00</b>	<b>0.00</b>	<b>189,159.46</b>	<b>60,840.54</b>	<b>75.66</b>
<b>00</b>		<b>325,060.00</b>	<b>261,334.72</b>	<b>5,985.30</b>	<b>0.00</b>	<b>267,320.02</b>	<b>57,739.98</b>	<b>82.24</b>
	<b>Expense</b>	<b>325,060.00</b>	<b>261,334.72</b>	<b>5,985.30</b>	<b>0.00</b>	<b>267,320.02</b>	<b>57,739.98</b>	<b>82.24</b>
<b>03</b>	<b>Motor Fuel Tax Fund</b>	<b>35,210.00</b>	<b>42,145.77</b>	<b>6,047.51</b>	<b>25,636.87</b>	<b>22,556.41</b>	<b>12,653.59</b>	<b>64.06</b>

Account Number	Description	Budget	Beg Bal	Debits	Credits	End Bal	Remaining	% Exp/Col
<b>05</b>	<b>Debt Service Fund</b>							
<b>00</b>								
05-00-00-41-1000	Prior Yrs Taxes	119,567.00	115,576.02	0.00	98.33	115,674.35	3,892.65	96.74
05-00-00-41-1021	Property Taxes Current	132,432.00	46,381.75	0.00	31,586.98	77,968.73	54,463.27	58.87
	<b>Property Taxes</b>	<b>251,999.00</b>	<b>161,957.77</b>	<b>0.00</b>	<b>31,685.31</b>	<b>193,643.08</b>	<b>58,355.92</b>	<b>76.84</b>
05-00-00-45-5100	Interest	937.00	1,878.63	0.00	250.12	2,128.75	-1,191.75	227.19
	<b>Interest</b>	<b><u>937.00</u></b>	<b><u>1,878.63</u></b>	<b><u>0.00</u></b>	<b><u>250.12</u></b>	<b><u>2,128.75</u></b>	<b><u>-1,191.75</u></b>	<b><u>227.19</u></b>
<b>00</b>		<b><u>252,936.00</u></b>	<b><u>163,836.40</u></b>	<b><u>0.00</u></b>	<b><u>31,935.43</u></b>	<b><u>195,771.83</u></b>	<b><u>57,164.17</u></b>	<b><u>77.40</u></b>
	<b>Revenue</b>	<b>252,936.00</b>	<b>163,836.40</b>	<b>0.00</b>	<b>31,935.43</b>	<b>195,771.83</b>	<b>57,164.17</b>	<b>77.40</b>
<b>00</b>								
05-00-00-53-2100	Bank Fees	1,500.00	237.50	0.00	0.00	237.50	1,262.50	15.83
	<b>Contractual Services</b>	<b>1,500.00</b>	<b>237.50</b>	<b>0.00</b>	<b>0.00</b>	<b>237.50</b>	<b>1,262.50</b>	<b>15.83</b>
05-00-00-56-0020	Series 05 Principal (Library)	50,000.00	50,000.00	0.00	0.00	50,000.00	0.00	100.00
05-00-00-56-0021	Series 05 Interest (Library)	2,074.00	2,075.00	0.00	0.00	2,075.00	-1.00	100.05
05-00-00-56-0031	2016 GO Bond Principal	192,820.00	192,820.00	0.00	0.00	192,820.00	0.00	100.00
05-00-00-56-0032	2016 GO Bond Interest	2,410.00	2,410.25	0.00	0.00	2,410.25	-0.25	100.01
	<b>Debt Service</b>	<b><u>247,304.00</u></b>	<b><u>247,305.25</u></b>	<b><u>0.00</u></b>	<b><u>0.00</u></b>	<b><u>247,305.25</u></b>	<b><u>-1.25</u></b>	<b><u>100.00</u></b>
<b>00</b>		<b><u>248,804.00</u></b>	<b><u>247,542.75</u></b>	<b><u>0.00</u></b>	<b><u>0.00</u></b>	<b><u>247,542.75</u></b>	<b><u>1,261.25</u></b>	<b><u>99.49</u></b>
	<b>Expense</b>	<b><u>248,804.00</u></b>	<b><u>247,542.75</u></b>	<b><u>0.00</u></b>	<b><u>0.00</u></b>	<b><u>247,542.75</u></b>	<b><u>1,261.25</u></b>	<b><u>99.49</u></b>
<b>05</b>	<b>Debt Service Fund</b>	<b>-4,132.00</b>	<b>83,706.35</b>	<b>0.00</b>	<b>31,935.43</b>	<b>51,770.92</b>	<b>-55,902.92</b>	<b>-1,252.93</b>

Account Number	Description	Budget	Beg Bal	Debits	Credits	End Bal	Remaining	% Exp/Col
<b>09</b>	<b>Police Pension Fund</b>							
<b>00</b>								
09-00-00-45-5100	Interest	472,436.00	334,467.10	0.00	27,935.12	362,402.22	110,033.78	76.71
09-00-00-45-5200	Net Change in Fair Value	802,676.00	2,296,879.32	639,596.43	0.00	1,657,282.89	-854,606.89	206.47
	<b>Interest</b>	<b>1,275,112.00</b>	<b>2,631,346.42</b>	<b>639,596.43</b>	<b>27,935.12</b>	<b>2,019,685.11</b>	<b>-744,573.11</b>	<b>158.39</b>
09-00-00-41-1100	Employer Contribution	1,454,466.00	906,488.81	0.00	157,722.57	1,064,211.38	390,254.62	73.17
09-00-00-46-7350	Employee Contribution	264,863.00	201,411.01	0.00	21,402.33	222,813.34	42,049.66	84.12
	<b>Grants &amp; Contributions</b>	<b>1,719,329.00</b>	<b>1,107,899.82</b>	<b>0.00</b>	<b>179,124.90</b>	<b>1,287,024.72</b>	<b>432,304.28</b>	<b>74.86</b>
<b>00</b>		<b>2,994,441.00</b>	<b>3,739,246.24</b>	<b>639,596.43</b>	<b>207,060.02</b>	<b>3,306,709.83</b>	<b>-312,268.83</b>	<b>110.43</b>
	<b>Revenue</b>	<b>2,994,441.00</b>	<b>3,739,246.24</b>	<b>639,596.43</b>	<b>207,060.02</b>	<b>3,306,709.83</b>	<b>-312,268.83</b>	<b>110.43</b>
<b>00</b>								
09-00-00-52-6100	Pensions Benefits	2,275,501.00	1,556,039.52	184,708.33	0.00	1,740,747.85	534,753.15	76.50
		<b>2,275,501.00</b>	<b>1,556,039.52</b>	<b>184,708.33</b>	<b>0.00</b>	<b>1,740,747.85</b>	<b>534,753.15</b>	<b>76.50</b>
09-00-00-53-0300	Audit Services	4,000.00	1,525.00	0.00	0.00	1,525.00	2,475.00	38.13
09-00-00-53-0350	Actuarial Services	3,630.00	2,262.50	0.00	0.00	2,262.50	1,367.50	62.33
09-00-00-53-0360	Payroll Services	27,250.00	14,210.00	1,170.00	0.00	15,380.00	11,870.00	56.44
09-00-00-53-0380	Consulting Services	35,000.00	33,586.32	655.00	0.00	34,241.32	758.68	97.83
09-00-00-53-0420	Legal Services	18,000.00	16,155.91	2,205.00	0.00	18,360.91	-360.91	102.01
09-00-00-53-2100	Bank Fees	8,600.00	0.00	0.00	0.00	0.00	8,600.00	0.00
09-00-00-53-4100	Training	4,000.00	1,500.00	0.00	0.00	1,500.00	2,500.00	37.50
09-00-00-53-4250	Travel & Meeting	3,000.00	2,372.51	0.00	0.00	2,372.51	627.49	79.08
09-00-00-53-4300	Dues & Subscriptions	800.00	795.00	0.00	0.00	795.00	5.00	99.38
09-00-00-53-4400	Medical & Screening	5,000.00	4,860.00	0.00	0.00	4,860.00	140.00	97.20
09-00-00-53-5300	AdvertisingLegal Notice	100.00	0.00	0.00	0.00	0.00	100.00	0.00
09-00-00-54-3100	Misc Expenditures	13,550.00	10,246.32	0.00	0.00	10,246.32	3,303.68	75.62
	<b>Contractual Services</b>	<b>122,930.00</b>	<b>87,513.56</b>	<b>4,030.00</b>	<b>0.00</b>	<b>91,543.56</b>	<b>31,386.44</b>	<b>74.47</b>
<b>00</b>		<b>2,398,431.00</b>	<b>1,643,553.08</b>	<b>188,738.33</b>	<b>0.00</b>	<b>1,832,291.41</b>	<b>566,139.59</b>	<b>76.40</b>
	<b>Expense</b>	<b>2,398,431.00</b>	<b>1,643,553.08</b>	<b>188,738.33</b>	<b>0.00</b>	<b>1,832,291.41</b>	<b>566,139.59</b>	<b>76.40</b>

<u>Account Number</u>	<u>Description</u>	<u>Budget</u>	<u>Beg Bal</u>	<u>Debits</u>	<u>Credits</u>	<u>End Bal</u>	<u>Remaining</u>	<u>% Exp/Col</u>
09	Police Pension Fund	-596,010.00	-2,095,693.16	828,334.76	207,060.02	-1,474,418.42	878,408.42	247.38



Account Number	Description	Budget	Beg Bal	Debits	Credits	End Bal	Remaining	% Exp/Col
<b>10</b>	<b>Fire Pension Fund</b>							
<b>00</b>								
10-00-00-45-5100	InterestDividends	397,171.00	393,738.59	0.00	12,986.43	406,725.02	-9,554.02	102.41
10-00-00-45-5200	Net Change in Fair Value	545,527.00	1,106,107.72	432,047.62	0.00	674,060.10	-128,533.10	123.56
	<b>Interest</b>	<b>942,698.00</b>	<b>1,499,846.31</b>	<b>432,047.62</b>	<b>12,986.43</b>	<b>1,080,785.12</b>	<b>-138,087.12</b>	<b>114.65</b>
10-00-00-41-1100	Employer Contribution	1,184,450.00	737,744.55	0.00	128,930.71	866,675.26	317,774.74	73.17
10-00-00-46-7350	Employee Contribution	188,790.00	130,992.58	0.00	14,420.20	145,412.78	43,377.22	77.02
	<b>Grants &amp; Contributions</b>	<b>1,373,240.00</b>	<b>868,737.13</b>	<b>0.00</b>	<b>143,350.91</b>	<b>1,012,088.04</b>	<b>361,151.96</b>	<b>73.70</b>
<b>00</b>		<b>2,315,938.00</b>	<b>2,368,583.44</b>	<b>432,047.62</b>	<b>156,337.34</b>	<b>2,092,873.16</b>	<b>223,064.84</b>	<b>90.37</b>
	<b>Revenue</b>	<b>2,315,938.00</b>	<b>2,368,583.44</b>	<b>432,047.62</b>	<b>156,337.34</b>	<b>2,092,873.16</b>	<b>223,064.84</b>	<b>90.37</b>
<b>00</b>								
10-00-00-52-6100	Pensions	1,801,877.00	1,431,149.71	147,624.99	0.00	1,578,774.70	223,102.30	87.62
10-00-00-52-6150	Pension Refund	0.00	0.00	4,220.74	0.00	4,220.74	-4,220.74	0.00
	<b>Benefits</b>	<b>1,801,877.00</b>	<b>1,431,149.71</b>	<b>151,845.73</b>	<b>0.00</b>	<b>1,582,995.44</b>	<b>218,881.56</b>	<b>87.85</b>
10-00-00-53-0300	Audit Services	3,500.00	1,525.00	0.00	0.00	1,525.00	1,975.00	43.57
10-00-00-53-0350	Actuarial Services	2,500.00	2,077.50	0.00	0.00	2,077.50	422.50	83.10
10-00-00-53-0360	Payroll Services	14,155.00	10,270.00	0.00	0.00	10,270.00	3,885.00	72.55
10-00-00-53-0380	Consulting Services	61,000.00	31,238.93	8,797.96	0.00	40,036.89	20,963.11	65.63
10-00-00-53-0420	Legal Services	15,000.00	10,092.88	0.00	0.00	10,092.88	4,907.12	67.29
10-00-00-53-2100	Bank Fees	4,700.00	3,180.67	644.31	0.00	3,824.98	875.02	81.38
10-00-00-53-4100	Training	3,000.00	175.00	0.00	0.00	175.00	2,825.00	5.83
10-00-00-53-4250	Travel & Meeting	1,000.00	0.00	0.00	0.00	0.00	1,000.00	0.00
10-00-00-53-4300	Dues & Subscriptions	800.00	795.00	0.00	0.00	795.00	5.00	99.38
10-00-00-53-4400	Medical & Screening	2,000.00	0.00	0.00	0.00	0.00	2,000.00	0.00
10-00-00-54-1300	Postage	100.00	0.00	0.00	0.00	0.00	100.00	0.00
10-00-00-54-3100	Misc Expenditures	9,010.00	6,275.37	0.00	0.00	6,275.37	2,734.63	69.65
	<b>Contractual Services</b>	<b>116,765.00</b>	<b>65,630.35</b>	<b>9,442.27</b>	<b>0.00</b>	<b>75,072.62</b>	<b>41,692.38</b>	<b>64.29</b>
<b>00</b>		<b>1,918,642.00</b>	<b>1,496,780.06</b>	<b>161,288.00</b>	<b>0.00</b>	<b>1,658,068.06</b>	<b>260,573.94</b>	<b>86.42</b>
	<b>Expense</b>	<b>1,918,642.00</b>	<b>1,496,780.06</b>	<b>161,288.00</b>	<b>0.00</b>	<b>1,658,068.06</b>	<b>260,573.94</b>	<b>86.42</b>

<u>Account Number</u>	<u>Description</u>	<u>Budget</u>	<u>Beg Bal</u>	<u>Debits</u>	<u>Credits</u>	<u>End Bal</u>	<u>Remaining</u>	<u>% Exp/Col</u>
10	Fire Pension Fund	-397,296.00	-871,803.38	593,335.62	156,337.34	-434,805.10	37,509.10	109.44

Account Number	Description	Budget	Beg Bal	Debits	Credits	End Bal	Remaining	% Exp/Col
<b>13</b>	<b>Capital Equip Replacement Fund</b>							
<b>00</b>								
13-00-00-45-5100	Interest	44,242.00	27,095.41	2.00	15,854.93	42,948.34	1,293.66	97.08
13-00-00-45-5200	Net Change in Fair Value	0.00	-13,569.77	1,368.09	0.00	-14,937.86	14,937.86	0.00
	<b>Interest</b>	<b>44,242.00</b>	<b>13,525.64</b>	<b>1,370.09</b>	<b>15,854.93</b>	<b>28,010.48</b>	<b>16,231.52</b>	<b>63.31</b>
13-00-00-46-6410	Miscellaneous	5,000.00	5,000.00	0.00	0.00	5,000.00	0.00	100.00
	<b>Miscellaneous</b>	<b>5,000.00</b>	<b>5,000.00</b>	<b>0.00</b>	<b>0.00</b>	<b>5,000.00</b>	<b>0.00</b>	<b>100.00</b>
13-00-00-47-7001	From General Fund	416,033.00	312,024.78	0.00	34,669.42	346,694.20	69,338.80	83.33
13-00-00-47-7002	Transfer from Water and Sewer	96,879.00	72,659.25	0.00	8,073.25	80,732.50	16,146.50	83.33
13-00-00-48-8000	Sale of Property	20,000.00	35,859.63	0.00	22,090.00	57,949.63	-37,949.63	289.75
	<b>Other Financing Sources</b>	<b>532,912.00</b>	<b>420,543.66</b>	<b>0.00</b>	<b>64,832.67</b>	<b>485,376.33</b>	<b>47,535.67</b>	<b>91.08</b>
<b>00</b>		<b>582,154.00</b>	<b>439,069.30</b>	<b>1,370.09</b>	<b>80,687.60</b>	<b>518,386.81</b>	<b>63,767.19</b>	<b>89.05</b>
	<b>Revenue</b>	<b>582,154.00</b>	<b>439,069.30</b>	<b>1,370.09</b>	<b>80,687.60</b>	<b>518,386.81</b>	<b>63,767.19</b>	<b>89.05</b>
<b>00</b>								
13-00-00-53-2100	Bank Fees	50.00	75.00	0.00	0.00	75.00	-25.00	150.00
	<b>Contractual Services</b>	<b>50.00</b>	<b>75.00</b>	<b>0.00</b>	<b>0.00</b>	<b>75.00</b>	<b>-25.00</b>	<b>150.00</b>
13-00-00-55-8700	Police Vehicles	80,672.00	31,212.11	6,103.00	0.00	37,315.11	43,356.89	46.26
13-00-00-55-8720	Police Equipment	197,367.00	57,231.86	8,651.25	0.00	65,883.11	131,483.89	33.38
13-00-00-55-8800	Fire Dept Vehicle	353,914.00	360,329.00	0.00	0.00	360,329.00	-6,415.00	101.81
13-00-00-55-8850	Fire Dept Equipment	45,000.00	0.00	0.00	0.00	0.00	45,000.00	0.00
13-00-00-55-8910	PW Vehicles	339,322.00	268,684.72	0.00	0.00	268,684.72	70,637.28	79.18
13-00-00-55-8925	PW Equipment	16,000.00	18,445.00	0.00	0.00	18,445.00	-2,445.00	115.28
	<b>Capital Outlay</b>	<b>1,032,275.00</b>	<b>735,902.69</b>	<b>14,754.25</b>	<b>0.00</b>	<b>750,656.94</b>	<b>281,618.06</b>	<b>72.72</b>
<b>00</b>		<b>1,032,325.00</b>	<b>735,977.69</b>	<b>14,754.25</b>	<b>0.00</b>	<b>750,731.94</b>	<b>281,593.06</b>	<b>72.72</b>
	<b>Expense</b>	<b>1,032,325.00</b>	<b>735,977.69</b>	<b>14,754.25</b>	<b>0.00</b>	<b>750,731.94</b>	<b>281,593.06</b>	<b>72.72</b>
<b>13</b>	<b>Capital Equip Replacement Fund</b>	<b>450,171.00</b>	<b>296,908.39</b>	<b>16,124.34</b>	<b>80,687.60</b>	<b>232,345.13</b>	<b>217,825.87</b>	<b>51.61</b>

Account Number	Description	Budget	Beg Bal	Debits	Credits	End Bal	Remaining	% Exp/Col
<b>14</b>	<b>Capital Improvement Fund</b>							
<b>00</b>								
14-00-00-43-3200	Metra Daily Parking Fees	14,295.00	8,715.91	0.00	0.00	8,715.91	5,579.09	60.97
14-00-00-43-3220	Parking Lot Permit Fees	46,628.00	34,946.50	0.00	0.00	34,946.50	11,681.50	74.95
	<b>Charges for Services</b>	<b>60,923.00</b>	<b>43,662.41</b>	<b>0.00</b>	<b>0.00</b>	<b>43,662.41</b>	<b>17,260.59</b>	<b>71.67</b>
14-00-00-44-4240	Red Light Camera Revenue	822,136.00	597,579.19	0.00	59,101.60	656,680.79	165,455.21	79.87
	<b>Fines &amp; Forfeits</b>	<b>822,136.00</b>	<b>597,579.19</b>	<b>0.00</b>	<b>59,101.60</b>	<b>656,680.79</b>	<b>165,455.21</b>	<b>79.87</b>
14-00-00-45-5100	Interest	15,302.00	18,087.89	0.00	1,575.98	19,663.87	-4,361.87	128.51
14-00-00-45-5200	Net Change in Fair Value	0.00	-1,794.45	184.08	0.00	-1,978.53	1,978.53	0.00
	<b>Interest</b>	<b>15,302.00</b>	<b>16,293.44</b>	<b>184.08</b>	<b>1,575.98</b>	<b>17,685.34</b>	<b>-2,383.34</b>	<b>115.58</b>
14-00-00-46-6527	IDOC Grant	0.00	34,154.30	0.00	0.00	34,154.30	-34,154.30	0.00
	<b>Grants &amp; Contributions</b>	<b>0.00</b>	<b>34,154.30</b>	<b>0.00</b>	<b>0.00</b>	<b>34,154.30</b>	<b>-34,154.30</b>	<b>0.00</b>
<b>00</b>		<b>898,361.00</b>	<b>691,689.34</b>	<b>184.08</b>	<b>60,677.58</b>	<b>752,182.84</b>	<b>146,178.16</b>	<b>83.73</b>
	<b>Revenue</b>	<b>898,361.00</b>	<b>691,689.34</b>	<b>184.08</b>	<b>60,677.58</b>	<b>752,182.84</b>	<b>146,178.16</b>	<b>83.73</b>
<b>00</b>								
14-00-00-53-4290	License Fees	12,000.00	12,000.00	0.00	0.00	12,000.00	0.00	100.00
	<b>Contractual Services</b>	<b>12,000.00</b>	<b>12,000.00</b>	<b>0.00</b>	<b>0.00</b>	<b>12,000.00</b>	<b>0.00</b>	<b>100.00</b>
14-00-00-55-0500	Building Improvements	613,725.00	162,330.76	0.00	0.00	162,330.76	451,394.24	26.45
14-00-00-55-1205	Streetscape Improvements	48,590.00	0.00	0.00	0.00	0.00	48,590.00	0.00
14-00-00-55-1215	Trees	28,500.00	0.00	0.00	0.00	0.00	28,500.00	0.00
14-00-00-55-1250	Alley Improvements	200,000.00	22,201.24	0.00	0.00	22,201.24	177,798.76	11.10
14-00-00-55-8610	Furniture & Equipment	0.00	11,206.16	0.00	0.00	11,206.16	-11,206.16	0.00
14-00-00-55-8620	Information Technology Equipme	237,170.00	72,858.51	1,765.00	0.00	74,623.51	162,546.49	31.46
14-00-00-55-9100	Street Improvements	20,000.00	0.00	0.00	0.00	0.00	20,000.00	0.00
	<b>Capital Outlay</b>	<b>1,147,985.00</b>	<b>268,596.67</b>	<b>1,765.00</b>	<b>0.00</b>	<b>270,361.67</b>	<b>877,623.33</b>	<b>23.55</b>
<b>00</b>		<b>1,159,985.00</b>	<b>280,596.67</b>	<b>1,765.00</b>	<b>0.00</b>	<b>282,361.67</b>	<b>877,623.33</b>	<b>24.34</b>

<u>Account Number</u>	<u>Description</u>	<u>Budget</u>	<u>Beg Bal</u>	<u>Debits</u>	<u>Credits</u>	<u>End Bal</u>	<u>Remaining</u>	<u>% Exp/Col</u>
	Expense	<u>1,159,985.00</u>	<u>280,596.67</u>	<u>1,765.00</u>	<u>0.00</u>	<u>282,361.67</u>	<u>877,623.33</u>	<u>24.34</u>
14	Capital Improvement Fund	261,624.00	-411,092.67	1,949.08	60,677.58	-469,821.17	731,445.17	-179.58

Account Number	Description	Budget	Beg Bal	Debits	Credits	End Bal	Remaining	% Exp/Col
<b>16</b>	<b>Economic Development Fund</b>							
<b>00</b>								
16-00-00-45-5100	Interest	6,182.00	4,100.82	0.00	2,777.21	6,878.03	-696.03	111.26
	<b>Interest</b>	<b>6,182.00</b>	<b>4,100.82</b>	<b>0.00</b>	<b>2,777.21</b>	<b>6,878.03</b>	<b>-696.03</b>	<b>111.26</b>
16-00-00-43-4025	Reimbursements from Villages	3,159.00	-0.01	0.00	0.00	-0.01	3,159.01	0.00
	<b>Intergovernmental</b>	<b>3,159.00</b>	<b>-0.01</b>	<b>0.00</b>	<b>0.00</b>	<b>-0.01</b>	<b>3,159.01</b>	<b>0.00</b>
<b>00</b>		<b>9,341.00</b>	<b>4,100.81</b>	<b>0.00</b>	<b>2,777.21</b>	<b>6,878.02</b>	<b>2,462.98</b>	<b>73.63</b>
	<b>Revenue</b>	<b>9,341.00</b>	<b>4,100.81</b>	<b>0.00</b>	<b>2,777.21</b>	<b>6,878.02</b>	<b>2,462.98</b>	<b>73.63</b>
<b>00</b>								
16-00-00-53-0380	Consulting Services	18,500.00	0.00	0.00	0.00	0.00	18,500.00	0.00
16-00-00-53-0420	Legal Services	25,000.00	5,707.60	500.00	0.00	6,207.60	18,792.40	24.83
	<b>Contractual Services</b>	<b>43,500.00</b>	<b>5,707.60</b>	<b>500.00</b>	<b>0.00</b>	<b>6,207.60</b>	<b>37,292.40</b>	<b>14.27</b>
16-00-00-55-4300	Other Improvements	787,927.00	617,680.24	0.00	0.00	617,680.24	170,246.76	78.39
	<b>Capital Outlay</b>	<b>787,927.00</b>	<b>617,680.24</b>	<b>0.00</b>	<b>0.00</b>	<b>617,680.24</b>	<b>170,246.76</b>	<b>78.39</b>
<b>00</b>		<b>831,427.00</b>	<b>623,387.84</b>	<b>500.00</b>	<b>0.00</b>	<b>623,887.84</b>	<b>207,539.16</b>	<b>75.04</b>
	<b>Expense</b>	<b>831,427.00</b>	<b>623,387.84</b>	<b>500.00</b>	<b>0.00</b>	<b>623,887.84</b>	<b>207,539.16</b>	<b>75.04</b>
<b>16</b>	<b>Economic Development Fund</b>	<b>822,086.00</b>	<b>619,287.03</b>	<b>500.00</b>	<b>2,777.21</b>	<b>617,009.82</b>	<b>205,076.18</b>	<b>75.05</b>

Account Number	Description	Budget	Beg Bal	Debits	Credits	End Bal	Remaining	% Exp/Col
<b>31</b>	<b>TIF-Madison Street</b>							
<b>00</b>								
31-00-00-45-5100	Interest	0.00	296.70	0.00	45.23	341.93	-341.93	0.00
	<b>Interest</b>	<b>0.00</b>	<b>296.70</b>	<b>0.00</b>	<b>45.23</b>	<b>341.93</b>	<b>-341.93</b>	<b>0.00</b>
31-00-00-47-7001	Transfer from General Fund	1,050,000.00	1,050,000.00	0.00	0.00	1,050,000.00	0.00	100.00
	<b>Other Financing Sources</b>	<b><u>1,050,000.00</u></b>	<b><u>1,050,000.00</u></b>	<b><u>0.00</u></b>	<b><u>0.00</u></b>	<b><u>1,050,000.00</u></b>	<b><u>0.00</u></b>	<b><u>100.00</u></b>
<b>00</b>		<b><u>1,050,000.00</u></b>	<b><u>1,050,296.70</u></b>	<b><u>0.00</u></b>	<b><u>45.23</u></b>	<b><u>1,050,341.93</u></b>	<b><u>-341.93</u></b>	<b><u>100.03</u></b>
	<b>Revenue</b>	<b>1,050,000.00</b>	<b>1,050,296.70</b>	<b>0.00</b>	<b>45.23</b>	<b>1,050,341.93</b>	<b>-341.93</b>	<b>100.03</b>
<b>00</b>								
31-00-00-53-0300	Audit Services	2,500.00	0.00	0.00	0.00	0.00	2,500.00	0.00
31-00-00-53-0380	Consulting Services	22,500.00	4,650.00	18,695.20	0.00	23,345.20	-845.20	103.76
31-00-00-53-0425	Village Attorney	20,000.00	3,962.20	2,755.60	0.00	6,717.80	13,282.20	33.59
31-00-00-53-4350	Printing	2,500.00	0.00	0.00	0.00	0.00	2,500.00	0.00
31-00-00-53-5300	AdvertisingLegal Notice	2,500.00	0.00	0.00	0.00	0.00	2,500.00	0.00
	<b>Contractual Services</b>	<b>50,000.00</b>	<b>8,612.20</b>	<b>21,450.80</b>	<b>0.00</b>	<b>30,063.00</b>	<b>19,937.00</b>	<b>60.13</b>
31-00-00-55-0700	Property Purchase	1,005,000.00	1,004,442.50	0.00	0.00	1,004,442.50	557.50	99.94
	<b>Capital Outlay</b>	<b>1,005,000.00</b>	<b>1,004,442.50</b>	<b>0.00</b>	<b>0.00</b>	<b>1,004,442.50</b>	<b>557.50</b>	<b>99.94</b>
31-00-00-56-0081	Interest on Interfund Loan	9,132.00	0.00	0.00	0.00	0.00	9,132.00	0.00
	<b>Debt Service</b>	<b><u>9,132.00</u></b>	<b><u>0.00</u></b>	<b><u>0.00</u></b>	<b><u>0.00</u></b>	<b><u>0.00</u></b>	<b><u>9,132.00</u></b>	<b><u>0.00</u></b>
<b>00</b>		<b><u>1,064,132.00</u></b>	<b><u>1,013,054.70</u></b>	<b><u>21,450.80</u></b>	<b><u>0.00</u></b>	<b><u>1,034,505.50</u></b>	<b><u>29,626.50</u></b>	<b><u>97.22</u></b>
	<b>Expense</b>	<b><u>1,064,132.00</u></b>	<b><u>1,013,054.70</u></b>	<b><u>21,450.80</u></b>	<b><u>0.00</u></b>	<b><u>1,034,505.50</u></b>	<b><u>29,626.50</u></b>	<b><u>97.22</u></b>
<b>31</b>	<b>TIF-Madison Street</b>	<b>14,132.00</b>	<b>-37,242.00</b>	<b>21,450.80</b>	<b>45.23</b>	<b>-15,836.43</b>	<b>29,968.43</b>	<b>-112.06</b>

Account Number	Description	Budget	Beg Bal	Debits	Credits	End Bal	Remaining	% Exp/Col
<b>32</b>	<b>Tif - North Avenue</b>							
<b>00</b>								
32-00-00-45-5100	Interest	0.00	100.60	0.00	13.70	114.30	-114.30	0.00
	<b>Interest</b>	<b><u>0.00</u></b>	<b><u>100.60</u></b>	<b><u>0.00</u></b>	<b><u>13.70</u></b>	<b><u>114.30</u></b>	<b><u>-114.30</u></b>	<b><u>0.00</u></b>
<b>00</b>		<b><u>0.00</u></b>	<b><u>100.60</u></b>	<b><u>0.00</u></b>	<b><u>13.70</u></b>	<b><u>114.30</u></b>	<b><u>-114.30</u></b>	<b><u>0.00</u></b>
	<b>Revenue</b>	<b>0.00</b>	<b>100.60</b>	<b>0.00</b>	<b>13.70</b>	<b>114.30</b>	<b>-114.30</b>	<b>0.00</b>
<b>00</b>								
32-00-00-53-0380	Consulting Services	20,000.00	13,283.79	1,525.00	0.00	14,808.79	5,191.21	74.04
32-00-00-53-0425	Village Attorney	25,000.00	6,485.30	0.00	0.00	6,485.30	18,514.70	25.94
32-00-00-53-4350	Printing	2,500.00	0.00	0.00	0.00	0.00	2,500.00	0.00
32-00-00-53-5300	AdvertisingLegal	2,500.00	0.00	0.00	0.00	0.00	2,500.00	0.00
	<b>Contractual</b>	<b><u>50,000.00</u></b>	<b><u>19,769.09</u></b>	<b><u>1,525.00</u></b>	<b><u>0.00</u></b>	<b><u>21,294.09</u></b>	<b><u>28,705.91</u></b>	<b><u>42.59</u></b>
	<b>Services</b>							
<b>00</b>		<b><u>50,000.00</u></b>	<b><u>19,769.09</u></b>	<b><u>1,525.00</u></b>	<b><u>0.00</u></b>	<b><u>21,294.09</u></b>	<b><u>28,705.91</u></b>	<b><u>42.59</u></b>
	<b>Expense</b>	<b><u>50,000.00</u></b>	<b><u>19,769.09</u></b>	<b><u>1,525.00</u></b>	<b><u>0.00</u></b>	<b><u>21,294.09</u></b>	<b><u>28,705.91</u></b>	<b><u>42.59</u></b>
<b>32</b>	<b>Tif - North Avenue</b>	<b>50,000.00</b>	<b>19,668.49</b>	<b>1,525.00</b>	<b>13.70</b>	<b>21,179.79</b>	<b>28,820.21</b>	<b>42.36</b>



Account Number	Description	Budget	Beg Bal	Debits	Credits	End Bal	Remaining	% Exp/Col
35	Infrastructure Imp Bond Fund							
00								
35-00-00-48-7090	Bond Proceeds	500,000.00	0.00	0.00	0.00	0.00	500,000.00	0.00
	Other Financing Sources	<u>500,000.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>500,000.00</u>	<u>0.00</u>
00		<u>500,000.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>500,000.00</u>	<u>0.00</u>
	Revenue	<u>500,000.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>500,000.00</u>	<u>0.00</u>
35	Infrastructure Imp Bond Fund	-500,000.00	0.00	0.00	0.00	0.00	-500,000.00	0.00

# Village of River Forest Investments

Fiscal Year 2018  
Through 02/28/2018

Fun	ID	Bank	Interest Rate	Purchase Date	Maturity Date	Cost	Par Value	Market Value
01	2016-17	Unita Bank	01.001%	3/23/2016	3/23/2018	\$245,000.00	\$245,000.00	\$245,000.00
01	2017-11	MB Financial Bank	01.350%	3/29/2017	6/29/2018	\$200,000.00	\$200,000.00	\$201,884.76
01	2017-10	MB Financial	01.350%	4/4/2017	7/4/2018	\$500,000.00	\$500,000.00	\$503,297.19
01	2016-10	Discover Bank	01.650%	9/30/2015	10/1/2018	\$247,690.03	\$247,000.00	\$246,946.65
01	2018-02	MB Financial	01.340%	7/5/2017	10/5/2018	\$210,273.31	\$210,273.31	\$210,983.51
01	2016-21	Pacific Western Bank	01.061%	8/22/2016	10/31/2018	\$244,200.00	\$244,200.00	\$244,200.00
01	2016-12	FFCB	01.340%	12/7/2015	11/30/2018	\$100,000.00	\$100,000.00	\$99,450.60
01	2018-07	American Express Bank	01.610%	9/6/2017	12/6/2018	\$247,969.44	\$248,000.00	\$247,677.85
01	2016-11	American Express Centurion	01.650%	12/9/2015	12/10/2018	\$247,690.03	\$247,000.00	\$246,730.77
01	2017-08	Keybank	01.400%	4/12/2017	4/12/2019	\$248,487.44	\$248,000.00	\$246,660.06
01	2017-12	Ally Bank	01.650%	6/29/2017	7/1/2019	\$247,000.00	\$247,000.00	\$245,573.58
01	2018-05	Private Bank	01.675%	8/21/2017	8/21/2019	\$241,600.00	\$241,600.00	\$241,600.00
01	2017-05	Wells Fargo	01.750%	3/1/2017	3/2/2020	\$249,364.25	\$249,000.00	\$246,146.46
01	2017-06	Capital One Bank	01.800%	3/8/2017	3/9/2020	\$247,000.00	\$247,000.00	\$244,147.15
01	2017-09	FHLMC	01.500%	4/4/2017	2/17/2021	\$330,165.00	\$330,000.00	\$328,673.40
								<b>\$3,798,971.98</b>
02	2017-02	Sonabank	01.410%	1/31/2017	3/9/2018	\$100,000.00	\$100,000.00	\$100,000.00
02	2017-04	Western Alliance/Torrey Pines	01.060%	2/21/2017	8/15/2018	\$246,100.00	\$246,100.00	\$246,100.00
02	2017-03	Enerbank	01.700%	1/31/2017	12/18/2018	\$150,456.56	\$149,400.00	\$149,287.06

# Village of River Forest Investments

Fiscal Year 2018  
Through 02/28/2018

Fun	ID	Bank	Interest Rate	Purchase Date	Maturity Date	Cost	Par Value	Market Value
								<b>\$495,387.06</b>
03	2018-06	Affiliated Bank	01.360%	8/30/2017	8/30/2018	\$100,000.00	\$100,000.00	\$100,000.00
03	2018-08	Washington Trust Company	01.510%	9/8/2017	3/8/2019	\$151,200.27	\$151,000.00	\$150,472.26
								<b>\$250,472.26</b>
13	2014-15	FHLMC	00.875%	2/13/2014	3/7/2018	\$394,069.86	\$400,000.00	\$399,968.80
13	2018-03	MB Financial	01.340%	7/5/2017	10/5/2018	\$210,273.30	\$210,273.30	\$210,983.51
13	2016-24	Community State Bank	01.260%	10/31/2016	10/31/2018	\$245,000.00	\$245,000.00	\$245,000.00
13	2016-25	CIT Bank/One West Bank	01.250%	10/31/2016	10/31/2018	\$244,400.00	\$244,400.00	\$244,400.00
13	2016-13	FFCB	01.340%	12/7/2015	11/30/2018	\$230,000.00	\$230,000.00	\$228,736.38
13	2014-34	Enerbank USA	01.700%	12/18/2014	12/18/2018	\$99,792.77	\$99,600.00	\$99,524.70
13	2016-27	FHLB 3130AAE46	01.250%	12/23/2016	1/16/2019	\$199,900.00	\$200,000.00	\$198,560.00
13	2017-07	FHLMC 3134GA6H2	01.375%	3/30/2017	2/28/2019	\$599,934.00	\$600,000.00	\$595,386.00
13	2018-11	Stearns Bank	01.350%	11/1/2017	5/3/2019	\$248,021.68	\$249,000.00	\$247,077.22
13	2018-09	Capital One Natl Assoc	01.750%	11/8/2017	11/8/2019	\$247,000.00	\$247,000.00	\$244,968.43
13	2018-10	Morgan Stanley Bank	01.750%	11/9/2017	11/12/2019	\$247,000.00	\$247,000.00	\$244,935.33
13	2007-01	GNMA #781459	06.000%	8/15/2007	6/15/2032	\$19,679.97	\$16,283.08	\$17,422.90
13	2007-02	FHLMC #8016	06.000%	8/23/2007	10/1/2034	\$18,352.50	\$16,082.19	\$18,057.41
								<b>\$2,995,020.68</b>
14	2018-12	First National Bank	01.332%	11/1/2017	10/1/2018	\$240,300.00	\$240,300.00	\$240,300.00

# Village of River Forest Investments

Fiscal Year 2018  
Through 02/28/2018

Fun	ID	Bank	Interest Rate	Purchase Date	Maturity Date	Cost	Par Value	Market Value
14	2016-14	FFCB	01.340%	12/7/2015	11/30/2018	\$100,000.00	\$100,000.00	\$99,450.60
14	2016-28	FHLB 3130AAE46	01.250%	12/23/2016	1/16/2019	\$199,900.00	\$200,000.00	\$198,560.00
14	2018-04	Farmers & Merchants Union Bk	01.493%	8/14/2017	2/5/2019	\$244,500.00	\$244,500.00	\$244,500.00
								<b>\$782,810.60</b>
								<b>\$8,322,662.58</b>



## MEMORANDUM

Date: April 3, 2018

To: Eric Palm, Village Administrator

From: Joan Rock, Director of Finance

Subject: Accounts Payable - February 2018

Attached for your review and approval is a list of payments made to vendors by account number for the period from February 1 - 28, 2018. The total payments made for the period, including payrolls, are as follows:

### VILLAGE OF RIVER FOREST EXPENDITURES MONTH ENDED FEBRUARY 28, 2018

FUND	FUND #	VENDORS	PAYROLLS	TOTAL
General Fund	01	386,446.67	\$ 553,732.16	940,178.83
Water & Sewer Fund	02	329,925.55	72,269.24	402,194.79
Motor Fuel Tax	03	5,985.30	-	5,985.30
Debt Service	05	-	-	-
Capital Equip Replacement	13	14,754.25	-	14,754.25
Capital Improvement Fund	14	1,765.00	-	1,765.00
Economic Development Fund	16	500.00	-	500.00
TIF-Madison	31	21,450.80		21,450.80
TIF-North	32	1,525.00		1,525.00
<b>Total Village Expenditures</b>		<b>\$ 762,352.57</b>	<b>\$ 626,001.40</b>	<b>\$ 1,388,353.97</b>

#### Requested Board Actions:

1. Motion to Approve February 2018 Accounts Payable and Payroll transactions totaling \$1,364,878.17.
2. Motion to Approve the February 2018 Accounts Payable transactions for the Economic Development Fund (16) totaling \$500.00, for the TIF-Madison Street Fund (31) totaling \$21,450.80 and for the TIF-North Avenue Fund (32) totaling \$1,525.00.

# Accounts Payable

## Transactions by Account

User: jrock  
 Printed: 04/03/2018 - 3:38PM  
 Batch: 00000.00.0000



Account Number	Vendor	Description	GL Date	Check No	Amount	PO No
01-00-00-17-0010	Bell Fuels Inc	PURCHASE OF GASOLINE AND/O	02/15/2018	46806	1,128.95	
01-00-00-17-0010	Bell Fuels Inc	PURCHASE OF GASOLINE AND/O	02/15/2018	46806	2,947.13	
01-00-00-17-0010	Bell Fuels Inc	PURCHASE OF GASOLINE AND/O	02/15/2018	46806	5,750.10	
Vendor Subtotal for Division:00					9,826.18	
01-00-00-21-0026	Intergovernmental Personnel Benefit	HEALTH/LIFE/DENTAL BREAKDO	03/20/2018	148	-1,048.01	
Vendor Subtotal for Division:00					-1,048.01	
01-00-00-21-0043	Genesis Employee Benefits Inc	PR Batch 00015.02.2018 VEBA Contr	02/15/2018	999977	3,219.88	
01-00-00-21-0043	Genesis Employee Benefits Inc	PR Batch 00028.02.2018 VEBA Contr	02/28/2018	999976	3,219.88	
Vendor Subtotal for Division:00					6,439.76	
01-00-00-21-0050	Illinois Fraternal Order of Police Lat	PR Batch 00028.02.2018 Police Union	02/28/2018	5807	1,118.00	
Vendor Subtotal for Division:00					1,118.00	
01-00-00-21-0050	Intergovernmental Personnel Benefit	HEALTH/LIFE/DENTAL BREAKDO	03/20/2018	148	17.70	
01-00-00-21-0050	Intergovernmental Personnel Benefit	HEALTH/LIFE/DENTAL BREAKDO	03/20/2018	148	1,217.88	
01-00-00-21-0050	Intergovernmental Personnel Benefit	HEALTH/LIFE/DENTAL BREAKDO	03/20/2018	148	3,309.34	
Vendor Subtotal for Division:00					4,544.92	
01-00-00-21-0050	International Union of Operating Eng	PR Batch 00015.02.2018 Public Work:	02/15/2018	5808	282.45	

Account Number	Vendor	Description	GL Date	Check No	Amount	PO No
01-00-00-21-0050	International Union of Operating En	PR Batch 00028.02.2018 Public Work	02/28/2018	5808	380.00	
		Vendor Subtotal for Division:00			662.45	
01-00-00-21-0050	International Union of Operating En	PR Batch 00015.02.2018 Public Work	02/15/2018	5809	56.45	
01-00-00-21-0050	International Union of Operating En	PR Batch 00028.02.2018 Public Work	02/28/2018	5809	75.59	
		Vendor Subtotal for Division:00			132.04	
01-00-00-21-0050	NCPERS Group Life Ins	PR Batch 00015.02.2018 Supplementa	02/15/2018	5810	62.91	
01-00-00-21-0050	NCPERS Group Life Ins	PR Batch 00028.02.2018 Supplementa	02/28/2018	5810	63.08	
		Vendor Subtotal for Division:00			125.99	
01-00-00-21-0050	State Disbursement Unit	PR Batch 00015.02.2018 Nolan-17111	02/15/2018	5801	1,200.00	
01-00-00-21-0050	State Disbursement Unit	PR Batch 00015.02.2018 Doran-17031	02/15/2018	5801	434.50	
01-00-00-21-0050	State Disbursement Unit	PR Batch 00028.02.2018 Nolan-17111	02/28/2018	5811	1,200.00	
01-00-00-21-0050	State Disbursement Unit	PR Batch 00028.02.2018 Doran-17031	02/28/2018	5811	434.50	
		Vendor Subtotal for Division:00			3,269.00	
01-00-00-23-0060	River Forest Public Library	LIBRARY PPRT	02/28/2018	46911	1,429.17	
		Vendor Subtotal for Division:00			1,429.17	
01-00-00-25-0021	Thomas Patrick Homes	REFUND DUMPSTER DEPOSIT	02/28/2018	46917	350.00	
		Vendor Subtotal for Division:00			350.00	
01-00-00-25-0021	Chad Tsitovich	RETURN APRON DEPOSIT	02/28/2018	46920	150.00	
		Vendor Subtotal for Division:00			150.00	
01-00-00-25-0051	Wednesday Journal Inc	LEGAL NOTICE - PLANNED DEVE	02/15/2018	46860	203.00	

Account Number	Vendor	Description	GL Date	Check No	Amount	PO No
		Vendor Subtotal for Division:00			203.00	
01-00-00-42-2120	Maurice Bell	REFUND OVERPAYMENT OF VEH	02/15/2018	46805	22.50	
		Vendor Subtotal for Division:00			22.50	
01-00-00-42-2120	Alice McMahon	REFUND OVERPAYMENT OF VEH	02/15/2018	46835	12.50	
		Vendor Subtotal for Division:00			12.50	
01-00-00-42-2120	Joshua Ruiz	REFUND OVERPAYMENT OF VEH	02/15/2018	46843	42.50	
		Vendor Subtotal for Division:00			42.50	
01-00-00-42-2120	Catherine Rutman	REFUND OVERPAYMENT OF VEH	02/15/2018	46844	22.50	
		Vendor Subtotal for Division:00			22.50	
01-00-00-42-2350	Chicago Christian Counseling Center	REFUND OVERPAYMENT OF RF B	02/21/2018	46875	25.00	
		Vendor Subtotal for Division:00			25.00	
01-00-00-42-2360	US Waterproofing & Constr Co	REFUND PERMIT FEE/RESIDENT C	02/15/2018	46854	115.00	
		Vendor Subtotal for Division:00			115.00	
01-00-00-44-4230	Robert Lavery	REFUND DUPLICATE PAYMENT O	02/15/2018	46834	30.00	
		Vendor Subtotal for Division:00			30.00	
01-00-00-44-4230	Lakomy Wojciech	REFUND DUPLICATE PAYMENT O	02/15/2018	46863	50.00	
		Vendor Subtotal for Division:00			50.00	



Account Number	Vendor	Description	GL Date	Check No	Amount	PO No
01-10-00-52-0350	West Central Municipal Conference	EAP ADMINISTRATION	02/15/2018	46861	1,827.27	
		Vendor Subtotal for Division:10			1,827.27	
01-10-00-52-0400	Intergovernmental Personnel Benefit	HEALTH/LIFE/DENTAL BREAKDO	03/20/2018	148	4,681.33	
		Vendor Subtotal for Division:10			4,681.33	
01-10-00-52-0420	Intergovernmental Personnel Benefit	HEALTH/LIFE/DENTAL BREAKDO	03/20/2018	148	5.70	
01-10-00-52-0420	Intergovernmental Personnel Benefit	HEALTH/LIFE/DENTAL BREAKDO	03/20/2018	148	690.79	
		Vendor Subtotal for Division:10			696.49	
01-10-00-52-0425	Intergovernmental Personnel Benefit	HEALTH/LIFE/DENTAL BREAKDO	03/20/2018	148	138.55	
		Vendor Subtotal for Division:10			138.55	
01-10-00-53-0200	AT&T	MONTHLY ELEVATOR CHARGE	02/15/2018	46803	270.26	
		Vendor Subtotal for Division:10			270.26	
01-10-00-53-0200	AT&T	HIGH SPEED INTERNET	02/15/2018	46804	65.46	
		Vendor Subtotal for Division:10			65.46	
01-10-00-53-0200	CALL ONE	MONTHLY PHONE SERVICE	02/21/2018	46864	1,747.70	
		Vendor Subtotal for Division:10			1,747.70	
01-10-00-53-0200	Comcast Cable	HIGH SPEED INTERNET	02/15/2018	46814	274.53	
		Vendor Subtotal for Division:10			274.53	

Account Number	Vendor	Description	GL Date	Check No	Amount	PO No
01-10-00-53-0200	Verizon Financial Services LLC	DATA SERVICE FOR TABLETS & M	02/15/2018	0	41.90	
		Vendor Subtotal for Division:10			41.90	
01-10-00-53-0380	Ehlers & Associates Inc	LAKE & PARK CONSULTING WOR	02/21/2018	46883	1,850.00	
		Vendor Subtotal for Division:10			1,850.00	
01-10-00-53-0380	Holle Andersen	HPC MAP BROCHURE (FIRST 20%	02/21/2018	46870	560.00	
		Vendor Subtotal for Division:10			560.00	
01-10-00-53-0380	Houseal Lavigne Associates	PLANNING PROFESSIONAL SERV	02/15/2018	46828	1,171.50	
		Vendor Subtotal for Division:10			1,171.50	
01-10-00-53-0380	Jasculca Terman Strategic Communi	COLLABORATIVE COMMITTEE E	02/15/2018	0	39.59	
		Vendor Subtotal for Division:10			39.59	
01-10-00-53-0380	Total Administrative Services Corp	VEBA/FSA ADMIN FEES	02/15/2018	46851	696.50	
01-10-00-53-0380	Total Administrative Services Corp	COBRA ADMIN FEES	02/15/2018	46851	85.00	
01-10-00-53-0380	Total Administrative Services Corp	COBRA ADMIN FEES	02/21/2018	46919	85.00	
		Vendor Subtotal for Division:10			866.50	
01-10-00-53-0380	Village of Oak Park	TIGER GRANT CONSULTING	02/15/2018	46856	1,271.90	
		Vendor Subtotal for Division:10			1,271.90	
01-10-00-53-0410	ClientFirst Consulting Group LLC	INTEL SECURITY PATCH/JAN 2018	02/28/2018	0	488.75	
01-10-00-53-0410	ClientFirst Consulting Group LLC	IT SUPPORT POLICE DEPT/JAN 20	02/28/2018	0	2,596.25	
01-10-00-53-0410	ClientFirst Consulting Group LLC	SERVER ROOM HARDWARE INV d	02/28/2018	0	452.50	
01-10-00-53-0410	ClientFirst Consulting Group LLC	IT SUPPORT GENERAL/JAN 2018	02/28/2018	0	2,740.00	
		Vendor Subtotal for Division:10			6,277.50	

Account Number	Vendor	Description	GL Date	Check No	Amount	PO No
01-10-00-53-0410	Webitects	WEBSITE HOSTING/FEB 2018	02/15/2018	46859	195.00	
		Vendor Subtotal for Division:10			195.00	
01-10-00-53-3300	De Lage Landen Financial Svcs Inc	LEASING (3) COPIERS/PRINTERS	02/15/2018	46820	530.62	
		Vendor Subtotal for Division:10			530.62	
01-10-00-53-3300	Regal Business Machines Inc	MAINTENANCE & COLOR COPIES	02/28/2018	46909	281.70	
		Vendor Subtotal for Division:10			281.70	
01-10-00-53-4250	Card Services	IGFOA SEMINAR/J ROCK	02/21/2018	46865	35.00	
01-10-00-53-4250	Card Services	ILCMA WINTER CONFERENCE RE	02/21/2018	46865	290.00	
01-10-00-53-4250	Card Services	HOTEL WASHINGTON DC CONFEI	02/21/2018	46865	704.88	
		Vendor Subtotal for Division:10			1,029.88	
01-10-00-53-4250	West Central Municipal Conference	WCMC LEGISLATIVE BREAKFAST	02/28/2018	46922	500.00	
		Vendor Subtotal for Division:10			500.00	
01-10-00-53-4300	Card Services	IGFOA MEMBERSHIP DUES/J ROC	02/21/2018	46865	300.00	
01-10-00-53-4300	Card Services	ANNUAL OPRF ROTARY DUES - E	02/21/2018	46865	1,200.00	
		Vendor Subtotal for Division:10			1,500.00	
01-10-00-53-4300	Government Finance Officers Assn	GFOA BUDGET AWARD FEE	02/28/2018	46889	330.00	
		Vendor Subtotal for Division:10			330.00	
01-10-00-53-4300	Notary Public Association of IL	NOTARY RENEWAL/N SABIA	02/28/2018	46905	84.00	
		Vendor Subtotal for Division:10			84.00	

Account Number	Vendor	Description	GL Date	Check No	Amount	PO No
01-10-00-53-4300	Sterling Codifiers Inc	CODE BOOK UPDATES - PAGES	02/15/2018	46848	1,383.00	
		Vendor Subtotal for Division:10			1,383.00	
01-10-00-53-4350	B Gunther & Company Inc	NEW WEARABLE NAME TAG FOR	02/28/2018	46892	20.90	
		Vendor Subtotal for Division:10			20.90	
01-10-00-53-4350	The Printing Store Inc	BUSINESS CARDS/J ANDERSON	02/15/2018	46842	55.00	
		Vendor Subtotal for Division:10			55.00	
01-10-00-53-4400	Card Services	EMP/CANDIDATE SCREENING-FD	02/21/2018	46865	798.00	
		Vendor Subtotal for Division:10			798.00	
01-10-00-53-5300	Wednesday Journal Inc	AD FOR BID: 2ND FL V.H. EFFICII	02/15/2018	46860	231.00	
		Vendor Subtotal for Division:10			231.00	
01-10-00-54-0100	Card Services	COFFEE FOR OFFICE	02/21/2018	46865	10.67	
01-10-00-54-0100	Card Services	COFFEE FOR OFFICE	02/21/2018	46865	21.98	
01-10-00-54-0100	Card Services	COFFEE FOR OFFICE	02/21/2018	46865	28.98	
01-10-00-54-0100	Card Services	PERMIT PARKING PASS PLASTIC	02/21/2018	46865	108.13	
01-10-00-54-0100	Card Services	MISC OFFICE SUPPLIES	02/21/2018	46865	264.04	
		Vendor Subtotal for Division:10			433.80	
01-10-00-54-0100	Datasource Ink	TONERS FOR FINANCE/WATER/A	02/28/2018	46881	906.00	
		Vendor Subtotal for Division:10			906.00	
01-10-00-54-0100	Warehouse Direct Inc	MISC OFFICE SUPPLIES	02/15/2018	46858	99.69	

Account Number	Vendor	Description	GL Date	Check No	Amount	PO No
		Vendor Subtotal for Division:10			99.69	
01-10-00-54-1300	US Postal Service	FOR POSTAL PERMIT ACCT (608) -	02/27/2018	46866	1,000.00	
		Vendor Subtotal for Division:10			1,000.00	
01-14-00-53-4275	West Suburban Consolidated	MONTHLY CONTRIBUTION - 911 I	02/21/2018	0	33,161.37	
		Vendor Subtotal for Division:14			33,161.37	
01-14-00-53-4277	Card Services	RF CITIZEN CORP - TRAUMA BAC	02/21/2018	46865	24.99	
01-14-00-53-4277	Card Services	RF CITIZEN CORP - FIRST AID TR	02/21/2018	46865	199.99	
		Vendor Subtotal for Division:14			224.98	
01-20-00-52-0400	Intergovernmental Personnel Benefit	HEALTH/LIFE/DENTAL BREAKDO	03/20/2018	148	3,462.03	
		Vendor Subtotal for Division:20			3,462.03	
01-20-00-52-0425	Intergovernmental Personnel Benefit	HEALTH/LIFE/DENTAL BREAKDO	03/20/2018	148	11.20	
		Vendor Subtotal for Division:20			11.20	
01-20-00-53-0370	Envirosafe	PEST CONTROL	02/15/2018	46822	270.00	
01-20-00-53-0370	Envirosafe	PEST CONTROL	02/15/2018	46822	235.00	
01-20-00-53-0370	Envirosafe	PEST CONTROL	02/28/2018	46885	235.00	
		Vendor Subtotal for Division:20			740.00	
01-20-00-53-0370	Verizon Financial Services LLC	DATA SERVICE FOR TABLETS & M	02/15/2018	0	13.97	

Account Number	Vendor	Description	GL Date	Check No	Amount	PO No
Vendor Subtotal for Division:20					13.97	
01-20-00-53-1300	B&F Construction Code Services Inc	JAN 2018 INSPECTIONS & MISC PI	02/28/2018	46871	4,185.00	
Vendor Subtotal for Division:20					4,185.00	
01-20-00-53-1305	B&F Construction Code Services Inc	JAN 2018 INSPECTIONS & MISC PI	02/28/2018	46871	337.50	
Vendor Subtotal for Division:20					337.50	
01-20-00-53-4300	Illinois Association of Code Enforce	2018 MEMBERSHIP RENEWAL	02/15/2018	46831	25.00	
Vendor Subtotal for Division:20					25.00	
01-30-00-53-0420	Clark Baird Smith LLP	LABOR/EMPLOYMENT LEGAL	02/15/2018	46813	586.25	
Vendor Subtotal for Division:30					586.25	
01-30-00-53-0425	Klein Thorpe and Jenkins Ltd	ZONING BOARD OF APPEALS	02/15/2018	0	100.00	
01-30-00-53-0425	Klein Thorpe and Jenkins Ltd	FINANCE/ADMIN ADVISORY	02/15/2018	0	1,558.20	
01-30-00-53-0425	Klein Thorpe and Jenkins Ltd	PUBLIC WORKS ADVISORY	02/15/2018	0	60.00	
01-30-00-53-0425	Klein Thorpe and Jenkins Ltd	C PATE POLICE OFFICER PENSION	02/15/2018	0	540.00	
01-30-00-53-0425	Klein Thorpe and Jenkins Ltd	516 PARK AVE LITIGATION	02/15/2018	0	60.00	
01-30-00-53-0425	Klein Thorpe and Jenkins Ltd	747 WILLIAM DEMOLITION PERM	02/15/2018	0	2,780.00	
01-30-00-53-0425	Klein Thorpe and Jenkins Ltd	ZONING BOARD OF APPEALS	02/21/2018	0	160.00	
01-30-00-53-0425	Klein Thorpe and Jenkins Ltd	FINANCE/ADMIN ADVISORY	02/21/2018	0	7,794.31	
01-30-00-53-0425	Klein Thorpe and Jenkins Ltd	PUBLIC WORKS ADVISORY	02/21/2018	0	160.00	
01-30-00-53-0425	Klein Thorpe and Jenkins Ltd	POLICE ADVISORY	02/21/2018	0	800.00	
01-30-00-53-0425	Klein Thorpe and Jenkins Ltd	C PATE POLICE OFFICER PENSION	02/21/2018	0	296.82	
01-30-00-53-0425	Klein Thorpe and Jenkins Ltd	516 PARK AVE LITIGATION	02/21/2018	0	1,559.82	
01-30-00-53-0425	Klein Thorpe and Jenkins Ltd	747 WILLIAM DEMOLITION PERM	02/21/2018	0	180.00	
01-30-00-53-0425	Klein Thorpe and Jenkins Ltd	CHICAGO & HARLEM DEVELOPM	02/21/2018	0	300.00	

Account Number	Vendor	Description	GL Date	Check No	Amount	PO No
		Vendor Subtotal for Division:30			16,349.15	
01-30-00-53-0426	Klein Thorpe and Jenkins Ltd	LOCAL PROSECUTION	02/15/2018	0	1,000.00	
01-30-00-53-0426	Klein Thorpe and Jenkins Ltd	LOCAL PROSECUTION	02/21/2018	0	1,000.40	
		Vendor Subtotal for Division:30			2,000.40	
01-40-00-52-0400	Intergovernmental Personnel Benefit	HEALTH/LIFE/DENTAL BREAKDO	03/20/2018	148	46,802.92	
		Vendor Subtotal for Division:40			46,802.92	
01-40-00-52-0420	Benistar/Hartford-6795	RETIREE INSURANCE PREMIUMS	02/21/2018	46873	7,426.06	
		Vendor Subtotal for Division:40			7,426.06	
01-40-00-52-0420	Intergovernmental Personnel Benefit	HEALTH/LIFE/DENTAL BREAKDO	03/20/2018	148	51.30	
01-40-00-52-0420	Intergovernmental Personnel Benefit	HEALTH/LIFE/DENTAL BREAKDO	03/20/2018	148	9,122.15	
		Vendor Subtotal for Division:40			9,173.45	
01-40-00-52-0425	Intergovernmental Personnel Benefit	HEALTH/LIFE/DENTAL BREAKDO	03/20/2018	148	584.93	
		Vendor Subtotal for Division:40			584.93	
01-40-00-53-0200	AT&T Wireless	AT&T CELLULAR TELEPHONE BI	02/12/2018	145	216.87	
		Vendor Subtotal for Division:40			216.87	
01-40-00-53-0200	Verizon Financial Services LLC	DATA SERVICE FOR TABLETS & M	02/15/2018	0	65.95	
		Vendor Subtotal for Division:40			65.95	

Account Number	Vendor	Description	GL Date	Check No	Amount	PO No
01-40-00-53-0385	Municipal Systems Inc	MONTHLY SOFTWARE SUBSCRIP	02/15/2018	0	950.00	
		Vendor Subtotal for Division:40			950.00	
01-40-00-53-0385	Secretary of State	STATE FEE FOR LICENSE SUSPEN	02/15/2018	46847	60.00	
		Vendor Subtotal for Division:40			60.00	
01-40-00-53-3100	Card Services	CAMERA SYSTEM MONITOR EQU	02/21/2018	46865	145.50	
		Vendor Subtotal for Division:40			145.50	
01-40-00-53-3200	CAMZ Communications Inc	PD VEHICLE MAINTENANCE	02/15/2018	46807	140.00	
		Vendor Subtotal for Division:40			140.00	
01-40-00-53-3200	Card Services	PD VEHICLE SUPPLIES	02/21/2018	46865	103.41	
01-40-00-53-3200	Card Services	WHEEL LOCK CLAMP & TAIL LIG	02/21/2018	46865	35.90	
01-40-00-53-3200	Card Services	PD LICENSE PLATE SHIELDS	02/21/2018	46865	10.25	
01-40-00-53-3200	Card Services	PD LICENSE PLATE SHIELDS	02/21/2018	46865	12.13	
01-40-00-53-3200	Card Services	PD VEHICLE MAINTENANCE TOC	02/21/2018	46865	9.99	
		Vendor Subtotal for Division:40			171.68	
01-40-00-53-3200	CDS Office Technologies Inc	PD VEHICLE MAINTENANCE/EQU	02/15/2018	46808	881.86	
		Vendor Subtotal for Division:40			881.86	
01-40-00-53-3200	Pete's Automotive Service Inc	SERVICE 2016 FORD EXPLORER #	02/15/2018	0	32.50	
01-40-00-53-3200	Pete's Automotive Service Inc	SERVICE 2014 FORD EXPLORER #	02/15/2018	0	2,100.25	
01-40-00-53-3200	Pete's Automotive Service Inc	SERVICE 2018 DODGE CHARGER :	02/15/2018	0	129.00	
01-40-00-53-3200	Pete's Automotive Service Inc	SERVICE 2015 DODGE CHARGER :	02/15/2018	0	64.57	
01-40-00-53-3200	Pete's Automotive Service Inc	SERVICE 2016 FORD EXPLORER #	02/15/2018	0	24.00	
		Vendor Subtotal for Division:40			2,350.32	



Account Number	Vendor	Description	GL Date	Check No	Amount	PO No
01-40-00-53-4100	Liliana Balaguer	REIMB MEAL EXPENSE/TRAINING	02/28/2018	46872	14.44	
		Vendor Subtotal for Division:40			14.44	
01-40-00-53-4200	Andy Frain Services Inc	CROSSING GUARD SERVICES/JAN	02/28/2018	0	6,707.81	
		Vendor Subtotal for Division:40			6,707.81	
01-40-00-53-4200	CHIEF/Law Enforcement Supply	PLASTIC PD BADGES FOR KIDS	02/15/2018	46811	477.49	
		Vendor Subtotal for Division:40			477.49	
01-40-00-53-4200	Northern Illinois Police Alarm System	2018-19 MOBILE FIELD FORCE AS	02/28/2018	46904	1,005.00	
		Vendor Subtotal for Division:40			1,005.00	
01-40-00-53-4250	Illinois Law Enforcement Alarm	2018 ILEAS CONFERENCE/J O'SHEA	02/28/2018	46896	125.00	
		Vendor Subtotal for Division:40			125.00	
01-40-00-53-4250	Illinois Tollway	TOLLS FOR POLICE SQUADS (AC)	02/15/2018	46832	105.30	
		Vendor Subtotal for Division:40			105.30	
01-40-00-53-4300	Illinois Assoc of Chiefs of Police	MEMBERSHIP DUES/J O'SHEA	02/28/2018	46895	95.00	
01-40-00-53-4300	Illinois Assoc of Chiefs of Police	MEMBERSHIP DUES/D DHOOGHE	02/28/2018	46895	95.00	
		Vendor Subtotal for Division:40			190.00	
01-40-00-53-4300	Northern Illinois Police Alarm System	2018-19 MEMBERSHIP ASSESSMENT	02/28/2018	46904	400.00	
		Vendor Subtotal for Division:40			400.00	
01-40-00-53-4300	Thomson Reuters-West	MONTHLY SUBSCRIPTION FEE/JAN	02/28/2018	46918	175.00	

Account Number	Vendor	Description	GL Date	Check No	Amount	PO No
		Vendor Subtotal for Division:40			175.00	
01-40-00-53-4400	Elmhurst Occupational Health	EMPLOYEE MEDICAL EXAM	02/28/2018	46884	95.00	
		Vendor Subtotal for Division:40			95.00	
01-40-00-54-0100	Datasource Ink	TONER FOR POLICE NEW PRINTE	02/28/2018	46881	249.00	
		Vendor Subtotal for Division:40			249.00	
01-40-00-54-0100	Warehouse Direct Inc	PD OFFICE SUPPLIES	02/15/2018	46858	78.53	
		Vendor Subtotal for Division:40			78.53	
01-40-00-54-0300	Corporate Business Cards	BUSINESS CARDS/M SHEEHAN	02/28/2018	46880	62.06	
		Vendor Subtotal for Division:40			62.06	
01-40-00-54-0300	Galls LLC	UNIFORMS/P EBERLING	02/28/2018	46888	49.98	
		Vendor Subtotal for Division:40			49.98	
01-40-00-54-0300	Ray O'Herron Co. Inc	UNIFORMS/R SPEARS	02/28/2018	46906	50.99	
		Vendor Subtotal for Division:40			50.99	
01-40-00-54-0400	Aftermath	PRISONER CELL CLEANUP	02/28/2018	46867	105.00	
		Vendor Subtotal for Division:40			105.00	
01-40-00-54-0400	ICS Jail Supplies Inc	PRISONER CELL BLANKETS	02/15/2018	46830	167.87	
		Vendor Subtotal for Division:40			167.87	

Account Number	Vendor	Description	GL Date	Check No	Amount	PO No
01-40-00-54-0600	Card Services	USB CHARGERS/WIRELESS MOU	02/21/2018	46865	85.77	
		Vendor Subtotal for Division:40			85.77	
01-40-00-54-0601	CDS Office Technologies Inc	PD RADIO SUPPLIES	02/15/2018	46808	338.00	
		Vendor Subtotal for Division:40			338.00	
01-40-00-54-0601	Chicago Communications LLC	PD RADIO REPAIR	02/28/2018	46876	165.00	
		Vendor Subtotal for Division:40			165.00	
01-40-00-54-0602	PepperBall Technologies Inc	LESS LETHAL SUPPLIES	02/28/2018	0	1,301.00	
		Vendor Subtotal for Division:40			1,301.00	
01-40-00-54-0602	Streicher's Inc	AMMUNITION	02/28/2018	46916	2,533.90	
		Vendor Subtotal for Division:40			2,533.90	
01-40-00-54-0603	Intoximeters Inc	EVIDENCE SUPPLIES	02/28/2018	46897	205.25	
		Vendor Subtotal for Division:40			205.25	
01-40-00-54-0603	R.E. Walsh & Associates Inc	FINGERPRINT EXAMINATION SEI	02/28/2018	46908	1,437.50	
		Vendor Subtotal for Division:40			1,437.50	
01-50-00-52-0400	Intergovernmental Personnel Benefit	HEALTH/LIFE/DENTAL BREAKDO	03/20/2018	148	28,407.17	
		Vendor Subtotal for Division:50			28,407.17	

Account Number	Vendor	Description	GL Date	Check No	Amount	PO No
01-50-00-52-0420	Benistar/Hartford-6795	RETIREE INSURANCE PREMIUMS	02/21/2018	46873	1,474.20	
		Vendor Subtotal for Division:50			1,474.20	
01-50-00-52-0420	Intergovernmental Personnel Benefit	HEALTH/LIFE/DENTAL BREAKDO	03/20/2018	148	39.90	
01-50-00-52-0420	Intergovernmental Personnel Benefit	HEALTH/LIFE/DENTAL BREAKDO	03/20/2018	148	9,910.84	
		Vendor Subtotal for Division:50			9,950.74	
01-50-00-52-0425	Intergovernmental Personnel Benefit	HEALTH/LIFE/DENTAL BREAKDO	03/20/2018	148	241.17	
		Vendor Subtotal for Division:50			241.17	
01-50-00-53-0200	AT&T Wireless	AT&T CELLULAR TELEPHONE BI	02/12/2018	145	84.75	
		Vendor Subtotal for Division:50			84.75	
01-50-00-53-3200	Card Services	WINDSHIELD REPAIR TO FD #299	02/21/2018	46865	251.70	
		Vendor Subtotal for Division:50			251.70	
01-50-00-53-3200	Pete's Automotive Service Inc	SERVICE 2015 FORD E-450 #215 A1	02/15/2018	0	55.00	
		Vendor Subtotal for Division:50			55.00	
01-50-00-53-4300	IAAI	IAAI MEMBERSHIP DUES/MICHA1	02/15/2018	46829	115.00	
		Vendor Subtotal for Division:50			115.00	
01-50-00-54-0100	Datasource Ink	TONER FOR FIRE MARSHAL	02/28/2018	46881	23.00	
		Vendor Subtotal for Division:50			23.00	

Account Number	Vendor	Description	GL Date	Check No	Amount	PO No
01-50-00-54-0300	VCG Uniform Ltd	UNIFORMS/A HOWE	02/15/2018	46855	191.45	
01-50-00-54-0300	VCG Uniform Ltd	UNIFORMS/B MCKENNA	02/15/2018	46855	211.35	
01-50-00-54-0300	VCG Uniform Ltd	UNIFORMS/A SEABLOM	02/15/2018	46855	236.30	
01-50-00-54-0300	VCG Uniform Ltd	UNIFORMS/J BENCIK	02/15/2018	46855	162.40	
Vendor Subtotal for Division:50					801.50	
01-50-00-54-0600	Card Services	ELMWOOD PK-FOREST PK-MAYV	02/21/2018	46865	147.42	
Vendor Subtotal for Division:50					147.42	
01-50-00-54-0600	W.C. Schauer Hardware	GARDEN HOSE NOZZLE	02/15/2018	46845	26.07	
01-50-00-54-0600	W.C. Schauer Hardware	KEY TAGS	02/15/2018	46845	5.62	
01-50-00-54-0600	W.C. Schauer Hardware	ADHESIVE FASTENER	02/15/2018	46845	17.99	
Vendor Subtotal for Division:50					49.68	
01-50-00-54-0600	US Gas	OXYGEN CYLINDER RENTAL	02/15/2018	0	156.75	
Vendor Subtotal for Division:50					156.75	
01-50-00-54-0600	VCG Uniform Ltd	UNIFORMS/M KRALL	02/15/2018	46855	156.45	
Vendor Subtotal for Division:50					156.45	
01-60-01-52-0400	Intergovernmental Personnel Benefit	HEALTH/LIFE/DENTAL BREAKDO	03/20/2018	148	4,542.52	
Vendor Subtotal for Division:60					4,542.52	
01-60-01-52-0400	MOE Funds	P/W EMPLOYEE HEALTH INS/APR	02/28/2018	46900	6,232.90	
Vendor Subtotal for Division:60					6,232.90	
01-60-01-52-0420	Benistar/Hartford-6795	RETIREE INSURANCE PREMIUMS	02/21/2018	46873	1,599.57	

Account Number	Vendor	Description	GL Date	Check No	Amount	PO No
Vendor Subtotal for Division:60					1,599.57	
01-60-01-52-0420	Intergovernmental Personnel Benefit	HEALTH/LIFE/DENTAL BREAKDO	03/20/2018	148	5.70	
01-60-01-52-0420	Intergovernmental Personnel Benefit	HEALTH/LIFE/DENTAL BREAKDO	03/20/2018	148	1,929.48	
Vendor Subtotal for Division:60					1,935.18	
01-60-01-52-0420	Midwest Operating Eng-Pension Tru	P/W RETIREE HEALTH INS/APR 20	02/28/2018	46899	971.00	
Vendor Subtotal for Division:60					971.00	
01-60-01-52-0425	Intergovernmental Personnel Benefit	HEALTH/LIFE/DENTAL BREAKDO	03/20/2018	148	84.07	
Vendor Subtotal for Division:60					84.07	
01-60-01-53-0200	Verizon Financial Services LLC	DATA SERVICE FOR TABLETS & M	02/15/2018	0	47.28	
01-60-01-53-0200	Verizon Financial Services LLC	DATA FOR MESSAGE BOARD	02/28/2018	0	18.02	
Vendor Subtotal for Division:60					65.30	
01-60-01-53-0410	MGP Inc	GIS CONSORTIUM STAFFING SER	02/15/2018	0	1,707.86	
Vendor Subtotal for Division:60					1,707.86	
01-60-01-53-3200	Chicago Communications LLC	INSTALL 2-WAY RADIO IN PW VEI	02/15/2018	46810	330.00	
Vendor Subtotal for Division:60					330.00	
01-60-01-53-3200	D & K Truck Safety Lane LLC	VEHICLE SAFETY INSPECTIONS	02/15/2018	46818	64.50	
Vendor Subtotal for Division:60					64.50	

Account Number	Vendor	Description	GL Date	Check No	Amount	PO No
01-60-01-53-3400	Lyons & Pinner Electric Companies	REPAIR AREA OUTAGE AT CENTR	02/15/2018	0	1,896.24	
01-60-01-53-3400	Lyons & Pinner Electric Companies	STREET LIGHTING REPAIRS/1500	02/28/2018	0	1,679.62	
01-60-01-53-3400	Lyons & Pinner Electric Companies	STREET LIGHTING REPAIRS	02/28/2018	0	1,823.38	
Vendor Subtotal for Division:60					5,399.24	
01-60-01-53-3400	State Treasurer	MAINTENANCE AGREEMENT FOI	02/28/2018	46914	1,755.00	
Vendor Subtotal for Division:60					1,755.00	
01-60-01-53-3400	Traffic Control Corporation	GREEN LED FOR TRAFFIC CONTE	02/15/2018	46852	168.00	
Vendor Subtotal for Division:60					168.00	
01-60-01-53-3550	Graf Tree Care Inc	TREE INVENTORY DATA COLLEC	02/28/2018	46890	5,165.60	
Vendor Subtotal for Division:60					5,165.60	
01-60-01-53-3600	DCG Roofing Solutions Inc	REPAIRED LEAK NEAR DRAIN AT	02/15/2018	46819	795.00	
01-60-01-53-3600	DCG Roofing Solutions Inc	REPAIRED OPEN SEAM ON VILLA	02/28/2018	46882	782.50	
Vendor Subtotal for Division:60					1,577.50	
01-60-01-53-3600	Fredriksen Fire Equipment Co.	BACKFLOW TEST AT VILLAGE H/	02/28/2018	46886	240.00	
Vendor Subtotal for Division:60					240.00	
01-60-01-53-3600	Hayes Mechanical	MAINT TO (2) VAV BOXES IN DISF	02/28/2018	46893	3,647.34	
Vendor Subtotal for Division:60					3,647.34	
01-60-01-53-4100	Card Services	PROF ENGINEER LICENSE/TRAIN	02/21/2018	46865	345.60	
01-60-01-53-4100	Card Services	CFM LICENSE/TRAINING - J LOST	02/21/2018	46865	25.46	
01-60-01-53-4100	Card Services	CFM LICENSE/CONFERENCE - J L	02/21/2018	46865	420.00	

Account Number	Vendor	Description	GL Date	Check No	Amount	PO No
		Vendor Subtotal for Division:60			791.06	
01-60-01-53-4250	Alec Cepak	REIMB iLANDSCAPE SHOW REGI	02/15/2018	46809	35.00	
		Vendor Subtotal for Division:60			35.00	
01-60-01-53-4300	Alec Cepak	REIMB CDL RENEWAL	02/15/2018	46809	60.00	
		Vendor Subtotal for Division:60			60.00	
01-60-01-53-4300	IPWMAN	2018 MEMBERSHIP DUES	02/28/2018	46898	100.00	
		Vendor Subtotal for Division:60			100.00	
01-60-01-53-5300	UPS	2018 WATER MAIN IMPROVE/GAL	02/15/2018	46853	13.49	
01-60-01-53-5300	UPS	2018 S.I.P. SUBMITTAL	02/15/2018	46853	5.15	
		Vendor Subtotal for Division:60			18.64	
01-60-01-53-5450	ComEd	ALLEY LIGHTING	02/15/2018	46815	804.55	
		Vendor Subtotal for Division:60			804.55	
01-60-01-53-5450	ComEd	MADISON ST LIGHTING	02/28/2018	46878	68.69	
		Vendor Subtotal for Division:60			68.69	
01-60-01-54-0310	FullLife Safety Center	SAFETY GLASSES FOR PW EMPLC	02/15/2018	46824	106.66	
		Vendor Subtotal for Division:60			106.66	
01-60-01-54-0310	Josh Schwarz	REIMB UNIFORM ALLOWANCE	02/15/2018	46846	19.00	



Account Number	Vendor	Description	GL Date	Check No	Amount	PO No
Vendor Subtotal for Division:60					19.00	
01-60-01-54-0500	A & M Parts Inc	MAINT PARTS FOR PLOW, TRUCK	02/15/2018	46801	135.02	
01-60-01-54-0500	A & M Parts Inc	LIGHT BAR FOR PW TRUCK #32	02/15/2018	46801	41.72	
01-60-01-54-0500	A & M Parts Inc	LIGHT BAR FOR REAR OF PW TRI	02/15/2018	46801	10.49	
Vendor Subtotal for Division:60					187.23	
01-60-01-54-0500	Bristol Hose & Fitting Inc	HOSE FITTING FOR PW VEHICLE	02/28/2018	0	3.42	
01-60-01-54-0500	Bristol Hose & Fitting Inc	HYDRAULIC HOSE FITTINGS	02/28/2018	0	146.58	
Vendor Subtotal for Division:60					150.00	
01-60-01-54-0500	Freeway Ford - Sterling Truck	MUD FLAP FOR PW TRUCK #40	02/15/2018	46823	60.51	
01-60-01-54-0500	Freeway Ford - Sterling Truck	CREDIT FOR RETURNED PART	02/15/2018	46823	-59.60	
01-60-01-54-0500	Freeway Ford - Sterling Truck	MUD FLAP FOR PW TRUCK #40	02/15/2018	46823	79.49	
01-60-01-54-0500	Freeway Ford - Sterling Truck	WHEEL RIM FOR PW VEHICLE #4:	02/28/2018	46887	600.99	
Vendor Subtotal for Division:60					681.39	
01-60-01-54-0500	R.A. Adams Enterprises Inc	MISC PW VEHICLE PARTS	02/28/2018	46907	229.97	
Vendor Subtotal for Division:60					229.97	
01-60-01-54-0500	Wigit's Truck Center	SNOW PLOW PARTS	02/15/2018	46862	55.42	
Vendor Subtotal for Division:60					55.42	
01-60-01-54-0600	Card Services	SPIRAL LIGHT BULBS	02/21/2018	46865	16.99	
01-60-01-54-0600	Card Services	H.I.D. GLOBAL KEYPAD	02/21/2018	46865	297.73	
01-60-01-54-0600	Card Services	WALL ANCHORS	02/21/2018	46865	31.38	
Vendor Subtotal for Division:60					346.10	
01-60-01-54-0600	Downtown Decorations Inc	PURCHASE OF HOLIDAY BANNEI	02/15/2018	46821	1,771.51	

Account Number	Vendor	Description	GL Date	Check No	Amount	PO No
		Vendor Subtotal for Division:60			1,771.51	
01-60-01-54-0600	Hall Signs Inc	ALL WAY SIGNS	02/15/2018	46826	81.80	
		Vendor Subtotal for Division:60			81.80	
01-60-01-54-0600	Healy Asphalt Company LLC	COLD MIX POTHOLE PATCH	02/28/2018	46894	339.29	
		Vendor Subtotal for Division:60			339.29	
01-60-01-54-0600	McMaster-Carr	MISC PW TOOLS	02/15/2018	46836	101.63	
		Vendor Subtotal for Division:60			101.63	
01-60-01-54-0600	Menards	MISC TOOLS/SUPPLIES	02/15/2018	46837	68.79	
01-60-01-54-0600	Menards	WASHER FLUID & SNOW BRUSH	02/15/2018	46837	136.17	
		Vendor Subtotal for Division:60			204.96	
01-60-01-54-0600	Michael Todd & Co Inc	SPIN ALERT WARNING DEVICES	02/15/2018	46838	304.84	
		Vendor Subtotal for Division:60			304.84	
01-60-01-54-0600	Monroe Truck Equipment Inc	CURB GUARD FOR PLOWS	02/28/2018	46901	262.00	
		Vendor Subtotal for Division:60			262.00	
01-60-01-54-0600	O'Leary's Contractors Equipment & Supply	PURCHASE OF PLASMA CUTTER/	02/28/2018	0	3,971.00	
		Vendor Subtotal for Division:60			3,971.00	
01-60-01-54-0600	Regional Truck Equipment Co	CREDIT FOR RETURNED CURB GUARD	02/28/2018	46910	-418.20	
01-60-01-54-0600	Regional Truck Equipment Co	PLOW CURB GUARDS	02/28/2018	46910	438.20	
		Vendor Subtotal for Division:60			20.00	
01-60-01-54-0600	Russo's Power Equipment Inc	BATTERIES FOR CORDLESS CHAIN SAW	02/28/2018	46912	312.00	

Account Number	Vendor	Description	GL Date	Check No	Amount	PO No
		Vendor Subtotal for Division:60			312.00	
01-60-01-54-0600	W.C. Schauer Hardware	MISC PW SUPPLIES	02/15/2018	46845	5.19	
		Vendor Subtotal for Division:60			5.19	
01-60-01-54-0600	Warehouse Direct Inc	MISC JANITORIAL SUPPLIES	02/15/2018	46858	708.56	
		Vendor Subtotal for Division:60			708.56	
01-60-01-54-2100	Morton Salt Inc	PURCHASE OF ROAD SALT	02/15/2018	46839	4,734.50	
01-60-01-54-2100	Morton Salt Inc	PURCHASE OF ROAD SALT	02/28/2018	46902	1,991.06	
		Vendor Subtotal for Division:60			6,725.56	
01-60-05-53-5500	Roy Strom Refuse Removal Inc	REFUSE REMOVAL PER CONTRA	02/15/2018	0	85,711.66	
		Vendor Subtotal for Division:60			85,711.66	
		Subtotal for Fund: 01			386,446.67	
02-00-00-21-0050	International Union of Operating En	PR Batch 00028.02.2018 Public Work:	02/28/2018	5808	200.39	
02-00-00-21-0050	International Union of Operating En	PR Batch 00015.02.2018 Public Work:	02/15/2018	5808	297.94	
		Vendor Subtotal for Division:00			498.33	
02-00-00-21-0050	International Union of Operating En	PR Batch 00028.02.2018 Public Work:	02/28/2018	5809	39.16	
02-00-00-21-0050	International Union of Operating En	PR Batch 00015.02.2018 Public Work:	02/15/2018	5809	58.30	
		Vendor Subtotal for Division:00			97.46	
02-00-00-21-0050	NCPERS Group Life Ins	PR Batch 00028.02.2018 Supplementa	02/28/2018	5810	8.92	
02-00-00-21-0050	NCPERS Group Life Ins	PR Batch 00015.02.2018 Supplementa	02/15/2018	5810	9.09	

Account Number	Vendor	Description	GL Date	Check No	Amount	PO No
		Vendor Subtotal for Division:00			18.01	
02-60-06-52-0400	Intergovernmental Personnel Benefit	HEALTH/LIFE/DENTAL BREAKDO	03/20/2018	148	7,038.88	
		Vendor Subtotal for Division:60			7,038.88	
02-60-06-52-0400	MOE Funds	P/W EMPLOYEE HEALTH INS/APR	02/28/2018	46900	7,782.10	
		Vendor Subtotal for Division:60			7,782.10	
02-60-06-52-0420	Midwest Operating Eng-Pension Tru	P/W RETIREE HEALTH INS/APR 20	02/28/2018	46899	696.00	
		Vendor Subtotal for Division:60			696.00	
02-60-06-52-0425	Intergovernmental Personnel Benefit	HEALTH/LIFE/DENTAL BREAKDO	03/20/2018	148	179.28	
		Vendor Subtotal for Division:60			179.28	
02-60-06-53-0100	ComEd	ELECTRICITY FOR PUMP STATION	02/15/2018	46816	2,532.86	
		Vendor Subtotal for Division:60			2,532.86	
02-60-06-53-0200	CALL ONE	MONTHLY PHONE SERVICE	02/21/2018	46864	436.92	
		Vendor Subtotal for Division:60			436.92	
02-60-06-53-0200	Comcast Cable	INTERNET FOR PUMP STATION	02/28/2018	46877	104.85	
		Vendor Subtotal for Division:60			104.85	
02-60-06-53-0200	Verizon Financial Services LLC	DATA SERVICE FOR TABLETS & M	02/15/2018	0	47.28	

Account Number	Vendor	Description	GL Date	Check No	Amount	PO No
		Vendor Subtotal for Division:60			47.28	
02-60-06-53-0380	Strand Associates Inc	WATER SYSTEM MODELING - PAY	02/21/2018	46915	6,748.66	
		Vendor Subtotal for Division:60			6,748.66	
02-60-06-53-0410	MGP Inc	GIS CONSORTIUM STAFFING SER	02/15/2018	0	1,707.87	
		Vendor Subtotal for Division:60			1,707.87	
02-60-06-53-3050	NG Plumbing Inc	NEW 1-1/2 WATER SERVICE FROM	02/15/2018	46841	5,000.00	
		Vendor Subtotal for Division:60			5,000.00	
02-60-06-53-3050	Vulcan Construction Materials LLC	STONE FOR MAIN BREAK (SHORT	02/15/2018	46857	109.32	
		Vendor Subtotal for Division:60			109.32	
02-60-06-53-3055	Core & Main LP	FIRE HYDRANT/944 LATHROP	02/28/2018	46879	2,785.00	
		Vendor Subtotal for Division:60			2,785.00	
02-60-06-53-3200	D & K Truck Safety Lane LLC	VEHICLE SAFETY INSPECTIONS	02/15/2018	46818	52.00	
		Vendor Subtotal for Division:60			52.00	
02-60-06-53-3200	MyFleetCenter.com	OIL CHANGE FOR PW TRUCK #10	02/15/2018	46840	39.99	
		Vendor Subtotal for Division:60			39.99	
02-60-06-53-3200	West Side Tractor Sales	SERVICE CALL ON PW SWEEPER	02/28/2018	46923	733.81	

Account Number	Vendor	Description	GL Date	Check No	Amount	PO No
		Vendor Subtotal for Division:60			733.81	
02-60-06-53-3200	Wigit's Truck Center	VEHICLE MAINTENANCE ON PW	02/28/2018	46925	194.00	
		Vendor Subtotal for Division:60			194.00	
02-60-06-53-3300	De Lage Landen Financial Svcs Inc	LEASING (3) COPIERS/PRINTERS	02/15/2018	46820	58.95	
		Vendor Subtotal for Division:60			58.95	
02-60-06-53-3300	Regal Business Machines Inc	MAINTENANCE & COLOR COPIES	02/28/2018	46909	31.29	
		Vendor Subtotal for Division:60			31.29	
02-60-06-53-3600	Alarm Detection Systems Inc	QTRLY CHARGES FOR ALARM SY	02/15/2018	46802	193.59	
		Vendor Subtotal for Division:60			193.59	
02-60-06-53-3600	Nicor Gas Company	NATURAL GAS FOR PUMP STATIC	02/28/2018	46903	34.00	
		Vendor Subtotal for Division:60			34.00	
02-60-06-53-4300	American Water Works Assoc	AWWA MEMBERSHIP RENEWAL/1	02/28/2018	46869	330.00	
		Vendor Subtotal for Division:60			330.00	
02-60-06-53-4480	Suburban Laboratories Inc	WATER QUALITY TESTING	02/15/2018	46849	488.50	
		Vendor Subtotal for Division:60			488.50	
02-60-06-53-5350	American Recycling & Disposal LLC	WATER DIG SPOILS DISPOSAL	02/28/2018	46868	468.65	

Account Number	Vendor	Description	GL Date	Check No	Amount	PO No
		Vendor Subtotal for Division:60			468.65	
02-60-06-53-5350	Greenwood Transfer LLC	WATER DIG SPOILS DISPOSAL	02/28/2018	46891	179.55	
		Vendor Subtotal for Division:60			179.55	
02-60-06-54-0100	The Printing Store Inc	BUSINESS CARDS/M THOMASINC	02/15/2018	46842	65.00	
		Vendor Subtotal for Division:60			65.00	
02-60-06-54-0500	Hawk Chrysler Dodge Jeep	SPRING FOR FUEL DOOR ON SPR	02/15/2018	46827	1.60	
02-60-06-54-0500	Hawk Chrysler Dodge Jeep	FULL DOOR RUBBER BUMPERS F	02/15/2018	46827	2.96	
		Vendor Subtotal for Division:60			4.56	
02-60-06-54-0500	Wholesale Direct Inc	EMERGENCY LIGHTING FOR PW	02/28/2018	46924	249.73	
		Vendor Subtotal for Division:60			249.73	
02-60-06-54-0600	Core & Main LP	WATER METER FOR STOCK	02/15/2018	46817	134.00	
		Vendor Subtotal for Division:60			134.00	
02-60-06-54-0600	Menards	SUMP PUMP & MISC SUPPLIES	02/15/2018	46837	290.49	
		Vendor Subtotal for Division:60			290.49	
02-60-06-54-0600	O'Leary's Contractors Equipment & S	DIAMOND BLADE FOR GAS SAW	02/28/2018	0	125.00	
		Vendor Subtotal for Division:60			125.00	
02-60-06-54-0600	W.C. Schauer Hardware	TAPER FILE FOR SPRINTER VAN	02/28/2018	46913	7.19	
		Vendor Subtotal for Division:60			7.19	

Account Number	Vendor	Description	GL Date	Check No	Amount	PO No
02-60-06-54-2200	City of Chicago	PURCHASE OF WATER	02/15/2018	46812	63,452.40	
02-60-06-54-2200	City of Chicago	PURCHASE OF WATER	02/15/2018	46812	60,780.72	
Vendor Subtotal for Division:60					124,233.12	
02-60-06-55-1300	Unique Plumbing Company	WATER MAIN IMPROVEMENT PR	02/28/2018	46921	153,455.31	
Vendor Subtotal for Division:60					153,455.31	
02-60-06-55-1400	Core & Main LP	RUBBER METER WASHERS	02/15/2018	46817	13.00	
02-60-06-55-1400	Core & Main LP	WATER METER PROGRAM UPGR	02/28/2018	46879	134.00	
Vendor Subtotal for Division:60					147.00	
02-60-06-56-0102	Community Bank	SEWER LOAN PRINCIPAL & INTE	02/13/2018	146	12,278.60	
Vendor Subtotal for Division:60					12,278.60	
02-60-06-56-0103	Community Bank	SEWER LOAN PRINCIPAL & INTE	02/13/2018	146	348.40	
Vendor Subtotal for Division:60					348.40	
Subtotal for Fund: 02					329,925.55	
03-00-00-53-0390	Bollinger, Lach & Associates Inc	CHICAGO AVE RESURFACING (DI	02/21/2018	46874	5,985.30	
Vendor Subtotal for Division:00					5,985.30	
Subtotal for Fund: 03					5,985.30	



Account Number	Vendor	Description	GL Date	Check No	Amount	PO No
13-00-00-55-8700	CDS Office Technologies Inc	NEW SQUAD CAR OUTFITTING/C	02/15/2018	46808	1,742.00	
13-00-00-55-8700	CDS Office Technologies Inc	NEW SQUAD CAR OUTFITTING/C	02/15/2018	46808	4,361.00	
Vendor Subtotal for Division:00					6,103.00	
13-00-00-55-8720	ClientFirst Consulting Group LLC	PD VIDEO SURVEILLANCE UPGR	02/28/2018	0	3,581.25	
Vendor Subtotal for Division:00					3,581.25	
13-00-00-55-8720	Griffon Systems Inc	INTERVIEW ROOM SURVEILLANC	02/15/2018	46825	5,070.00	
Vendor Subtotal for Division:00					5,070.00	
Subtotal for Fund: 13					14,754.25	
14-00-00-55-8620	ClientFirst Consulting Group LLC	PC REPLACEMENT/JAN 2018	02/28/2018	0	356.25	
14-00-00-55-8620	ClientFirst Consulting Group LLC	IT SUPPORT GENERAL/JAN 2018	02/28/2018	0	321.25	
14-00-00-55-8620	ClientFirst Consulting Group LLC	DISASTER RECOVERY SOLUTION	02/28/2018	0	575.00	
14-00-00-55-8620	ClientFirst Consulting Group LLC	BACKUP EXPANSION/JAN 2018	02/28/2018	0	75.00	
14-00-00-55-8620	ClientFirst Consulting Group LLC	DISASTER RECOVERY SOLUTION	02/28/2018	0	287.50	
14-00-00-55-8620	ClientFirst Consulting Group LLC	MOBILE DEVICE MANAGEMENT/	02/28/2018	0	150.00	
Vendor Subtotal for Division:00					1,765.00	
Subtotal for Fund: 14					1,765.00	
16-00-00-53-0420	Klein Thorpe and Jenkins Ltd	TIF ISSUES (2008)	02/15/2018	0	500.00	
Vendor Subtotal for Division:00					500.00	
Subtotal for Fund: 16					500.00	
31-00-00-53-0380	Kane, McKenna & Assoc Inc	ANNUAL TIF REPORT - MADISON	02/15/2018	46833	525.00	

Account Number	Vendor	Description	GL Date	Check No	Amount	PO No
		Vendor Subtotal for Division:00			525.00	
31-00-00-53-0380	Tetra Tech Inc	SOIL & ASBESTOS TESTING/7620	02/15/2018	46850	18,170.20	
		Vendor Subtotal for Division:00			18,170.20	
31-00-00-53-0425	Klein Thorpe and Jenkins Ltd	MADISON ST TIF DISTRICT	02/15/2018	0	2,360.20	
31-00-00-53-0425	Klein Thorpe and Jenkins Ltd	MADISON ST TIF DISTRICT	02/21/2018	0	395.40	
		Vendor Subtotal for Division:00			2,755.60	
		Subtotal for Fund: 31			21,450.80	
32-00-00-53-0380	Kane, McKenna & Assoc Inc	NORTH AVE TIF PROFESSIONAL C	02/15/2018	46833	1,525.00	
		Vendor Subtotal for Division:00			1,525.00	
		Subtotal for Fund: 32			1,525.00	
		Report Total:			762,352.57	



## MEMORANDUM

Date: April 9, 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)

Tuesday, April 10	7:00 pm	Sustainability Commission Meeting
Wednesday, April 11	7:00 pm	River Forest Visioning Workshop - OPRF Room - Koehneke Center- Concordia
Thursday, April 12	7:30 pm	Zoning Board of Appeals Meeting
Friday, April 13	7:30 am	Economic Development Commission Meeting
Monday, April 16	7:00 pm	Committee of the Whole Meeting
Wednesday, April 18	6:00 pm	Collaboration Committee - 2 <sup>nd</sup> Floor Conference Room
Thursday, April 19	7:30 pm	Development Review Board Meeting
Monday, April 23	7:00 pm	Village Board of Trustees Meeting
Tuesday, April 24	7:00 pm	Public Meeting – North Avenue TIF – Willard School Auditorium

***\*\*The River Forest Sustainability Commission is hosting a Recycling Extravaganza –Drive Thru Recycling Day on Saturday, April 21<sup>st</sup> from 9 am to 1pm in the River Forest Commuter Lot (across from the Depot at Thatcher/Lake)\*\****

### Recent Payments of >\$10,000

In accordance with the purchasing policy, the following is a summary of payments between \$10,000 and \$20,000 that have occurred since the last Board meeting:

Vendor	Amount	Description
Benestar/Hartford	\$10,500	Retiree Insurance Premiums April 2018
ClientFirst Consulting Group	\$11,664	IT Support
Door Systems	\$11,020	Furnish/Install Sectional door, FD door repair
FGM Architects, Inc.	\$17,780	2 <sup>nd</sup> Floor Efficiency Enhancement
Houseal Lavigne Associates	\$15,479	Planning Professional Services
MOE Funds	\$14,015	PW Employee Health Insurance April 2018
RFTC 2 Corp.	\$14,487	Incentive Reimb. – Rally House

### New Business Licenses Issued

Business Name	#	Street	Type
7765 North Avenue LLC	7765	North Avenue	Property Management

Thank you.



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

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## MEMORANDUM

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Date: April 4, 2018

To: Eric Palm, Village/Zoning Administrator

From: Lisa Scheiner, Assistant Village Administrator

Subj: Request for Zoning Variation - 631 Edgewood Place - Detached Garage Setbacks

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### Issue

Maureen Huston, owner of the property at 631 Edgewood Place, has submitted an application for a variation from the setback regulations pursuant to Sections 10-8-7(C)(1) and 10-8-7(C)(2)(a) of the River Forest Zoning Ordinance for the purpose of constructing a detached two-car garage. At its April 9, 2018 meeting, the Village Board will consider the Zoning Board's recommendation that the requested variations be denied.

### Analysis

On February 8 and March 8, 2018 the Zoning Board of Appeals held a public hearing and considered the attached application. The Zoning Board of Appeals voted 6-1 in favor of not recommending that the requested variations be approved by the Village Board of Trustees.

The home located at 631 Edgewood Place is an architecturally significant home in the Village of River Forest. The property owner attended the March 22, 2018 meeting of the Historic Preservation Commission. The Commission did not make a recommendation in support or opposition to the requested variations. They did, however, note that an attached garage would not be appropriate for this property and that a detached garage should be constructed.

### Recommendation

If the Village Board of Trustees wishes to approve the requested variations, the following motion would be appropriate:

- Motion to approve an Ordinance granting the requested variation to Sections 10-8-7(C)(1) and 10-8-7(C)(2)(a) of the Zoning Ordinance at 631 Edgewood Place.

Note: Section 10-5-4 of the Village Code requires that a variation which fails to receive the approval of four members of the Zoning Board of Appeals shall not be passed except by the favorable vote of two-thirds of the Board of Trustees. In other words, four affirmative votes are required to grant the requested variations.

**Attachments**

- Ordinance
- Findings of Fact
- Report from the Zoning Board of Appeals
- Minutes of the February 8 and March 8, 2018 Zoning Board of Appeals Hearings
- Memo Regarding and Minutes of the March 22, 2018 Historic Preservation Commission Meeting
- Variation Request Application

**ORDINANCE NO. \_\_\_\_\_**  
**AN ORDINANCE GRANTING A VARIATION TO SIDE YARD SETBACKS FOR THE  
PROPERTY AT 631 EDGEWOOD PLACE, RIVER FOREST, ILLINOIS**

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**WHEREAS**, petitioner Maureen Huston (the “Petitioner”), owner of the property located at 631 Edgewood Place in the Village of River Forest (the “Subject Property”) requested a variance from the Village of River Forest’s side yard setback regulations pursuant to Section 10-8-7 of the Village of River Forest Zoning Ordinance (the “Zoning Ordinance”) for the purpose of constructing a detached garage on the Subject Property, which is in the R-2 Single-Family Residential Zoning District; and

**WHEREAS**, the Subject Property is legally described in Exhibit A attached hereto and made a part hereof; and

**WHEREAS**, the Application was referred to the Zoning Board of Appeals of the Village (“Board of Appeals”) and was processed in accordance with the Zoning Ordinance, as amended; and

**WHEREAS**, on February 8, 2018 and March 8, 2018, the Zoning Board of Appeals held a public hearing on the Application pursuant to notice thereof given in the manner required by law, and, after considering all of the testimony and evidence presented at the public hearing, the Board of Appeals recommended that the Variation not be approved by a vote of 6-1, all as set forth in the Findings of Fact and Recommendation of the Board of Appeals in this matter (“Findings and Recommendation”, a copy of which is attached hereto as Exhibit B); and

**WHEREAS**, the President and Board of Trustees of the Village of River Forest have duly considered the Findings and Recommendations of the Board of Appeals, and all of the materials, facts and circumstances affecting the Application, and, finds that the Application satisfies the standards set forth in the Zoning Ordinance relating to the variation.

**NOW, THEREFORE, BE IT ORDAINED**, by the President of the Board of Trustees of the Village of River Forest, Cook County, Illinois, as follows:

**SECTION 1:** The foregoing recitals are incorporated here by reference as findings of the President and Board of Trustees.

**SECTION 2:** The President and Board of Trustees, acting pursuant to the authority vested in it by the laws of the State of Illinois and the Zoning Ordinance, hereby approve and adopt the Findings and Recommendation, and incorporate such findings and recommendation by reference as if full set forth herein. The President and Board of Trustees further approve the Variation from the requirements of the Zoning Ordinance that the proposed garage be constructed with a setback of ten percent of the lot width or five feet, whichever is greater, that it have a minimum combined side yard setback of twenty-five percent of the lot width or ten feet,

whichever is greater, and that the garage roof/eave be constructed with a minimum three foot setback.

**SECTION 3:** Any violation of any term or condition stated in this Ordinance or of any applicable code, ordinance, or regulation of the Village shall be grounds for the immediate rescission of approvals made in this Ordinance.

**SECTION 4:** Each section, paragraph, clause and provision of this Ordinance is separable, and if any section, paragraph or clause or provision of this Ordinance shall be held unconstitutional or invalid for any reason, the unconstitutionality or invalidity of such section, paragraph, clause or provision shall not affect the remainder of this Ordinance, nor any part thereof, other than that part affected by such decision. All ordinances, resolutions or orders, or parts thereof, in conflict with the provisions of this Ordinance, are to the extent of such conflict hereby repealed.

**SECTION 5:** This Ordinance shall be in full force and effect from and after its passage, approval, and publication in pamphlet form in the manner provided by law.

**PASSED** on a roll call vote of the Board of Trustees on the 9<sup>th</sup> day of April, 2018.

AYES:

NAYS:

ABSENT:

**APPROVED** by me this 9<sup>th</sup> day of April, 2018.

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Village President

**APPROVED and FILED** in my office this 9<sup>th</sup> day of April, 2018, and published in pamphlet form in the Village of River Forest, Cook County, Illinois.

ATTEST:

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Village Clerk

## **EXHIBIT A**

### **LEGAL DESCRIPTION**

LOT 2 (EXCEPT THAT PART CONVEYED BY GEORGE L. THATCHER AND OTHERS TO ANNIE C. MILLER, SAID PART CONVEYED BEING THAT PART OF LOTS 2 AND 3 DESCRIBED AS FOLLOWS:

COMMENCING ON THE EAST LINE OF LOT 3, 13 FEET NORTH OF THE SOUTH LINE OF SAID LOT;

THENCE WEST PARALLEL WITH THE SAID SOUTH LINE, 201.05 FEET TO THE ALLEY;

THENCE NORTH PARALLEL WITH THE EAST LINE OF SAID LOT, 70 FEET;

THENCE EAST PARALLEL WITH THE SOUTH LINE OF SAID LOT, TO THE WEST LINE OF THATCHER AVENUE;

THENCE SOUTH, 70 FEET TO THE POINT OF BEGINNING) AND (EXCEPT THAT PART BEGINNING AT THE POINT OF INTERSECTION OF THE SOUTH CORNER OF SAID LOT 2 AND THE WEST LINE OF LOT 3 IN BLOCK 1;

THENCE NORTH ON THE WEST LINE OF SAID LOT 3 EXTENDED TO A LINE 83 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF SAID LOT 3;

THENCE WESTERLY ALONG A LINE 83 FEET NORTH OF AND PARALLEL TO THE SOUTH LINE OF LOT 3 EXTENDED TO THE SOUTHWESTERLY LINE OF LOT 2 AFORESAID;

THENCE SOUTHEASTERLY ON SAID SOUTHWESTERLY LINE OF LOT 2 TO THE POINT OF BEGINNING; BEING ALL OF THAT PART OF SAID LOT 2 LYING SOUTH OF A LINE 83 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF LOT 3 EXTENDED) IN BLOCK 1 IN THATCHER'S RESUBDIVISION OF BLOCKS 20 AND 21 AND PRIVATE STREET ADJOINING SAME IN THATCHER PARK LYING EASTERLY, SOUTHEASTERLY AND SOUTHERLY OF OAK AVENUE WITH THAT PART OF LOT 3 IN SUBDIVISION OF PART OF SECTION 11, TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING EAST OF THE EAST LINE OF OAK AVENUE IN THE NORTHEAST 1/4 OF SECTION 11, TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; AND ALSO THE NORTHEASTERLY 1/2 OF THE VACATED ALLEY LYING NORTH OF A LINE 83 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF LOT 3 IN SUBDIVISION OF PART OF SECTION 11, TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING EAST OF THE EAST LINE OF OAK AVENUE IN THE NORTHEAST 1/4 OF SECTION 11, TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

**PIN:** 15-11-208-002-0000

**COMMONLY KNOW AS:** 631 Edgewood Place, RIVER FOREST, ILLINOIS



**EXHIBIT B**

**FINDINGS OF FACT AND RECOMMENDATION**

**(ATTACHED)**

**VILLAGE OF RIVER FOREST ZONING BOARD OF APPEALS  
FINDINGS OF FACT AND RECOMMENDATION REGARDING  
CERTAIN VARIATIONS RELATED TO A PROPOSED DETACHED GARAGE  
AT 631 EDGEWOOD PLACE**

**WHEREAS**, petitioner Maureen Huston (the “Petitioner”), owner of the property located at 631 Edgewood Place in the Village of River Forest (the “Subject Property”), requested certain variations from the Village of River Forest’s setback requirements pursuant to Section 10-9-7 of the Village of River Forest Zoning Code (the “Zoning Ordinance”) related to the construction of a detached two-car garage. The variations sought for the proposed detached garage included a variation to locate the garage three (3) feet from the side lot line rather than the minimum required side yard setback of 9.58 feet, a variation to allow an eave that comes within two (2) feet of the side lot line rather than the three (3) feet required by the Zoning Code, and a variation to allow a proposed combined side yard setback of 17.02 feet rather than the 23.95 foot combined setback required by the Zoning Code (collectively, the “Variations”). The Subject Property is located in the R-2 Single-Family (Detached) Residential Zoning District; and

**WHEREAS**, the Village of River Forest Zoning Board of Appeals (the “Board”) held a public hearing on the question of whether the requested Variations should be granted on February 8, 2018. The public hearing was continued to, and concluded on, March 8, 2018, and was held as required by Section 10-5-4(E) of the Village of River Forest Zoning Ordinance (“Zoning Ordinance”). At the public hearing, all persons present and wishing to speak were given an opportunity to be heard and all evidence that was tendered was received and considered by the Board; and

**WHEREAS**, public notice in the form required by law was given of said public hearing by publication not more than thirty (30) days nor less than fifteen (15) days prior to said public hearing in the *Wednesday Journal*, a newspaper of general circulation in the Village, there being no newspaper published in the Village. In addition, notice was mailed to surrounding property owners; and

**WHEREAS**, at the public hearing on February 8 and March 8, 2018, the Petitioner provided information and testimony regarding the requested Variation, testifying, among other things, that the proposed location of the garage was the only place that would work on the Subject Property due to the odd configuration of the Property (seven (7) sided lot), the presence of the few remaining mature trees on the Property (additional 8 trees on the Property lost over the years due to disease) and presence of a Commonwealth Edison main power line through the rear of the Subject Property (which requires a 10-foot clearance from all structures and would cost approximately \$40,000 to relocate);

**WHEREAS**, at the public hearing on February 8 and March 8, 2018, objecting neighbors adjacent to the side of the Subject Property where the proposed garage would be constructed testified, among other things, that they would not have purchased their property if they had known a garage would be constructed so close to the property line, that the proposed garage would impact their views and compromise the safety of their children, and would create a shadow on their property; and

**WHEREAS**, the Board, having considered the criteria set forth in Section 10-5-4 of the Zoning Ordinance, by a vote of 6 – 1, recommends to the Village President and Board of Trustees that the requested Variations for the Subject Property be DENIED.

**NOW, THEREFORE**, the Board makes the following findings of fact and recommendations pursuant to Section 10-5-4(E)(2) of the Zoning Ordinance:

### **FINDINGS OF FACT**

1. **The physical surroundings, shape, or topographical conditions of the Subject Property constitute a specific hardship upon the owner as distinguished from an inconvenience if the strict letter of the regulations were to be carried out.** While the Subject Property is unique due to the fact that it has seven (7) sides, and has a main Commonwealth Edison power line running through the rear of the Property, which limits the ability to locate structures at the rear of the Property, the Petitioner knew or should have known when purchasing the Property that the existing old stable would collapse at some point and that the Commonwealth Edison main power lines existed. The fact that a code compliant garage could be built if one or more of the mature trees in the vicinity of the location of the proposed garage were removed amounts to a mere inconvenience as opposed to a specific hardship. A majority of the Board found this standard had not been met;

2. **The aforesaid unique physical condition did not result from any action of any person having an interest in the property, but was created by natural forces or was the result of governmental action, other than the adoption of the Village's Zoning Regulations, for which no compensation was paid.** The physical condition of the lot is longstanding, and the Board found this standard had been met;

3. **The conditions of the Subject Property upon which the petition for Variation is based may not be applicable generally to other property within the same zoning classification.** While the seven (7) sided lot and main Commonwealth Edison power line are unique conditions, the proposed Variations are only necessary due to the presence of mature trees that could, if necessary, be removed, a condition that is generally applicable to other properties as well. A majority of the Board found this standard had not been met;

4. **The purpose of the Variation is not based predominately upon a desire for economic gain.** The purpose of the Variations is to site a detached two-car garage on the Property, consistent with Village requirements. The Board found this standard had been met;

5. **The granting of the Variation is not detrimental to the public welfare or unduly injurious to the enjoyment, use, or development value of other property or improvements in the neighborhood in which the Subject Property is located.** The proximity of the proposed garage to the adjacent property is problematic, and a majority of the Board found this standard had not been met;

6. **The granting of the Variation will not impair an adequate supply of light and air to adjacent property, or substantially increase the danger of fire, or otherwise endanger the public safety or substantially diminish or impair property values within the neighborhood.** The neighbor's concerns regarding the proximity, from a light, safety and general impact standpoint, of the proposed garage to their property were noted. A majority of the Board found this standard had not been met;

7. **The granting of the Variation will not unduly tax public utilities and facilities in the area of the Subject Property.** The garage and its related Variations will not unduly tax utilities or facilities. This Board finds this standard was met;

8. **There are no means other than the requested Variation by which the hardship or difficulty can be avoided or remedied to a degree sufficient to permit a reasonable use of the Subject Property.** A majority of the Board found this standard had not been met, as the removal of one or more mature trees would allow the proposed garage to be constructed without the need of the Variations.

### **RECOMMENDATION**

The Board, by a vote of 6-1, found that because certain of the various standards for the granting of a variation were not met, as detailed above, recommends to the Village President and Board of Trustees that the proposed Variations for construction of the detached two-car garage on the Subject Property in the R-2 Single-Family (Detached) Residential Zoning District be DENIED.

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**Frank Martin**  
**Chairman**

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**Date**



## REPORT FROM THE ZONING BOARD OF APPEALS

- Recommendation:** The Zoning Board of Appeals recommends not granting the requested variations to the side yard setback regulations pursuant to Sections 10-8-7(C)(1) and 10-8-7(C)(2)(a) to allow construction of a detached garage
- Property:** 631 Edgewood Place
- Zoning District:** R-2 Single Family Detached Residential District
- Applicant:** Maureen Huston
- Nature of Application:** The applicant proposes to construct a detached garage in the side yard adjacent to the existing home. The applicant is requesting variations so that the west corner of the proposed garage will be located 3'-0" away from the southwesterly side property line, the corner of the roof eave will be located 1'-0" away from the southwesterly side property line, and the proposed combined side yard setback will be 17.02 feet, given the setback of 14.02 feet from the existing house to the northeasterly side property line plus the proposed 3 foot setback for the garage.
- Zoning Ordinance Provisions:** Section 10-8-7(C)(1): The required minimum side yard setback shall be ten percent of the lot width or five feet, whichever is greater, and the minimum required combined side yard setback shall be twenty five percent of the lot width, or ten feet, whichever is greater as measured to the exterior wall of the structure.
- Section 10-8-7(C)(2)(a): Exceptions: Eaves: The eaves of a structure shall be required to maintain a minimum three foot side yard setback.

### Analysis of Request:

<i>Ordinance</i>	<i>Requirement</i>	<i>Allowed</i>	<i>Proposed</i>
Section 10-8-7(C)(1)	10% of the lot width or 5', whichever is greater	9.58'	3' from west corner of garage structure to southwestern lot line
Section 10-8-7(C)(1)	The minimum combined side yard setback shall be 15% of the lot width or 10', whichever is greater as measured to the exterior wall of the structure	23.75'	17.02'
Section 10-8-7(C)(2)(a)	The eaves of the structure shall be required to maintain a minimum 3' side yard setback	3'	1' from corner of garage roof/eave to lot line (proposed garage not parallel to lot line)

**Hearing Date(s):** February 8 and March 8, 2018

**Date of Application:** January 31, 2018

**Zoning Board Vote:** 6-1 in favor of not recommending the requested variation

Chairman Frank Martin	Yes
David Berni	Yes
Gerry Dombroski	No
Charles Lucchese	Yes
Tagger O'Brien	Yes
Michael Ruehle	Yes
Robert Swindal	Yes

**Document(s) Attached:** Minutes of the February 8, 2018 Zoning Board of Appeals Hearing

Minutes of the March 8, 2018 Zoning Board of Appeals Hearing

Variation Application Packet

**Report Prepared by:** Clifford Radatz, Building Official

**VILLAGE OF RIVER FOREST  
ZONING BOARD OF APPEALS MEETING MINUTES**

February 8, 2018

A meeting of the Village of River Forest Zoning Board of Appeals was held at 7:30 p.m. on Thursday, February 8, 2018 in the Community Room of the River Forest Village Hall, 400 Park Avenue, River Forest, Illinois.

**I. CALL TO ORDER**

The meeting was called to order at 7:30 p.m. Upon roll call, the following persons were:

Present: Members Dombrowski, O'Brien, Ruehle, and Chairman Martin

Absent: Members Berni, Lucchese, and Swindal

Also Present: Clifford Radatz, Secretary; Lisa Scheiner, Assistant Village Administrator, Michael A. Marrs, Village Attorney

**II. OLD BUSINESS – APPROVAL OF MINUTES FROM JANUARY 11, 2018**

A MOTION was made by Member O'Brien and SECONDED by Member Dombrowski to approve the January 11, 2018 minutes of the Zoning Board of Appeals.

Ayes: Ruehle, O'Brien, Dombrowski, Chairman Martin

Nays: None.

Motion Passed.

**III. VARIATION REQUEST – 631 EDGEWOOD PLACE**

Chairman Martin stated that the next matter on the agenda was a variation request for 631 Edgewood Place.

Secretary Radatz swore in all parties wishing to speak.

Chairman Martin asked the owner of 631 Edgewood to begin their presentation. Maureen Huston spoke. She is owner of property at 631 Edgewood Place. She was looking for a variation to build a detached two-car garage. The original structure on the property was a horse barn not sizable enough to accommodate a single car. The barn collapsed in a snowstorm. She sought a permit to reconstruct a single-car garage which was not allowed because Village building codes require a two-car garage and because it violated several set-back issues and was below power lines.

Ms. Huston said she consulted three different architects to find a way to put a two-car garage where the previous shed was but the car can't make the curve required by the placement of the garage. She wanted to put the two-car garage in the rear of the yard but her main supply ComEd lines present problems. They span 101 feet across the rear of the yard and structures may not be within 12 feet vertically of those lines (because they are 13 feet off the ground) or 5 feet on

either side. She referred the board members to A(1)(a) of the packet that depicts the swath under which a garage is not allowed to be located and a Google Earth image showing the power lines. She stated that the power line eliminates a location for a garage anywhere in the rear. She contacted ComEd to see if they would add a pole to move the power lines closer to the property lines and they declined.

She addressed the 8 standards required for a zoning variation. First is that the physical surroundings, shape or topographic conditions of the property bring a specific hardship. Ms. Huston stated that her property is a unique, irregular, seven-sided property. The position of the existing house eliminates the possibility of putting the garage to the north where it originally sat. A tandem garage, a front and back garage, is not possible because the minimum requirement for that structure is 14 feet and Ms. Huston stated she only had 13 feet to the property line. The only existing remaining yard large enough to fit a garage is to the southwest of the house. There are two large trees in the front of the yard that are two out of three remaining trees left on the property (due to disease, storm damage, etc.). Ms. Huston stated that her proposal includes the preservation of those trees, constructing the driveway around the trees. Additionally, the garage needs to be close to the southwest property line due to the curve capability of a car. Second, the physical condition didn't result from any action or person. It is not applicable to any other property – her lot is unique. She stated she believed the variation is not for economic gain – they are required to have an enclosed two-car parking structure which is what she is trying to achieve. She does not believe it would be detrimental to public welfare.

Ms. Huston also does not believe the garage would be injurious to neighboring properties because currently she parks the cars in plain view of the street, so a garage would be more aesthetically pleasing to the neighborhood. Additionally, she wants to build a patio to increase the street view. The garage would not impair light or air to adjacent property because it is adjacent to the northeast side of the house due to the angle of Edgewood, at which point she referred the board to the third page in her response to pictures showing the placement of houses surrounding hers.

Ms. Huston also referenced a topographic survey that shows a two-foot discrepancy between her property and neighboring property resulting from her property being two feet lower than the others. Because of this discrepancy, her property has a flooding problem in the rear yard – her yard routinely collects 14-18 inches of water that stays there for days. Due to flooding issues, the location for a new garage is limited to the side yard. The proposal for construction of the garage in the side yard presents no danger of flooding to the surrounding properties. Instead of elevating her property 2 feet and imposing hardship via flooding problems on surrounding properties, the proposal adds a much larger drainage pit with an underground pump built into her garage that pumps the water into the street or the woods. This was on advice of three landscape and drainage companies Ms. Huston consulted on how to address the flooding problem. Ms. Huston then asked if any board members had any questions for her regarding her proposal.

Member Ruehle mentioned the set-back issue of the new garage. The issue is just primarily on one corner but the set-back cuts through the whole structure. He asked about the existing porch. Ms. Huston responded that the porch will come off. He asked if the porch is being removed and a new patio is being put in, to what extent is it possible to shift the building somewhat closer to the



house to minimize the amount of set-back issues. Ms. Huston responded that in order to do that, the two large trees would have to be removed. Additionally, putting the garage closer to the house brings up problems with the turning radius of the cars.

Chairman Martin asked when the previous garage/stable collapsed. Ms. Huston responded that it had been several years.

Member O'Brien asked Ms. Huston about a tandem garage. Ms. Huston responded that the minimum width for a tandem garage is 14 feet and she only had 13 so the wall of a tandem garage would be on the property line. Her three architect consultants said it would not be possible. The rear corner of the house also prevents the tandem garage behind the house because the resulting curve would be inoperable for cars. Member Ruehle mentioned the power lines as an issue again. Ms. Huston cited the power lines as the reason why the garage cannot be reconstructed where the original structure stood.

Chairman Martin stated that he remembered an announcement where the Village and ComEd made an agreement that ComEd was going to bury some of the power lines. Mr. Radatz said he was not aware of any progress on that. Ms. Huston said ComEd addressed that possibility but it would be at her expense (they estimated it to be \$40,000 per property) to bury the lines for the six properties served by it.

Chairman Martin asked Mr. Radatz if anything could be accomplished if the Village, instead of the homeowner, went to Edison to try to get the overhead line relocated with a different pole. Mr. Radatz indicated he was willing to try. Assistant Village Administrator Scheiner cited a previous instance, in which there was a ComEd line in one of the Village facilities they wanted to remove for safety reasons, and ComEd was willing to remove but it would be at the expense of the Village.

Ms. Huston stated that ComEd argued that she bought the property with an easement, which she believed to be untrue since the property had not been sold since the 1920s, preceding the lines. She also stated ComEd said there was a possibility to do something with the easement but in order to discuss it further, she would have to retain an attorney to discuss it with their attorney. She stated that would exceed her budget to do so.

The property's non-compliance with the Code requiring a two-car parking structure was discussed. A board member asked if the Village had cited Ms. Huston for a lack of parking structure. Ms. Huston answered negatively but that she knew the code requires a single-family residence to have a two-car enclosed parking structure. A board member asked Mr. Radatz if the Village had ever filed a suit against a property for non-compliance with this requirement. He stated he was unaware of any. Ms. Scheiner stated she was not aware of any. Mr. Radatz noted there was no habit of looking for zoning violations in that vein and it is not something the Village tries to prosecute. Chairman Martin asked if Ms. Huston, or any other owner, was trying to sell her house, would this non-compliance be raised as an objection to prevent the issuance of the River Forest stamps. Staff answered negatively.

Member O'Brien asked if the barn structure was there when Ms. Huston moved in the house. She answered negatively but that it was there when she acquired it because she owned the house before she lived in it.

There were no more questions for the applicant. Chairman Martin stated that they would now call on the audience members.

Next to speak was Kevin Horan, who was present along with his wife Katie. They live at 623 Edgewood, immediately next to the home at 631. He stated their objection to what amounts to a two-story garage in the front of the property. He noted a safety concern, among other things.

One of the standards Ms. Huston must meet to be granted her variation request is establishing a hardship vs. inconvenience. He stated the variation would solve an inconvenience, not a hardship noting that the variation is for a two-car garage, instead of a one-car garage. Mr. Horan also stated that the second standard, uniqueness of the property versus other properties, is not met because Edgewood has many irregular lots.

Mr. Horan continued, stating the house in which he and his wife reside was formerly occupied by Ms. Huston. Thus, the 18 foot high garage on their property, constructed by Ms. Huston, is a good indication of what Ms. Huston's garage would look like on the front part of her property, namely a large impingement of sunlight. He mentioned the difficulties of getting grass to grow in the back part of his property because his garage impedes light. He stated the impeding nature of Ms. Huston's garage would affect their yard and their house. He also mentioned a safety issue with operating the driveway with the lack of light because they have two young sons they want to protect. The front garage on Ms. Huston's property proposes to further impede that sunlight.

Mr. Horan stated that he called ComEd himself, asking what the cost would be to bury power lines, for 40 feet, 100 feet, and 200 feet distances. He was given figures from \$3,000 to \$9,000. He noted that those were home service lines as opposed to main lines.

He also addressed Ms. Huston's discussion of flooding in her yard. He believes it is attributable to the railroad ties. He mentioned that in order to deal with this flooding and pooling, Ms. Huston dug a trench from the back where the flooding was happening to the front of the yard to the property line, essentially ruining the Horans' shrubs. He mentions the grading issue proposed by Ms. Huston's application, stating that it would cause them hardship and flooding.

He also stated that the set-back of the property, for at least one of the corners, will be only 1 foot away from the property line so it would be even more of an impingement.

Mr. Horan mentioned that other adjoining properties have garages that are one-car garages and others do not reach the 18 foot height that Ms. Huston's proposed garage, again stating that this variation is one of inconvenience, not hardship, and instead reflects Ms. Huston's preferences.

Chairman Martin asked of the Horans that, since the sun comes from the south, how is a building to the north of their property diminished by Ms. Huston's garage. Mr. Horan replied that because of the curve to the street, Ms. Huston's proposed structure is not exactly to the north.

Member Ruehle stated he did a shadow study of the property and that shadow would hit only the front part of the Horans' driveway in the morning. It would shadow Ms. Huston backyard in the afternoon.

The Chairman addressed Ms. Huston and informed her of her opportunity to address the Board again.

Ms. Huston spoke. She addressed the point about the sun, stating that she had lived in the Horans' house for 20 years and the sun did not hit that side of the house. She acknowledged that she built the two-story garage at 623 Edgewood but that the 631 garage would be one story garage with a gabled roof. Additionally, the garage is not 18 feet but rather is only 15 feet because it would be constructed on a higher part of the yard. She additionally mentioned that she did request a one-car garage and was informed by Mr. Radatz that she would not be issued a permit for a one-car garage. She also noted the difference in burying a service drop line versus a main line in terms of expense: the former is much cheaper but the latter is what is at issue with her property.

It was concluded that there used to be an alleyway between 631 and 623 Edgewood, which sits on the lower part of the land. Member Ruehle noted that Ms. Huston's property gets water runoff from properties behind her and it cannot drain properly. He wanted to make note that placing the garage in its proposed position would exacerbate the water retention problem in the back, something Ms. Huston needs to address. She stated that the proposal does address that with plans to put in a drain that would collect water and pump it out to the front via a pump going through the garage.

Member Ruehle asked about the Village's regulation about disposing of water into the storm sewer because certain municipalities do not allow properties to drain into the storm sewers – the residents must deal with the drainage themselves with gravel bins. Mr. Radatz said the Village was similar in disallowing this. He also stated that while in the last two years the Village has started to build a storm sewer system that could be used by the entire village, it was decades from completion.

Mr. Radatz further stated that grading and drainage issues are dealt with through the grading plan ordinance and that each case is evaluated separately by the Village engineer, who would determine in this case whether Ms. Huston's removal process is allowed. Ms. Huston replied that her property already had 4 gravel basins to deal with the flooding and that they are not up to the job because they also get water from surrounding properties.

Ms. Huston stated that the garage would be aligned with the rear corner of the house and because of that, the garage actually sits behind both houses' front property lines and is not up at the front of the street.

Chairman Martin stated that there was no question that the proposed garage violates the set-back from the front property line ordinance. Mr. Radatz clarified, stating that the garage is behind the

line of the existing house, which means it does not affect the front yard set-back. He confirmed that there was no proposal for a variation of the front yard set-back.

There was no further public comment. Chairman Martin closed the public hearing.

Member Dombrowski asked Mr. Radatz if there was any way for a one-car garage to be built. Mr. Radatz responded that a variation would have to be requested for a one-car garage.

Chairman Martin stated that before deciding whether there was a hardship, he would like additional information from ComEd about what actions they are willing to do and the prices of those actions.

Member Ruehle asked whether moving the garage northeast would still provide a new patio, if the old patio was removed. He stated that this question is better answered by an engineer rather than the applicant.

Member Ruehle spoke on the feasibility of moving the garage further back if the owner limited themselves to a smaller car for the northeast bay and a larger car for the other bay. Chairman Martin stated it would be unfair to require the owner to have a certain smaller sized car.

The turning radius of cars and the placement of the garage were discussed. Ms. Huston then mentioned that the turning radius was analyzed for a mid-sized car.

Board Member O'Brien asked if there was any way a tandem garage could be built where the old garage was. Member Ruehle said it was a question of power lines and proximity to the property lines. It was noted that the length of a tandem garage is not the problem – the width of a tandem garage and the property lines presents a problem. Member Ruehle stated that although two cars currently fit there, the minimum width of a tandem garage is 14 feet and there is only 13 feet available. Board Member O'Brien then stated that she researched standard tandem garages and that they could be 13x38 feet, although 14 feet is recommended.

Member Ruehle stated that the questions needing further input are: the turning radius as a factor for how far away from the property line a two-car garage could be placed, what is the true cost of burying the power lines, and whether with a 13 foot width tandem garage suffices.

Member Chairman asked if Ms. Huston was interested in a tandem garage. She stated that she originally pursued it but the three architects she consulted all said the edge of the tandem would be on the property line.

Member Dombrowski suggested getting the questions answered first and then continuing the hearing for a vote once that information has been received.

Chairman Martin summarized the following: the Board is interested in getting an estimate from ComEd of their willingness to relocate the supply line aboveground and the cost of that or the cost of burying those lines. Additional information is also needed on the impact of moving the two-car garage closer to the house on the ability to access it due to the turning radius of cars.

Finally, additional information is necessary on the feasibility of a tandem garage and what variations would be required for the Board to consider that.

He stated that the Board had two options: either make a recommendation to the Board of Trustees based on the information it has or it could continue the public hearing until the additional information can be gathered. Ms. Huston requested that the Board get their questions answered before voting.

A MOTION was made by Member O'Brien and SECONDED by Member Dombrowski to reopen the public portion of the hearing. On voice vote, the motion passed.

A MOTION was made by Member O'Brien and SECONDED by Member Dombrowski to continue the public hearing until March 8, 2018 at the next regular board meeting of the Zoning Board of Appeals. On voice vote, the motion passed.

Member Ruehle asked Ms. Huston if she had considered rotating the garage so the back corner of the building was closer to the house in order to ease the turning radius problem. Ms. Huston stated that she had not considered it mainly for aesthetic reasons.

#### **IV. ADJOURNMENT**

A MOTION was made by Member O'Brien and SECONDED by Member Ruehle to adjourn the meeting at 8:35 p.m.

Ayes: Ruehle; O'Brien; Dombrowski; Chairman Martin.

Nays: None.

Motion passed.

**VILLAGE OF RIVER FOREST  
ZONING BOARD OF APPEALS MEETING MINUTES**

March 8, 2018

A meeting of the Village of River Forest Zoning Board of Appeals was held at 7:30 p.m. on Thursday, March 8, 2018 in the Community Room of the River Forest Village Hall, 400 Park Avenue, River Forest, Illinois.

**I. CALL TO ORDER**

The meeting was called to order at 7:30 p.m. Upon roll call, the following persons were:

Present: Chairman Martin, Members Berni, Dombrowski, Lucchese, O'Brien, Ruehle, and Swindal

Absent: None.

Also Present: Clifford Radatz, Secretary; Lisa Scheiner, Assistant Village Administrator; Michael A. Marrs, Village Attorney

**II. CONTINUATION OF THE HEARING OF FEBRUARY 8, 2018 FOR THE VARIATION REQUEST FOR 631 EDGEWOOD PLACE**

Chairman Martin stated that this was a continuation of the February 8, 2018 hearing for the variation requests for 631 Edgewood Place. He also stated that since the last meeting, the Board has received a number of documents that would become part of the record. Mr. Radatz was asked to summarize the variations being requested at the hearing.

Mr. Radatz spoke. He stated that the applicant seeks zoning variations to build a detached garage accessory building in the side yard of the property. The zoning ordinance requires that a side yard set-back of 10% of the lot width or 5 feet, whichever is greater, be provided. Per the application, a side yard set-back from the western corner of the garage structure to the southwestern line of the property of 3 feet is requested. The zoning ordinance also requires that there is a minimum combined side yard set-back equal to 25% of the lot width or 10 feet, whichever is greater. For this property, the combined side yard set-back should be 23.75 feet. In this proposal, the side yard set-back would only be 17.02 feet. The zoning ordinance also requires that a roof eave maintain a 3 foot side yard set-back. The proposal is requesting a 1 foot set-back of the corner of the garage roof eave to the property line.

Ms. Huston spoke. She stated she submitted additional drawings requested by the Board. She had nothing else to add, save for responding to the Board's questions.

Member Ruehle noted that there are drawings where the garage is parallel to the house and where the garage is at an angle to the house. He inquired which of the drawings Ms. Huston was

asking for. She stated she was not asking for the tandem garage but rather submitted that drawing per the request of the Board.

Board Member Berni, who was not present at the February 8 meeting, asked if the position of the garage was because of where the trees are located. Ms. Huston confirmed. He then asked if removing one of the trees solves a lot of the problems with the garage location. Ms. Huston replied that the flooding issue and the power line obstacles would still be at play. The resulting discussion between Board Member Berni and Ms. Huston touched on a number of the points Ms. Huston made in the February 8 meeting.

Ms. Huston stated that if the garage was moved back, it would go closer to the house and that's a different variation that they did not apply for. She also stated that if they moved the garage further away from the property line, there is a firewall issue because it would be closer to the house. Additionally, that would impede their southern exposure. Mr. Radatz then noted that the firewall is a building code (concerned with increase the fire safety of a garage when it gets close to the house) and is not regulated by the Zoning Board.

In response to a question from Member Ruehle, Mr. Radatz confirmed that the distance where no variation is required is 5 feet for the structure and 3 feet for the roof eave.

The following discussion focused on potential positions of the garage where no variation would be required. Board members discussed keeping the garage parallel to the house and simply moving it back in a straight line, but it was determined that not enough distance would be gained so that a variation would not be required. To obtain the 5 foot or 9.7 foot set-back, the corner of the garage would have to move back really far and the front of the garage would have to be in line with the back of the house. That position would still require a combined set-back variation.

Locations out of side yard were discussed again. Ms. Huston restated that there was no possibility because of the power line. Member Ruehle said that positioning the garage so far back means the garage would be encroaching on a lot line. Ms. Huston said that to go back far enough to achieve the 5 foot side yard set-back puts the garage under the power lines.

Eric Huston, 631 Edgewood Place, spoke next. He stated that a tandem garage would cause problems for their family as well as the neighbor, Trina Bakas, at 8011 Oak Avenue, on the other side of the house, because it would have to be almost on the property line to accommodate the width of a regular size car. Trina would have to remove several trees and bushes so the garage could be built. A tandem garage would also unattractively stick out and restrict Trina's view. Additionally, the garage would cast a looming shadow over Trina's driveway, blocking the southern and southwestern exposure for much of the afternoon.

He then listed the attributes of having a garage in its requested location, including preservation of the remaining trees on the property and limited visibility of the garage due to the trees.

Kevin Horan, 623 Edgewood Place, spoke next. He inquired why the concerns of Trina Bakas at 8011 Oak Avenue about sightlines, depreciations of property value and quality of life, safety concerns, and the view from the porch, are more important than his concerns, which are the same.

He also mentioned the proposed plan being a building density issue – it's a building next to a driveway that creates a tandem driveway, something that would have precluded him from buying the house had it been there at the time.

Trina's safety concern of having a large structure next to a driveway is also shared by the Horans. Coming out of the driveway and being able to see oncoming traffic and also oncoming traffic being able to see someone coming out of the driveway present significant safety concerns, especially in light of his two sons.

He suggested that the garage be placed back where the third tree is located, which would not require the pouring of a new driveway next to his but rather would only require the extension of the current driveway. Putting a new driveway next to his again presents a safety concern.

Ms. Huston spoke again. She stated that the driveway at 623 Edgewood does not reach the property line so the proposed driveway in her application for a variation would not be connected to the Horans. She further stated that putting the garage where the third tree is and extending the driveway to reach it would require paving 50 to 60% of the rear yard, which would further exacerbate flooding issues in the rear yard.

There were no further public comments.

Chairman Martin closed the public hearing. The Board proceeded to discuss the matter so they could make a recommendation to the Board of Trustees.

Member Ruehle asked Mr. Radatz about the building code and whether there was a requirement to retain a certain amount of permeable land when adding a driveway. Mr. Radatz answered there was no specific requirement but there is a grading ordinance which deals with that. He stated that you could pave the entirety of the lot but the water that would have to be dealt with which presents an engineering problem, not a zoning problem.

Board Member O'Brien inquired about the patio alternatives, including moving it to the other side where the current driveway is or making it smaller. Member Ruehle replied that moving the patio creates a turning radius issue making it impossible for cars to navigate into it.

Member Ruehle brought back up the advantage of changing the angle of the garage, namely that the cars can go in and out without having to turn. A rotated angle also means the garage could be moved closer to the house as well. This would at least achieve the 5 foot side yard set-back.

Ms. Scheiner discussed the drawings provided to the Zoning Board that were prepared by the Village's traffic consultant. They analyzed "Proposed Garage Plan 1" (Ms. Huston's original proposed plan) which mapped out if a 16.75 foot long vehicle would be able to access the



garage. It does show that it is accessible but for the northern spot, it takes a fair amount of maneuvering to get in and out.

The traffic consultant also analyzed “Proposed Garage Plan 2” (a tilted garage). The analysis shows the garage would still be about one foot from the property line, so the variation is still required. This garage is accessible for the 16.75 car in length but it is tight. The traffic consultant pointed out that if it was a full-sized vehicle (Suburban or pickup truck), it would be impossible to maneuver. Further, with this configuration, in order to access the driveway, the vehicle would have to swing out into the other traffic lane to get into the garage. Member Ruehle noted that both of these studies keep the structures in their current locations. Ms. Scheiner responded that the traffic consultant believed that moving the garage closer to the house would not increase the accessibility of the vehicles without taking the trees out.

Mr. Radatz stated that there are no prohibitions against tandem garages; they are acceptable. Chairman Martin noted that there are a number of shared driveways in the Village as well.

Member Ruehle asked if the traffic consultant said anything about the sightline concerns. Ms. Scheiner said the traffic consultant did not weigh in on that. Member Ruehle said it was unclear how a garage would impede the sightlines for pulling out of the driveway.

Chairman Martin stated that he thinks everyone agrees there should be a garage here. He stated that the owner knew there were problems, such as the power lines, the unique lot shape, and the unsound barn structure, when she purchased the property. He also stated that it was unreasonable to ask the owner to pay \$40,000 to bury the power lines. He also noted that the same concerns are shared by the Oak Avenue and the Edgewood neighbor.

Chairman Martin further stated that the other option is to move the garage closer to the house and take down a tree close to the house. Although he is concerned about trees, sometimes they have to come down. Putting the garage in that location and taking down a tree satisfies the Oak Avenue neighbor because she can't see the garage due to the 631 house and the Edgewood neighbor because it's further away from the property line and then no variation is needed.

Member Berni stated his agreement with that option.

Member Ruehle concurred that saving trees is worth it if possible but since this case presents so many restrictions, the removal of the tree is the most direct way to a satisfactory conclusion.

A MOTION was made by Member Swindal and SECONDED by Member Ruehle to recommend to the Village Board of Trustees that these variations not be granted.

Chairman Martin noted that ‘yes’ vote was that the variations be denied and a ‘no’ vote was that the variations be granted.

Ayes: Berni, Lucchese, O'Brien, Ruehle, Swindal, Chairman Martin  
Nays: Dombrowski

Motion passed.

Chairman Martin stated that the recommendation of the Zoning Board of Appeals to the Village Board will be 6-1 that the variation not be granted. He stated that staff would let anyone know when this will be on the schedule of the Board of Trustees and that anyone is welcome to appear before them. There was nothing else on the agenda.

### **III. ADJOURNMENT**

A MOTION was made by Member Berni and SECONDED by Member O'Brien to adjourn the meeting at 8:16 p.m.

Ayes: Berni, Lucchese, O'Brien, Ruehle, Swindal, Chairman Martin, Dombrowski  
Nays: None.

Motion passed.



**Village of River Forest**  
**Village Administrator's Office**

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

**MEMORANDUM**

Date: April 4, 2018

To: Eric Palm, Village Administrator

From: Jonathan Pape, Management Analyst

Subj: Historic Preservation Commission – 631 Edgewood

Maureen Huston, 631 Edgewood, attended the March 22, 2018 meeting of the Historic Preservation Commission to present her proposed detached garage to the Commission. 631 Edgewood is a property on the Village's Historically and Architecturally Significant Properties list. While the proposed detached garage does not require the homeowner to apply for a Certificate of Appropriateness with the Historic Preservation Commission, an attached garage would by impacting over 20% of the structure's façade visible from the street. Ms. Huston sought to present her project to the commission and communicated a desire to complete an architecturally sensitive project.

The Commission discussed the application with the homeowner and amongst themselves. The audio from that meeting is available and a draft copy of the minutes is attached. Ultimately, the Commission voted 4 to 1 in favor of offering the following statement:

The Historic Preservation Commission would tentatively oppose the idea of attaching a garage to the south elevation of the structure at 631 Edgewood as doing so would likely impair the property's ability to remain architecturally and historically significant.

***Attachments:***

- Draft Meeting Minutes – Historic Preservation Commission – March 22, 2018

# **VILLAGE OF RIVER FOREST HISTORIC PRESERVATION COMMISSION MEETING MINUTES**

**March 22, 2018**

A meeting of the Historic Preservation Commission was held on March 22, 2018 at 7:00 p.m. in the First Floor Community Room at the River Forest Village Hall, 400 Park Avenue.

## **I. CALL TO ORDER/ROLL CALL**

The meeting was called to order at 7:02 p.m. Upon roll call, the following persons were:

Present: Chairman Franek, Commissioners Raino-Ogden, Pritz, Graham-White, and Prestes

Absent: Commissioners Popowits

Also Present: Management Analyst Jon Pape

## **II. PUBLIC TESTIMONY**

Maureen Huston, 631 Edgewood, presented a project that she is currently applying for to complete a garage on her property, a significant property in River Forest that is an Arts and Crafts style home by Robert Spencer. She explained the difficulty with the project due to the unique lot shape and the ComEd power lines. She shared that the Zoning Board of Appeals has denied her request for a variation to build the garage on the side of her property due to setback requirements and a neighbor who opposed the project. According to Ms. Huston, the Zoning Board of Appeals left her with only the option to attach the garage to the home, which she claims will ruin the architectural integrity of her house. The only other option that she stated the ZBA had identified would require the removal of the mature trees on her property. Ms. Huston said that she has consulted and engaged historic architects to aid in finding a solution.

Management Analyst Pape informed the Commission that current plan which proposed the garage detached from the home, was not a project that would require a Certificate of Appropriateness and was not before them. Regardless, due to the homeowners desire to maintain the architectural integrity with this project, she is coming to the Commission for input and or support for the project.

Ms. Huston stated that she has three certified arborists coming to her property soon to do a complete analysis of the trees and their benefit as her desire was to preserve the trees and home.

Chairman Franek said that he was able to read the packet thoroughly and understand the many facets of the situation. He said that the Commission was limited in its ability to make any determination on this issue. He stated that he did feel that the Commission could potentially make a statement only if the construction of a new garage structure where the owner wishes to put it would alter the properties status as a significant property. Commissioner Franek felt the only other thing the Commission may be able to do, is to make a statement only if they believe that the construction of the new garage would impair the streetscape, which is a category in which the Commission gives an award annually.

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Ms. Huston said that she knew a neighbor who had previously won an award from the Commission. She said currently they have no option to park out of sight from the street. She said that one of the alternatives that the ZBA suggested included paving sixty percent of their current permeable yard. She said that she desires to keep the remaining three trees on her property as well as maintain the permeable space. She said that other alternatives were considered but did not accommodate full-size vehicles and or would be an eye sore in other ways to surrounding properties.

Commissioner Raino-Ogden asked what the homeowners history was as the packet indicated that she previously lived in the house to the south. Ms. Huston responded that she did live in the home to the south for twenty two years. She said that they bought the house from their neighbor who was going to lose it, and gave her a life estate. She said the neighbor contracted cancer not long after. She estimated that they lived next to this neighbor for approximately fifteen years, but did not own the house that entire time. Ms. Huston said they acquired it, helped her fix it and brought it into code and then gave her a life estate.

In response to a question from Commissioner Raino-Ogden, Ms. Huston said there was a time when they owned both properties. She continued that they did try to build a garage when they owned both properties but the Village turned that project down in the beginning as well. She said they have been working on this project since September and that she has spent thousands of dollars in her pursuit. She said that she is making every effort to be responsible to the character of her house and to the neighborhood. She continued that they did solar studies to ensure that it was sensitive to their properties and the neighbors. Commissioner Raino-Ogden said the proposed drawing was architecturally sensitive.

Ms. Huston informed the commission that they did talk to ComEd regarding moving the power lines, but did not pursue it further due to the fact that it would cost \$4,500 to investigate it and ComEd would still likely say no. She briefly detailed how the garage would only be able to be attached to the south of the house where the porch is, but that would cause issues as well.

In response to a question from Commissioner Raino-Ogden, Ms. Huston said that she already is in the process of having screening landscaping installed between her and the neighbor.

In response to a question from Commissioner Pritz, Ms. Huston said that the ZBA turned down the application because they wanted her to complete it without a variation. She continued that because the lot is seven sided, she feels that there is only a very small area that they can build it without a variation that would not compliment the home and would require the removal of all the trees.

The Commission determined that attaching a garage to the home would most likely require a Certificate of Appropriateness application.

In response to a question from Commissioner Raino-Ogden, Ms. Huston explained the height issue of the proposed garage that the neighbor had objected to.

In response to a question from Chairman Franek, Ms. Huston shared that she did not have a drawing of what the garage would look like if it was attached to the home.

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Commissioner Prestes commented that if the Commission felt it may be inappropriate to attach the garage, it could provide only an advisory statement in that regard to avoid the homeowner getting that feedback from the Commission only after she had decided to do something different based on the decision of the Village Board.

The Commission and the homeowner discussed if they needed to see drawings of what an attached garage would look like in order to make a determination on if that would or would not be determined to be architecturally appropriate.

The homeowner discussed how she considered other options including moving the power lines, a subterranean garage, and a tandem garage.

Commissioner Pritz stated that the decision is if the Commission wants to say to the Village Board that the attachment of garage to the home would be architecturally inappropriate.

Based on a comment by Commissioner Prestes, the Commission further discussed if a drawing of the attached garage was needed in order to determine if the attached garage was appropriate. Commissioner Raino-Ogden shared that he felt it was not needed, particularly because the garage would collide with a dormer on the south elevation of the home. Commissioner Pritz shared that he thought the drawing would be helpful and necessary to visualize that.

Commissioner Pritz acknowledged that the neighbors were not present and previously had not supported the project. Commissioner Prestes agreed with that statement, but felt the Commission could answer the narrow question only if it has a concern about attaching the garage.

Commissioner Raino-Ogden reiterated that the main issue was the dormer that the garage would crash into.

Commissioner Prestes commented that although the Commission would be unable to say what the garage should look like or be, it could comment that it has concern on the attachment of it to the home.

Commissioner Raino-Ogden completed a sketch of what the attached garage would look like, showing the issue of the dormer, and shared it with the Commission.

The Commission decided to propose and vote on a statement that would oppose the attachment of garage to the home. Commissioner Pritz raised his concern that he did not feel ready to make that motion without seeing an architectural drawing of what it would look like. The Commission discussed that doing so would require the homeowner to order those drawings and potentially delay the application going to the Village Board. The Commission considered if the application could be continued to a future Village Board meeting, or if a sketch could be considered at an interim meeting of the Commission. Ultimately, the majority of the Commission decided that the drawing was not needed because the attachment of a garage to the home would be architecturally inappropriate.

A MOTION was made by Commissioner Prestes and SECONDED by Commissioner Raino-Ogden that the Historic Preservation Commission would tentatively oppose the idea of attaching a

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garage to the south elevation of the structure at 631 Edgewood as doing so would likely impair the property's ability to remain architecturally and historically significant.

AYES: Chairman Franek, Commissioners Raino-Ogden, Graham-White, and Prestes

NAYS: Pritz

Motion Passes.

Tom Bierzychudek, 754 William, reported that he went to the Oak Park River Forest Historical Society and received its agreement that every home on the 700 Block of William would automatically qualify for an honorary plaque. He further shared that he worked with the Historical Society on the font used on the plaque and the plaque design. He planned to get a mockup of the plaque and share it with neighbors on the block. Mr. Bierzychudek reported that new tenants were at 750 William and some interior remodeling had begun.

On behalf of resident Jan Saeger, Tom Bierzychudek shared that Ms. Saeger had spoken with District 90 which is not interested in historically landmarking their properties. Ms. Saeger said that she spoke to the owner of River Forest Chocolates and the Trail Side Museum who were both interested in land marking or placing a plaque on their properties. Management Analyst Pape added that District 90 did intend to apply for the Historical Society plaque.

### **III. APPROVAL OF MEETING MINUTES –FEBRUARY 22, 2018**

A MOTION was made by Commissioner Pritz and SECONDED by Commissioner Prestes to approve the meeting minutes for February 22, 2018 as presented.

AYES: Chairman Franek, Commissioners Raino-Ogden, Pritz, Graham-White, and Prestes

NAYS: None.

Motion Passes.

### **IV. DISCUSSION OF ADDITIONAL WAYS TO PROTECT SIGNIFICANT PROPERTIES**

Chairman Franek shared that he spoke with Village staff regarding the possibility of listing significant properties that are for sale on the Historic Preservation section of the website. He reported that staff suggested checking with other municipalities on what they do and possibly including listings in Oak Park as they may include similar potential buyers.

Commissioner Graham-White suggested that potential properties could be included in the Village E-News. She continued that the Women's Club had an upcoming open house.

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**V. PRESERVATION INCENTIVES**

Chairman Franek shared that he spoke with Landmarks Illinois and gathered additional information about Tax Freeze information. He shared that information in the packet and asked that it replace the current information on the website.

**VI. OTHER BUSINESS**

Chairman Franek stated that the Commissioner's annual statement of economic interest was due by May 1.

Chairman Franek noted that the call for awards was opening up. Management Analyst Pape shared that the call was included in the packet and will be published via the Village's communication channels. Additionally, the Commission was welcomed to submit recommendations.

The Commission reviewed the Mood Board provided by the graphic designer for the proposed Historic Homes map. The Commission noted that it liked style number one the best. Commissioner Raino-Ogden noted that he liked the areas where the home, description, and map were all next to each other. The Commission preferred the less busy, and clean look. The Commission concluded that it would be best for the description to be able to be matched up with the map easily. In particular, it liked the example from Stillwater.

The Commission determined that its next meeting would be the regularly scheduled date of April 26, 2018.

**VII. ADJOURNMENT**

A MOTION was made by Commissioner Raino-Ogden and SECONDED by Commissioner Graham-White to adjourn the March 22, 2018 meeting of the Historic Preservation Commission at 8:26 p.m.

AYES: Chairman Franek, Commissioners Raino-Ogden, Pritz, Graham-White, and Prestes

NAYS: None.

Motion Passes.

Respectfully submitted:

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Jonathan Pape  
Management Analyst

Approved:



Historic Preservation Commission Meeting Minutes  
March 22, 2018

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David Franek, Chairman  
Historic Preservation Commission

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Date

DRAFT



**LEGAL NOTICE**  
**ZONING BOARD OF APPEALS**  
**RIVER FOREST, ILLINOIS**

Public Notice is hereby given that a public hearing will be held by the Zoning Board of Appeals of the Village of River Forest, County of Cook, State of Illinois, on Wednesday, February 8, 2018 at 7:30 p.m. at the Community Room of the Municipal Complex, 400 Park Avenue, River Forest, Illinois on the following matter:

The Zoning Board of Appeals will consider a zoning variation application submitted by Maureen Huston, owner of the property at 631 Edgewood Place, who is proposing to construct a detached garage.

The applicant is requesting variations to Section 10-9-7 of the Zoning Code for the purpose of constructing a detached garage in the side yard adjacent to the house. The proposed garage will not conform to the requirements for side yard setback to the building wall, side yard setback to the roof eave, and the combined side yard setback.

The Zoning Code requires a side yard setback equal to 10% of the lot width or 5 feet, whichever is greater. The lot frontage is 95.79 feet wide, requiring a minimum side yard setback of 9.58 feet. The applicant proposes to construct the garage so that the corner of the garage nearest to the southwesterly property line will have a setback of only 3 feet.

The Zoning Code requires the roof eave to maintain a minimum 3'-0" side yard setback. The applicant proposes to construct the garage so that the corner of the roof eave of the garage nearest to the southwesterly property line will have a setback of only 2 feet.

The Zoning Code requires a minimum combined side yard setback equal to 25% of the lot width or 10 feet, whichever is greater. Based on the lot frontage of 95.79 feet, the combined side yard setback is required to be about 23.95 feet. With an existing setback of 14.02 feet from the existing house to the northeasterly side property line plus the proposed 3 foot setback for the garage, the proposed combined side yard setback is only 17.02 feet.

The legal description of the property at 631 Edgewood Place is as follows:  
LOT 2 (EXCEPT THAT PART CONVEYED BY GEORGE L. THATCHER  
AND OTHERS TO ANNIE C. MILLER, SAID PART CONVEYED BEING  
THAT PART OF LOTS 2 AND 3 DESCRIBED AS FOLLOWS:  
COMMENCING ON THE EAST LINE OF LOT 3, 13 FEET NORTH OF THE  
SOUTH LINE OF SAID LOT;

THENCE WEST PARALLEL WITH THE SAID SOUTH LINE, 201.05 FEET TO THE ALLEY;  
THENCE NORTH PARALLEL WITH THE EAST LINE OF SAID LOT, 70 FEET;  
THENCE EAST PARALLEL WITH THE SOUTH LINE OF SAID LOT, TO THE WEST LINE OF THATCHER AVENUE;  
THENCE SOUTH, 70 FEET TO THE POINT OF BEGINNING) AND (EXCEPT THAT PART BEGINNING AT THE POINT OF INTERSECTION OF THE SOUTH CORNER OF SAID LOT 2 AND THE WEST LINE OF LOT 3 IN BLOCK 1;  
THENCE NORTH ON THE WEST LINE OF SAID LOT 3 EXTENDED TO A LINE 83 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF SAID LOT 3;  
THENCE WESTERLY ALONG A LINE 83 FEET NORTH OF AND PARALLEL TO THE SOUTH LINE OF LOT 3 EXTENDED TO THE SOUTHWESTERLY LINE OF LOT 2 AFORESAID;  
THENCE SOUTHEASTERLY ON SAID SOUTHWESTERLY LINE OF LOT 2 TO THE POINT OF BEGINNING; BEING ALL OF THAT PART OF SAID LOT 2 LYING SOUTH OF A LINE 83 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF LOT 3 EXTENDED) IN BLOCK 1 IN THATCHER'S RESUBDIVISION OF BLOCKS 20 AND 21 AND PRIVATE STREET ADJOINING SAME IN THATCHER PARK LYING EASTERLY, SOUTHEASTERLY AND SOUTHERLY OF OAK AVENUE WITH THAT PART OF LOT 3 IN SUBDIVISION OF PART OF SECTION 11, TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING EAST OF THE EAST LINE OF OAK AVENUE IN THE NORTHEAST 1/4 OF SECTION 11, TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS;  
AND ALSO  
THE NORTHEASTERLY 1/2 OF THE VACATED ALLEY LYING NORTH OF A LINE 83 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF LOT 3 IN SUBDIVISION OF PART OF SECTION 11, TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING EAST OF THE EAST LINE OF OAK AVENUE IN THE NORTHEAST 1/4 OF SECTION 11, TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

All interested persons will be given the opportunity to be heard at the public hearing. A copy of the meeting agenda will be available to the public at the Village Hall.

Clifford Radatz  
Secretary  
Zoning Board of Appeals



## MEMORANDUM

**DATE:** February 2, 2017

**TO:** Zoning Board of Appeals

**FROM:** Clifford E. Radatz *CER*  
Building Official

**SUBJECT:** Variation Request – 631 Edgewood Place

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Maureen Huston, owner of the property at 631 Edgewood Place, has submitted the attached application for variations to the side yard setback regulations (Section 10-9-7) of the Zoning Code. The applicant proposes to construct a detached garage in the side yard adjacent to the existing home. As this accessory structure is not located in the rear 30 percent of the lot, the exception allowed by section 10-8-7-C-2-c of the Zoning ordinance does not apply. The same setbacks as the required for the primary building apply.

Section 10-9-7 of the Zoning Code requires a minimum side yard setback of ten percent of the lot width or five feet, whichever is greater, and the minimum required combined side yard setback to be twenty five percent of the lot width, or ten feet, whichever is greater as measured to the exterior wall of the structure. The roof eave of the structure is required to maintain a minimum 3 foot setback to the side property line.

As the total frontage of the lot along Edgewood Place is 95.79 feet, the minimum required setback at each side is 9.58 feet (about 9'-7"), and the combined side yard setback should be a total of 23.95 feet (about 23'-11 3/8").

The applicant is requesting variations so that:

The west corner of the proposed garage will be located 3'-0" away from the southwesterly side property line and;

The corner of the roof eave will be located 1'-0" away from the southwesterly side property line and;

The proposed combined side yard setback will be 17.02 feet, given the setback of 14.02 feet from the existing house to the northeasterly side property line plus the proposed 3 foot setback for the garage.

If the Zoning Board wishes to recommend the approval of these variations to the Village Board of Trustees, the following motion should be made: Motion to recommend to the Village Board of Trustees the approval of the variations to Section 10-9-7 of the Zoning Code at 631 Edgewood Place.

If you have any questions regarding this application, please do not hesitate to call me.

**APPLICATION FOR ZONING VARIATION**  
**Village of River Forest Zoning Board of Appeals**

Address of Subject Property: 631 Edgewood Place, River Forest, IL 60305

Applicant: Maureen Huston

Name

631 Edgewood Place, River Forest, IL 60305

Address

708-421-2588

(none)

mfhuston@gmail.com

Phone (Daytime)

Fax

E-Mail

Owner

Relationship of Applicant to Property (owner, contract purchaser, legal counsel, etc.)

Architect/Contractor: Sheryl / Kirk Stevens - ArchImage Architects, Ltd.

Name

360 E. South Water St., Ste. 1018, Chicago, IL. 60601

Address

t: 312.642.0619

(none)

sheryl@archimagearchitects.com

m: 312.286.0409

Phone (Daytime)

Fax

E-Mail

Date of Application: January 26, 2018

**Application requirements:** Attached you will find an outline of the other application requirements. Please read the attached carefully, the applicant will be responsible for submitting all of the required information.

Also attached for your information are the Zoning Board of Appeals "Rules of Procedure" for their public hearings.

**Application Deadline:** A complete variation application must be submitted no later than the 15<sup>th</sup> day of the month in order to be heard by the Zoning Board of Appeals in the following month. The Zoning Board of Appeals meets on the second Thursday of each month.

**SIGNATURES:**

The undersigned hereby represent for the purpose of inducing the Village of River Forest to take the action herein requested, that all statements herein and on all related attachments are true and that all work herein mentioned will be done in accordance with the ordinances of the Village of River Forest and the laws of the State of Illinois.

Owner: Maureen Huston Date: 01/26/2018

Applicant (if other than Owner): \_\_\_\_\_ Date: \_\_\_\_\_

**Application Fee:** A non-refundable fee of \$650.00 must accompany every application for variation. Checks should be made out to the Village of River Forest.

Address of Subject Property: 631 Edgewood Place, River Forest, IL 60305

Zoning District of Property (circle one): R1 **(R2)** R3 R4 C1 C2 C3 PRI ORIC

Please check the type(s) of variation(s) being requested:

☒ Zoning Code

☐ Building Code (fence variations only)

Summary of Requested Variation(s):

<u>Applicable Code Section (Title, Chapter, Section)</u> <i>Example:</i> 10-8-5, lot coverage	<u>Code Requirement(s)</u> <i>Example:</i> no more than 30% of a lot	<u>Proposed Variation(s)</u> <i>Example:</i> 33.8% of the lot (detailed calculations on a separate sheet are required)
10-8-7 Setback regulations C. Side Yards 1. Requirements	10% of the lot width or 5 feet, whichever is greater: = 9.58 feet	3 feet from western corner of garage structure to southwestern lot line (proposed structure not parallel to lot line)
10-8-7 Setback regulations C. Side Yards 1. Requirements	minimum combined side yard setback or 25% of the lot width or 10 feet, whichever is greater: 23.75 ft	<del>10.02</del> feet 17.02
10-8-7 Setback regulations, C. Side Yards 2. Exceptions a. Eaves	minimum three foot side yard setback	1 foot from corner of garage roof/eave to lot line (proposed structure not parallel to lot line)

THE APPLICANT IS REQUIRED TO SUBMIT DETAILED LONG HAND CALCULATIONS AND MEASUREMENTS FOR ALL APPLICABLE ZONING PROVISIONS. APPLICATIONS WILL NOT BE CONSIDERED COMPLETE WITHOUT THESE CALCULATIONS AND MEASUREMENTS.



RE: Application for Variation  
– Garage construction

LOCATION: 631 Edgewood Place  
River Forest, IL 60305

Description of the Proposed Project:

I am seeking a variation to obtain a permit to build an unattached two-car garage (frame, with a matching asphalt architectural shingle roof) near the southwesterly side property line on our single-family lot, and adjacent to the neighbor's driveway. The property's original "garage" (horse stable) collapsed in a snowstorm several years ago. The original site is too narrow to accommodate even a single-car garage. We are not able to build any structure in the rear of our lot due to low-hanging utility lines, including ComEd main supply lines, which serve several houses. This is not a service drop line, which serves only one house. ComEd requires clearance of 12' vertically and 5' horizontally from these lines to any building structure. The southwest side of the lot is the only place that could accommodate a two-car garage, and with minimal variation. We are seeking a variation to build a garage 3' from the side lot line, (about 5' from the neighbor's existing driveway.) Even this placement will require a sharp "s-curve" at the top of the driveway to preserve existing mature trees, however if the garage could be placed at 3' from the side lot line, it would accommodate the minimum turning radius to allow a vehicle to access both spaces in the garage. This location would also facilitate a short driveway, adding minimal impermeable surface coverage to the lot.

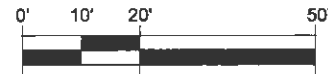


Thank you for your consideration in this matter.

*Maureen F. Huston*

Maureen F. Huston  
631 Edgewood Place  
River Forest, IL 60305-1609  
708-421-2588  
[mfhuston@gmail.com](mailto:mfhuston@gmail.com)





## UNITED SURVEY SERVICE, LLC

CONSTRUCTION AND LAND SURVEYORS  
2100 N. 15TH AVENUE, UNIT C, MELROSE PARK, IL 60160  
TEL: (847) 299-1010 FAX: (847) 299-5887  
E-MAIL: USURVEY@USANDCS.COM

# BOUNDARY AND TOPOGRAPHIC SURVEY OF

LOT 2 (EXCEPT THAT PART CONVEYED BY GEORGE L. THATCHER AND OTHERS TO ANNIE C. MILLER, SAID PART CONVEYED BEING THAT PART OF LOTS 2 AND 3 DESCRIBED AS FOLLOWS:  
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AND ALSO

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KNOWN AS: **831 EDGEWOOD PLACE, RIVER FOREST, ILLINOIS**

PERMANENT INDEX NUMBER: 15 - 11 - 208 - 002 - 0000

AREA = 8,968 SQ. FT. OR 0.206 ACRE

### PUBLIC UTILITY NOTE:

LOCATION OF UNDERGROUND UTILITIES WHERE NOT SUBSTANTIATED BY PHYSICAL EVIDENCE ARE TAKEN FROM RECORDS NORMALLY CONSIDERED RELIABLE. NO RESPONSIBILITY FOR THEIR ACCURACY IS ASSUMED BY THE SURVEYOR.

CONTRACTOR SHALL NOTIFY ALL PUBLIC UTILITY COMPANIES (GAS, ELECTRIC, TELEPHONE, SEWER AND WATER, ETC.) PRIOR TO COMMENCING ANY CONSTRUCTION.

THESE COMPANIES WILL LOCATE ON THE GROUND THE LOCATION OF ALL CONDUIT, DUCTS, UNDERGROUND PIPING, ETC., ADJOINING AND CROSSING PROPOSED CONSTRUCTION



STATE OF ILLINOIS )  
COUNTY OF COOK ) S.S.

I, ROY G. LAWNICZAK, DO HEREBY CERTIFY THAT I HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY AND THAT THE PLAT HEREON DRAWN IS A CORRECT REPRESENTATION OF SAID SURVEY

THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR BOUNDARY AND TOPOGRAPHIC SURVEY.

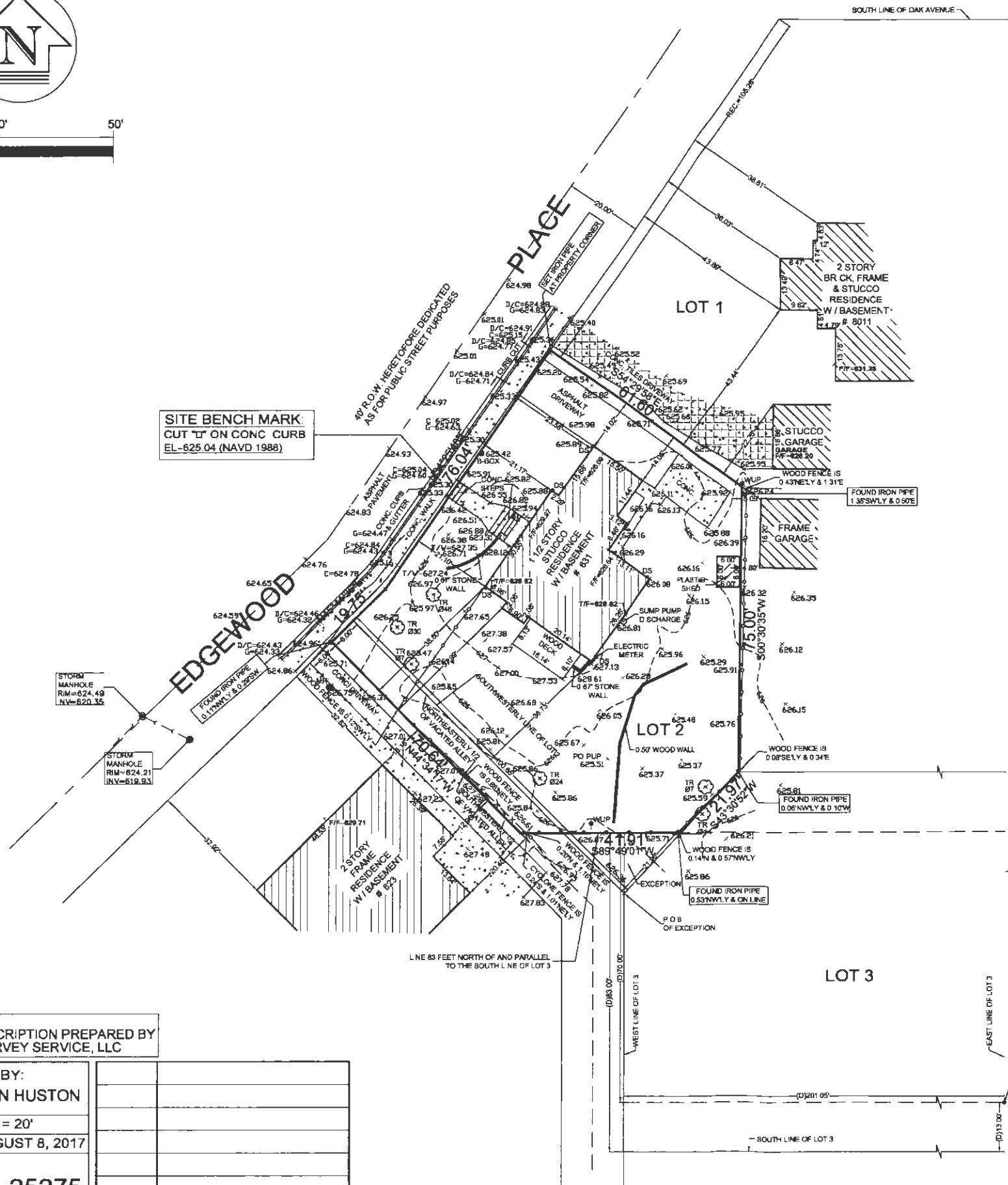
DIMENSIONS ARE SHOWN IN FEET AND DECIMALS AND ARE CORRECTED TO A TEMPERATURE OF 68° FAHRENHEIT

MELROSE PARK, ILLINOIS, AUGUST 8, A.D. 2017

BY *Roy G. Lawniczak*  
ROY G. LAWNICZAK, REGISTERED ILLINOIS LAND SURVEYOR NO. 35-2290  
LICENSE EXPIRES: NOVEMBER 30, 2018  
PROFESSIONAL DESIGN FIRM LICENSE NO.: 184-004576  
LICENSE EXPIRES: APRIL 30, 2019

NOTE:  
LEGAL DESCRIPTION PREPARED BY  
UNITED SURVEY SERVICE, LLC

ORDERED BY: MAUREEN HUSTON		
SCALE: 1" = 20'		
DATE: AUGUST 8, 2017		
FILE No.: 2017 - 25275	DATE	REVISION



POINT OF COMMENCEMENT  
OF EXCEPTION



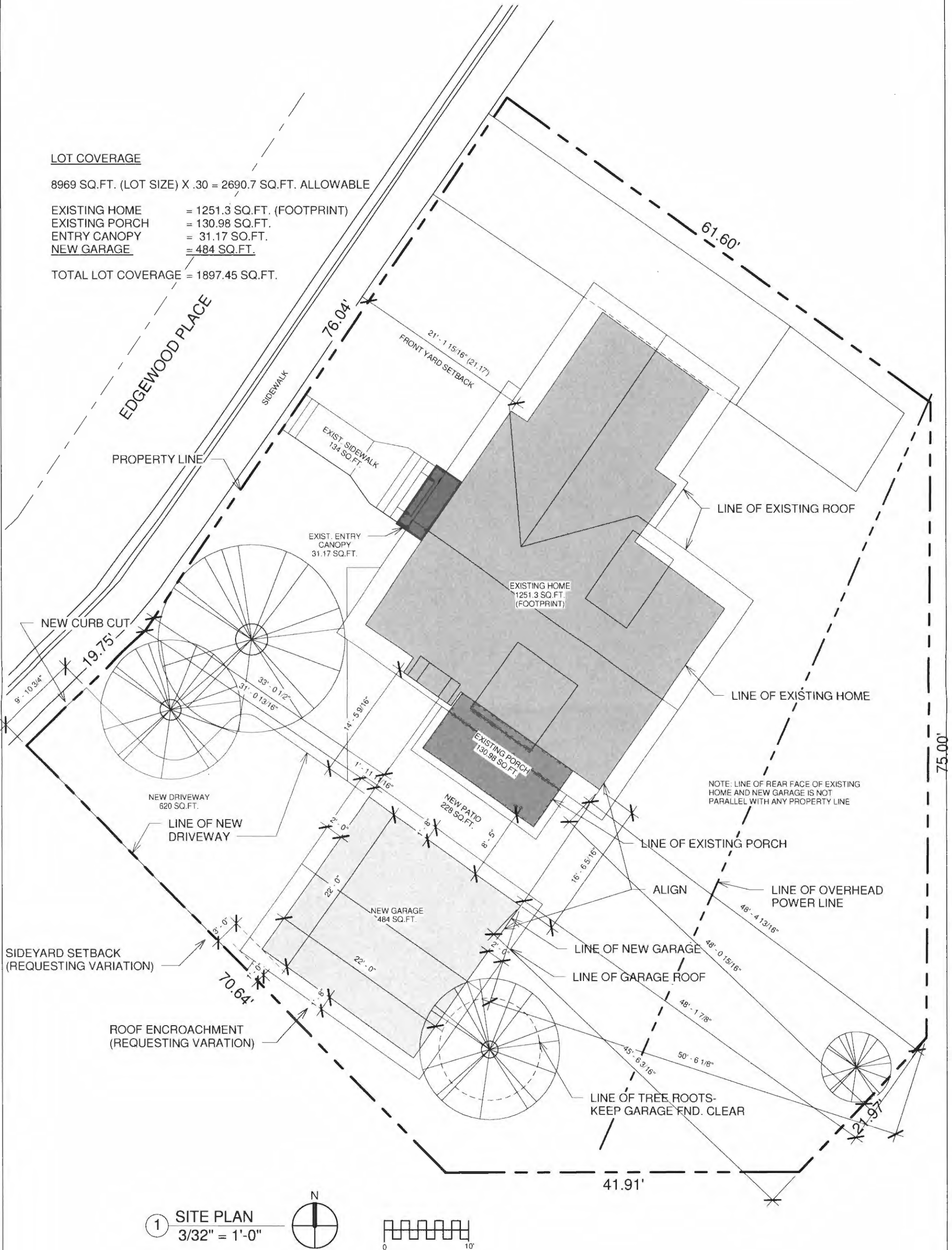


LOT COVERAGE

8969 SQ.FT. (LOT SIZE) X .30 = 2690.7 SQ.FT. ALLOWABLE

EXISTING HOME = 1251.3 SQ.FT. (FOOTPRINT)  
EXISTING PORCH = 130.98 SQ.FT.  
ENTRY CANOPY = 31.17 SQ.FT.  
NEW GARAGE = 484 SQ.FT.

TOTAL LOT COVERAGE = 1897.45 SQ.FT.



Ärchimäge  
Architects, Ltd.

www.archimagearchitects.com

HUSTON RESIDENCE  
631 Edgewood Place  
River Forest, IL 60305

SITE PLAN

Project number	1706
Date	1-31-2018
Drawn by	SOS
Checked by	KRS

A1

Scale 3/32" = 1'-0"



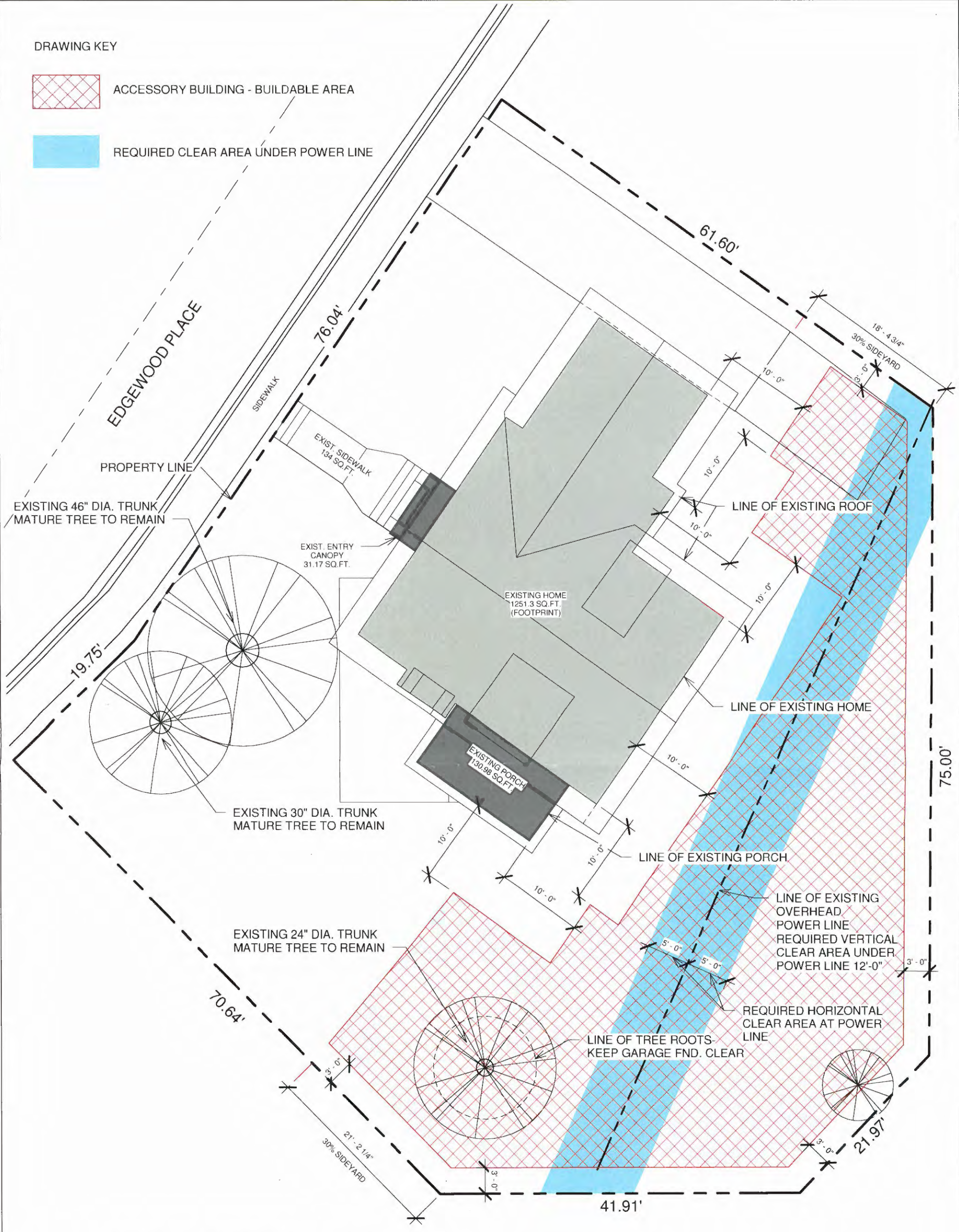
DRAWING KEY



ACCESSORY BUILDING - BUILDABLE AREA

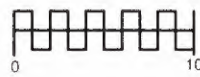


REQUIRED CLEAR AREA UNDER POWER LINE



1 SITE PLAN - ALTERNATE  
3/32" = 1'-0"

ACCESSORY BUILDING  
BUILDABLE AREA



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HUSTON RESIDENCE  
631 Edgewood Place  
River Forest, IL 60305

SITE PLAN - ALTERNATE

Project number	1706
Date	1-31-2018
Drawn by	Author
Checked by	Checker

A1a

Scale 3/32" = 1'-0"





① FRONT ELEVATION  
1/8" = 1'-0"



② Front 3D

## FRONT VIEWS

HUSTON RESIDENCE  
631 Edgewood Place  
River Forest, IL 60305

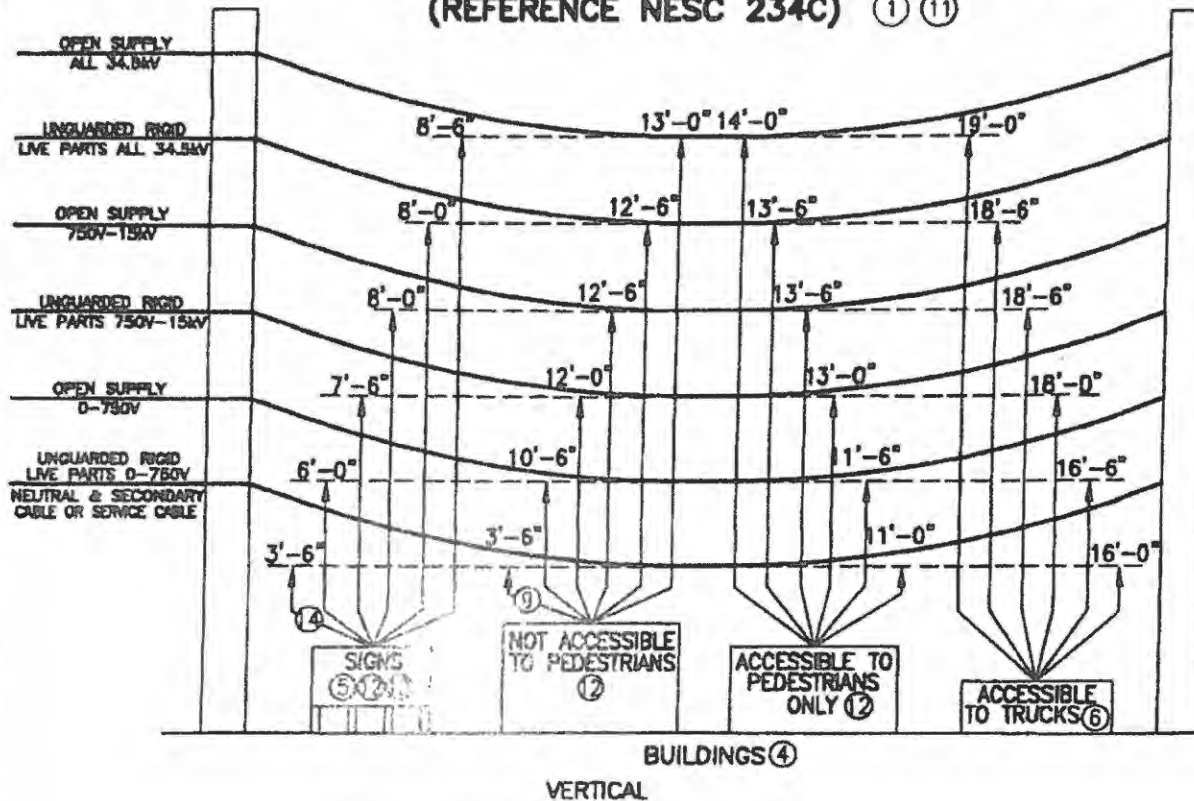
Ärchimäge  
Architects, Ltd.  
www.archimagearchitects.com

Project number	1706	A2
Date	1-31-2018	
Drawn by	Author	
Checked by	Checker	Scale 1/8" = 1'-0"

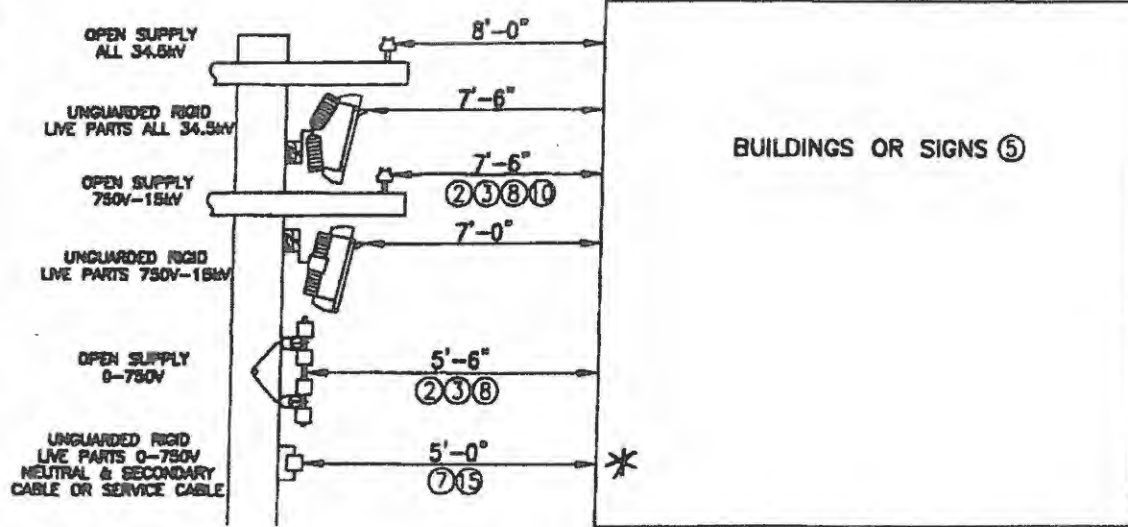
4-4-03  
**C7500**  
 PAGE 8 OF 18  
 NOT COMPUTERIZED

4-4-03  
**C7500**  
 PAGE 8 OF 18  
 NOT COMPUTERIZED

**CLEARANCE FOR CONDUCTORS AND RIGID LIVE PARTS FROM  
 BUILDINGS, SIGNS, BILLBOARDS, RADIO AND TELEVISION  
 ANTENNAS, TANKS<sup>(16)</sup>, AND OTHER INSTALLATIONS EXCEPT BRIDGES  
 (REFERENCE NESC 234C) (1) (11)**



VERTICAL



HORIZONTAL

ACAD

## Zoning Analysis Table

Project Address:	631 Edgewood Place, River Forest, IL 60305	
Prepared by:	Maureen F. Huston	Date: 11/15/2017
Telephone Number:	708-421-2588	
Zoning District:	R-2	
Use:	Residential	

Line #

Lot Area		Lot Width	Lot Depth	Lot Area
Using a current Plat of Survey, calculate the area of the Lot in square feet		95.79 (irregular)	102.7 +/- (irregular)	8.968 sf
1				
Lot Coverage		Allowed		Proposed
2	See Lot Coverage Worksheet	2A 2,690.7 sf		2C 1869.4 sf
Floor Area Ratio		Allowed		Proposed
3	See Floor Area Worksheet	3A 3,587.6 sf		3C 1632.88 sf
Building Height at Roof Ridge		Allowed		Proposed
4	Height above "grade" in feet	4A 18 ft		4C 18 ft
5	Story Height	5A 1-1/2		5C 1
Off-Street Parking		Required		Proposed
6	Garage spaces	6A 2		6C 2

## Zoning Analysis Table

Project Address:

631 Edgewood Place, River Forest, IL 60305

### Line # Location and Area

7 Is the proposed Accessory Structure located entirely within the rear 30% of the lot? 7C

8 Allowed Proposed  
 8A  8B

9 Does the proposed Accessory Structure cover less than 30% of the Rear Yard? 9C

10 Allowed Proposed  
 10A  10B

### Setbacks

	Direction	Required Setback	Proposed Setback
<del>Secondary</del> Front Yard		NW	Existing House
11 Property Line to Building		21.1	11C 33.09
12 Eave Length		2.5	12C 2.00
13 Setback to Eave	13A	<input type="text"/>	13C 31.09

Side Yard		SW	
14 Property Line to Building	14A	9.58'	14C 3'
15 Eave Length			15C 1.66'
16 Setback to Eave	16A	3'	16C 1'

Side Yard		NE	
17 Property Line to Building	17A	9.58'	17C 76.74'
18 Eave Length			18C 1.66'
19 Setback to Eave	19A	3'	19C 74.41'

Rear Yard		SE	
20 Property Line to Building	20A	3'	20C 47.61
21 Eave Length			21C 2.0
22 Setback to Eave	22A	2'	22C 45.61

### Lot Coverage Worksheet

In Zoning Districts R-1 and R-2, Lot Coverage is limited to 30% of the Area of the Lot. Multiply the Lot Area from line 1 by 0.30 and indicate this number in Box 2A on the Zoning Analysis Table.

(Lot Area)				(Allowed Lot Coverage)
8,968 sf	X	0.30	=	2,690.7 sf

Lot Coverage includes the following:

The footprint area of the main building and any overhanging floor areas

The footprint area of all accessory buildings (garages, sheds, etc.)

The area under roof of all accessory structures including open porches, carports, gazebos, pergolas, trellises, etc.

Provide a Sketch or Block Diagram of the Existing and Proposed Lot Coverage

#### Existing Lot Coverage Calculation

Chimney  
Ext. porch  
Porch overhang

Piece	Length	Width	Area
A	15.50	11.44	177.32
B	18.62	4.24	78.95
C	20.91	4.22	88.24
D	33.99	26.26	892.58
E	6.90	2.06	14.21
F	8.115	16.14	130.98
G	3.667	8.50	31.17
Total Existing Lot Coverage (enter in Box 2B)			1,413.45

#### Proposed Lot Coverage Calculation

Piece	Length	Width	Area
	22.0	22.0	484.0
Total Proposed Lot Coverage			

(Existing Lot Coverage) + (Proposed Lot Coverage) = (Existing + Proposed Lot Coverage)

1,413.45	+	484	=	1,897.45 sf
				(Enter in Box 2C)







### Floor Area Worksheet

In Zoning Districts R-1 and R-2, the maximum Floor Area Ratio is 0.40 for lots less than 20,000 square feet, and 0.35 for lots of 20,000 square feet and greater (the resulting maximum gross floor area for lots of 20,000 s.f. and greater shall not be less than 8,000 square feet).

Multiply the Lot Area from line 1 by the appropriate factor and indicate this number in Box 3A on the Zoning Analysis Table.

For Lot Area less than 20,000 s.f.:      8,968      x 0.40 =      3,587.6

For Lot Area of 20,000 s.f. and greater:      \_\_\_\_\_      x 0.35 =      \_\_\_\_\_

Gross Floor Area is defined as follows:

**FLOOR AREA, GROSS:** The sum of the gross horizontal area of the several floors of a structure, measured from the exterior faces of the exterior walls or from the centerline of walls separating two buildings. The gross floor area of a building shall include:

- A. Elevator and mechanical shafts and stairwells;
- B. Mechanical equipment spaces unless located on the roof, either open or enclosed;
- C. Attic space having average headroom of seven feet or more;
- D. For structures that qualify as "new construction" under this section permitted on or after April 28, 2008, one hundred percent of the floor area of a basement, if four feet nine inches or more of the height of the basement projects above grade as measured from grade to the top of the first finished floor; for structures that do not qualify as "new construction" under this section, permitted on or after April 28, 2008, including additions that do not extend above the existing basement height above grade, the floor area of the basement shall not be included in the gross floor area;
- E. Interior balconies and mezzanines;
- F. Enclosed porches;
- G. For nonsingle-family detached residential districts, interior off street parking and loading areas not required to satisfy this title; for single-family detached residential districts, the gross floor area in excess of five hundred square feet of a rear detached garage, the gross floor area in excess of three hundred square feet of a rear attached garage, and the gross floor area in excess of one hundred fifty square feet of any attached front or side garage;
- H. Permanent outdoor display areas;
- I. Any residential, business, manufacturing, recreational, educational or other uses available to the public that are permitted below grade.

### Floor Area Summary

From the following worksheets, enter the calculated values in the appropriate box:

#### Existing Floor Area

Existing Basement Floor Area (Note 1)	.
Existing First Floor Area	1,328.28
Existing Second Floor Area	.
Existing Half-Story Area (Note 2)	218.44
Existing Detached Garage Area	0.
Enclosed Off-Street Parking Allowance (Note 3)	-- 0.
Total Existing Floor Area (Enter in Box 3B)	1,590.72

#### Existing + Proposed Floor Area

Existing + Proposed Basement Floor Area (Note 1)	.
Existing + Proposed First Floor Area	1,328.28
Existing + Proposed Second Floor Area	.
Existing + Proposed Half-Story Area (Note 2)	218.44
Existing + Proposed Detached Garage Area	484.00
Enclosed Off-Street Parking Allowance (Note 3)	-- 484.00
Total Existing + Proposed Floor Area (Enter in Box 3C)	1,590.72

#### Notes:

Note 1: For structures which do not qualify as "new construction", permitted on or after April 28, 2008, including additions that do not extend above the existing basement height above grade, the floor area of the basement shall not be included in the gross floor area.

For structures that qualify as "new construction" permitted on or after April 28, 2008, 100% of the floor area of a basement shall be included in the gross floor area, if 4'-9" or more of the height of the basement projects above "grade" as measured from "grade" to the top of the first finished floor.

For the purposes of determining the height of structures, "grade" is defined by section 10-3-1 of the Village Code as follows:

GRADE: A datum or reference level determined as follows:

- A. For buildings adjoining one street only, by the elevation of the sidewalk at the center of that wall adjoining the street.
- B. For buildings adjoining more than one street, by the average of the elevations of the sidewalk at centers of all walls adjoining streets.

### First Floor Area

Provide a Sketch or Block Diagram of the Existing and Proposed First Floor Area

(see diagram, next page)

#### Existing First Floor Area

Chimney  
Ext. Porch

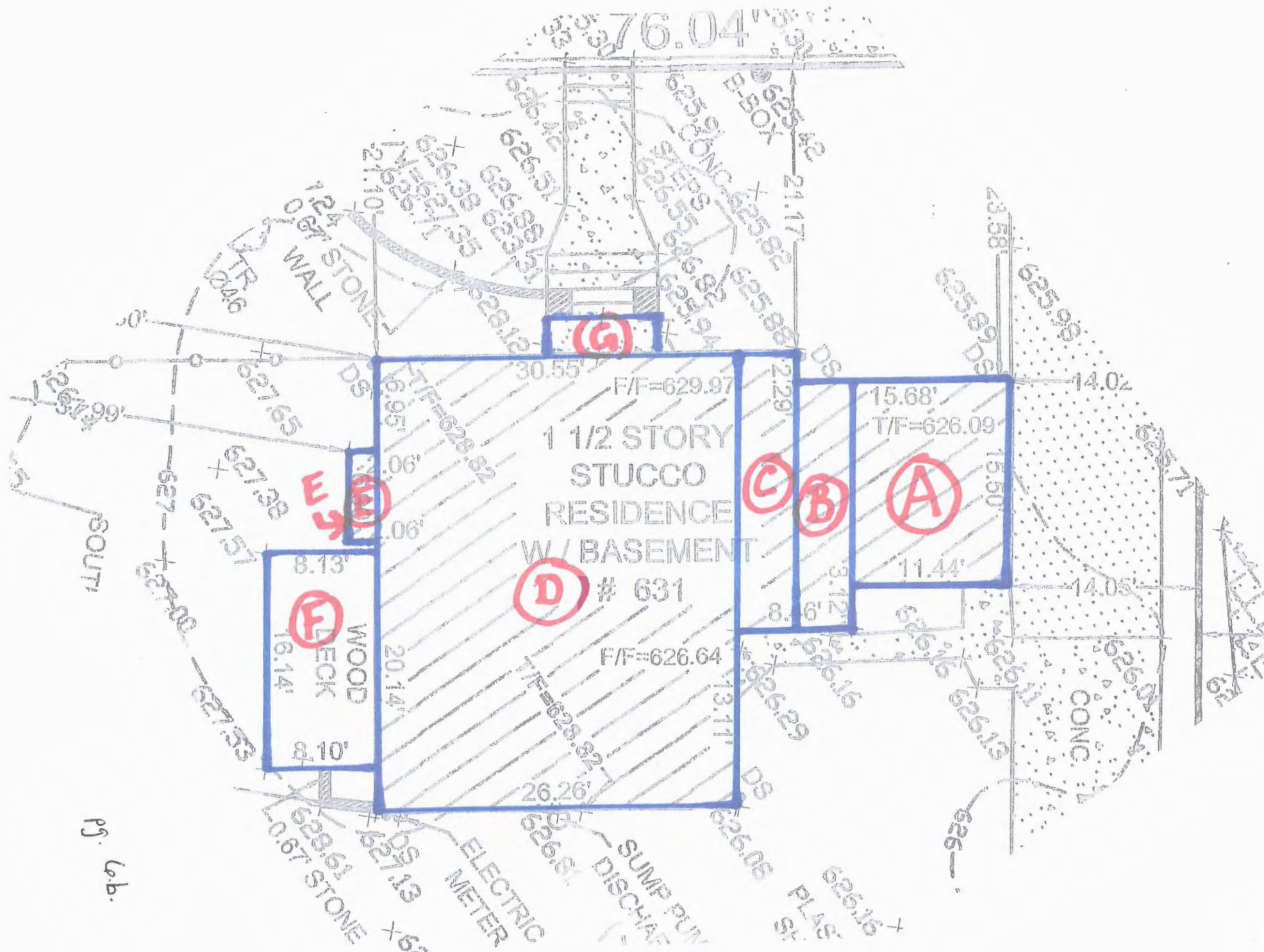
Piece	Length	Width	Area
A	15.50	11.44	177.32
B	18.62	4.24	78.95
C	20.91	4.22	88.24
D	33.99	26.26	892.58
E	6.90	2.06	14.21
F	8.115	16.14	130.98
Total Existing First Floor Area			1,382.28

#### Proposed First Floor Area

Piece	Length	Width	Area
Total Proposed First Floor Area			0

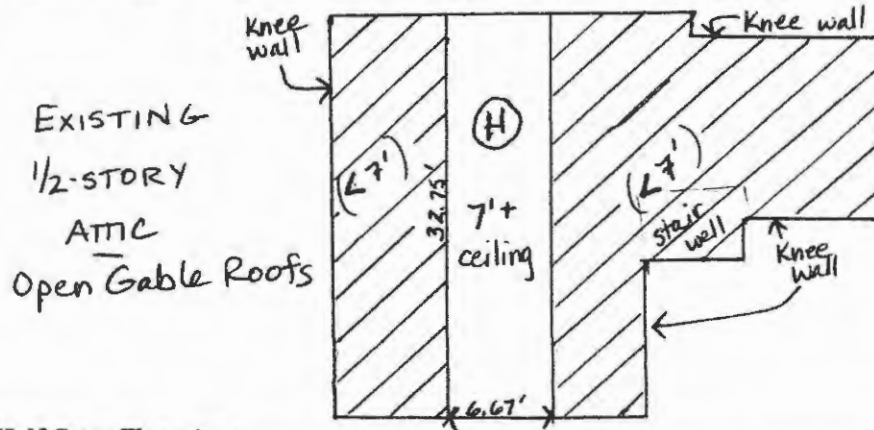
(Existing First Floor Area) + (Proposed First Floor Area) = (Existing + Proposed First Floor Area)

1,382.28 + 0 = 1,382.28



### Half-Story (Attic) Floor Area

Provide a Sketch or Block Diagram of the Existing and Proposed Half-Story (Attic) Floor Area



### Existing Half-Story Floor Area

Piece	Length	Width	Area
H	32.75	6.67	218.44
Total Existing Half-Story Floor Area			

### Proposed Half-Story Floor Area

Piece	Length	Width	Area
Total Proposed Half-Story Floor Area			0

(Existing Half-Story Floor Area) + (Proposed Half-Story Floor Area) = (Existing + Proposed Half-Story Floor Area)

$$\underline{218.44} + \underline{0} = \underline{218.44}$$



Application for Zoning Variation - Standards for Major Variations



1) The physical surroundings, shape or topographical conditions of the specific property involved will bring a specific hardship upon the owner as distinguished from an inconvenience if the strict letter of the regulations were to be carried out:

The unique irregular seven-sided property, and the position of the existing house structure severely limit placement options for a garage. The proximity of the existing house to the NE property line makes it impossible to rebuild a garage on the original structure site. (The original structure was a narrow 2-horse stable, too short for a car.) A tandem garage requires 14' width; the existing structure is 13' from the property line.

ComEd main supply lines do not follow the property line; main lines (vs. single property service drop) extend ~98 feet (pole to pole) from the northeast side/rear corner property line to the mid-southern property line. The power lines run 0' to 30 feet from the rear easterly property line, and 12' to 17 feet from the house, 13' above grade at mid-span. No structure can be built within 12' vertically below the lines, within 5' to either side. A minimum-size two-car garage cannot be placed anywhere in the rear yard without part of the power line above the structure. ComEd is not willing to add/move a pole so the power lines more closely follow property lines.



Driveway access to the southwestern side yard is restricted by the location of two mature trees, in the front yard. (The property has lost several mature trees to disease or storm damage in recent years, and has only three mature trees remaining on the property.) A side yard set back variation permitting construction of a garage closer to the property line (adjacent to the neighbor's existing driveway) preserves existing mature trees, maximizes retention of green space, minimizes impermeable surface area on the property, and preserves the property's limited southern exposure to light and air.



2) The aforesaid unique physical condition did not result from an action of any person having an interest in the property, but was created by natural forces or was the result of governmental action, other than the adoption of this Zoning Ordinance, for which no compensation was paid;

There are extraordinary and exceptional conditions pertaining to the particular piece of property in question because of its size and shape. The unusual and unique seven-sided boundary of the property and the clearance restrictions required for overhead utility lines were not created by the property owner, nor has the owner received compensation of any kind for these unique conditions.

3) The conditions upon which the petition for variation is based may not be applicable generally to other property within the same zoning application;

This property is unique with seven distinct boundary lines, and is unlike any other property in the village. The conditions affecting this property are unique, and their applicability to any other property is unlikely.

4) The purpose of the variation is not based predominantly upon a desire for economic gain;

The purpose of the variation is not based on a desire for economic gain, but rather it is based upon a desire to build a two-car garage for this single-family home to replace the original structure after it collapsed under heavy snow. At this time, vehicles must be parked outside, in full view of the street.

5) The granting of the variation shall not be detrimental to the public welfare or unduly injurious to the enjoyment, use, or development value of other property or improvements in the neighborhood in which the property is located;

The granting of the variation is neither detrimental to the public welfare nor unduly injurious to the enjoyment, use, or development value of other property or improvements in the neighborhood in which the property is located. Granting this variation will positively affect surrounding properties. An enclosed garage improves the aesthetic value of the neighborhood since cars can be parked out of view of the street.





6) The proposed variation will not impair an adequate supply of light and air to adjacent property, or substantially increase the danger of fire, or otherwise endanger the public safety or substantially diminish or impair property values within the neighborhood;



The proposed garage would be constructed adjacent to the northerly edge of the neighbor's existing driveway, and would not impair exposure to light and air. The proposed driveway and garage would be positioned between the neighbor's concrete driveway and more than 15 feet from the existing house thus would not increase the risk of fire. The proposed variation would not endanger the public safety.

7) That the granting of the variation would not unduly tax public utilities and facilities in the area;

Granting the variation would have little or no impact on public utilities and facilities in the area. The proposed garage would have no impact on natural gas, water, refuse, or sewer use, and minimal impact on electricity (for occasional lighting and the overhead door opener.) The proposed garage would have little or no impact on public facilities in the area.

8) That there is no means other than the requested variation by which the alleged hardship or difficulty can be avoided or remedied to a degree sufficient to permit a reasonable use of the subject property.

The strict application of the Zoning ordinance to this particular piece of property would create an unnecessary hardship, making it impossible to build a garage for this single-family property. This unreasonable hardship can only be remedied by granting the requested variations. Relief, if granted, would not cause substantial detriment to the public good or impair the purposes and intent of the ordinance. Permitting construction of a two-car garage allows for more reasonable use of the subject property.



I, Katrina Bockus support my neighbor's plan to build a  
(Print name)  
garage at 631 Edgewood Place in River Forest, IL.

Address: 8011 Oak Avenue

River Forest, IL 60305

Signature Kat Bock Date 12/2/18

I, Timothy Kinsella support my neighbor's plan to build a  
(Print name)  
garage at 631 Edgewood Place in River Forest, IL.

Address: 620 Thatcher Avenue

River Forest, IL 60305

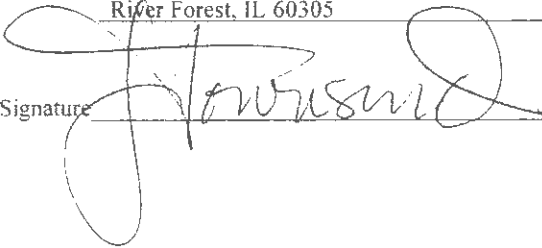
Signature T.J. Kinsella Date 1/2/2018

I, Jenni Townsend support my neighbor's plan to build a  
(Print name)

garage at 631 Edgewood Place in River Forest, IL.

Address: 618 Thatcher Avenue

River Forest, IL 60305

Signature  Date Jan 2, 2018

I, Stephanie Kang support my neighbor's plan to build a  
(Print name)

garage at 631 Edgewood Place in River Forest, IL.

Address: 616 Thatcher Avenue

River Forest, IL 60305

Signature  Date 1 7 17

KEVIN P. HORAN  
623 EDGEWOOD PLACE  
RIVER FOREST, IL 60305

February 2, 2018

Village of River Forest  
Zoning Board of Appeals  
400 Park Avenue  
River Forest, IL 60305

**RE: Zoning Variation Application for 631 Edgewood Place**

To Whom It May Concern:

Pursuant to the Rules of Procedure for the Zoning Board of Appeals, we write to express our opposition to the zoning variation application submitted by Maureen Huston for the construction of a two-story garage in the side yard of 631 Edgewood Place. We live next door, with our two young children, at 623 Edgewood Place. As neighbors who live directly Southeast of the proposed garage construction, we will be the most severely impacted if the zoning variation is approved. While it is not our intent to alienate our neighbors or to limit their use and enjoyment of their own property, we are very concerned about both the short-term and long-term negative impact on us and our property if this garage were to be constructed in the proposed area, in violation of the established side-yard setback requirements.

My wife and I both grew up in River Forest (she on the 900 block of Jackson Ave. and I on the 800 block of Clinton Place) and have life-long ties to this community. We searched for over two years before purchasing our first home and chose River Forest, and the Edgewood neighborhood in particular, for its unique character. We appreciate the winding street, plentiful trees and open sight lines. We value the consistency with established Village zoning that keeps the neighborhood uniform and preserves its history and character. The Village's zoning code is "intended to promote the public safety, health, convenience, comfort, preservation of property values and general welfare of the Village." Based on our review of the drawings provided to us, the application for variation, if approved, will result in a detached two-story structure situated within 12 feet our home and 10 feet of the sidewalk. This will drastically change the character of the neighborhood, depreciate the value of surrounding properties, and transform our driveway into a dark tunnel, creating a permanent safety hazard for our children.

The application seeks not one, but three (3) separate variations: side yard setback (3 feet vs. 9.58 feet); roof eave setback (2 feet vs. 3 feet); and combined side yard setback (14 feet to the northeast property line but only 2 feet to ours). Based on the drawings we were provided, the garage would rise 18 feet above street level and be prominently placed in the front of the property. The eaves of the proposed garage would reach within 2 feet of our property line, obstructing sunlight to our driveway and yard, and shading the entire eastern façade of our home. This would negatively impact the use and enjoyment of both the exterior and interior of our home in at least three ways: 1. there is virtually no chance any grass or plants would grow in the shadow of this structure; 2. sunlight would be obstructed to our living room, kitchen, breakfast room, and two upstairs bedrooms. The only sight from every east-facing window of our home would be the garage at 631 Edgewood Place; 3. The garage would create a blind spot for those walking or pulling out of our driveway onto a street with an already-dangerous curve.

There is no reason, other than inconvenience, that a proposed garage cannot be constructed without a zoning variation. Any proposed garage construction can and should be accomplished within the existing Village zoning requirements.

Zoning code variations are granted if eight established standards are satisfied (Section 10/5/4F). From our review, the application for 631 Edgewood Place conflicts with at least four of the listed standards:

**I. The physical surroundings, shape or typographical conditions of the specific property involved with bring a specific hardship upon the owner as distinguished from an inconvenience if the strict letter of the regulations were to be carried out.**

While we are aware of the irregular shape of the lot at 631 Edgewood Place (as our property has this in common) this is an inconvenience, not a hardship. There is nothing inherently flawed about the property that results in a “specific hardship.” The dimensions and layout of the property were known to the owner when it was purchased. It was known that the layout might present certain limitations, especially in constructing the “ideal garage” given the lot’s shape and size. However, there are at least two options for garage construction that don’t require a zoning variation. First, the existing curb cut and driveway to the East of the residence could accommodate the construction of a garage where, it is assumed, the original garage was located. Second, a garage could be constructed in the rear 1/3 of the property, in compliance with current zoning requirements, if utility lines were re-routed or buried. While either option may present sacrifices with regard to size or expense, these are inconveniences, not hardships, as defined in Section 10/5/4F.

**II. The conditions upon which the petition for variation is based may not be applicable generally to other property within the same zoning classification.**

The conditions of the property located at 631 Edgewood apply equally to each adjoining property: each is irregularly shaped and has attendant limitations. However, each parcel adjoining 631 Edgewood is in compliance with Village zoning standards, with a garage built in the rear 1/3 of the property. Further, any garage *not* in the rear 1/3 of the property on Edgewood Place is an *attached* garage. Moreover, to our knowledge, there are no detached garages situated in the front 2/3 of any property anywhere in the Village; much less two-story structures located within 10 feet of sidewalk. The proposed application not only seeks to construct a two-story, *detached* garage, but one that is in conflict with at least three zoning codes, negatively impacts neighboring property, and would require the removal of at least two large old-growth trees from the front yard of the property.

**III. The proposed variation will not impair an adequate supply of light and air to adjacent property, or substantially increase the danger of fire, or otherwise endanger the public safety or substantially diminish or impair property values within the neighborhood.**

Based on the submitted drawings, the garage structure will be even with the front of the residence and thus less than 10 feet from the sidewalk. The peak of the proposed structure would be equal to the height of our home’s gutters. This would negatively impact our property in both an immediate and permanent fashion. Notwithstanding the inconveniences associated with construction, the

proposed structure will eliminate sight lines to the forest preserve from our home and will permanently shade our home and our yard; it almost guarantees no grass will grow on the East section of our lawn and no flowers will survive along our driveway.


If constructed, every East-facing view from both floors of our home will be consumed by the sight of our neighbor's garage. More importantly, the proposed garage would further obstruct the view of the street from our driveway on an already-dangerous curve; this concern is of paramount importance to us as the parents of two young boys. Moreover, we anticipate the construction to require re-grading of the lot's surface, which will result in future problems for our property in the form of increased drainage and flood run-off being re-routed toward our home. This will negatively impact our property value and may actually cause damage in the form of flooding. The proposed construction would significantly impact the character of the rest of the neighborhood as it would be an extreme oddity to have a detached garage placed so prominently in the front of a yard and so close to the street. Again, per our assessment, the only structure as such in the entire village. If this structure existed when we were looking to purchase our home, we would not have given our house a second look. Perhaps even more significant, if we wanted to live in a neighborhood where the garages were as prominently placed in the front of the lot, or where the distance between one's home and a neighboring structure was less than 12 feet, we would have moved to another town.

**IV. That there is no means other than the requested variation by which the alleged hardship or difficulty can be avoided or remedied to a degree sufficient to permit a reasonable use of the subject property.**

In conclusion, the property at 631 Edgewood Place can accommodate a garage that is in compliance with existing code; as noted above, there are several ways to accomplish this. Zoning regulations exist for reason: to preserve the character of the Village, the safety of its residents, and ensure uniformity among residential property. A two-story garage built on the front of this property would be clearly out of place here and negatively impact our quality of life, our potential safety, neighboring property, and our potential resale value. As such, we oppose and object to the zoning variation application.

We thank you for your consideration and careful analysis of this application. Please keep us apprised of any further deliberation or decision in this matter; and feel free to contact us if you have any questions or wish to discuss further.

Sincerely,

  
Kevin and Katie Horan

(312) 802-7544

(708) 508-9981

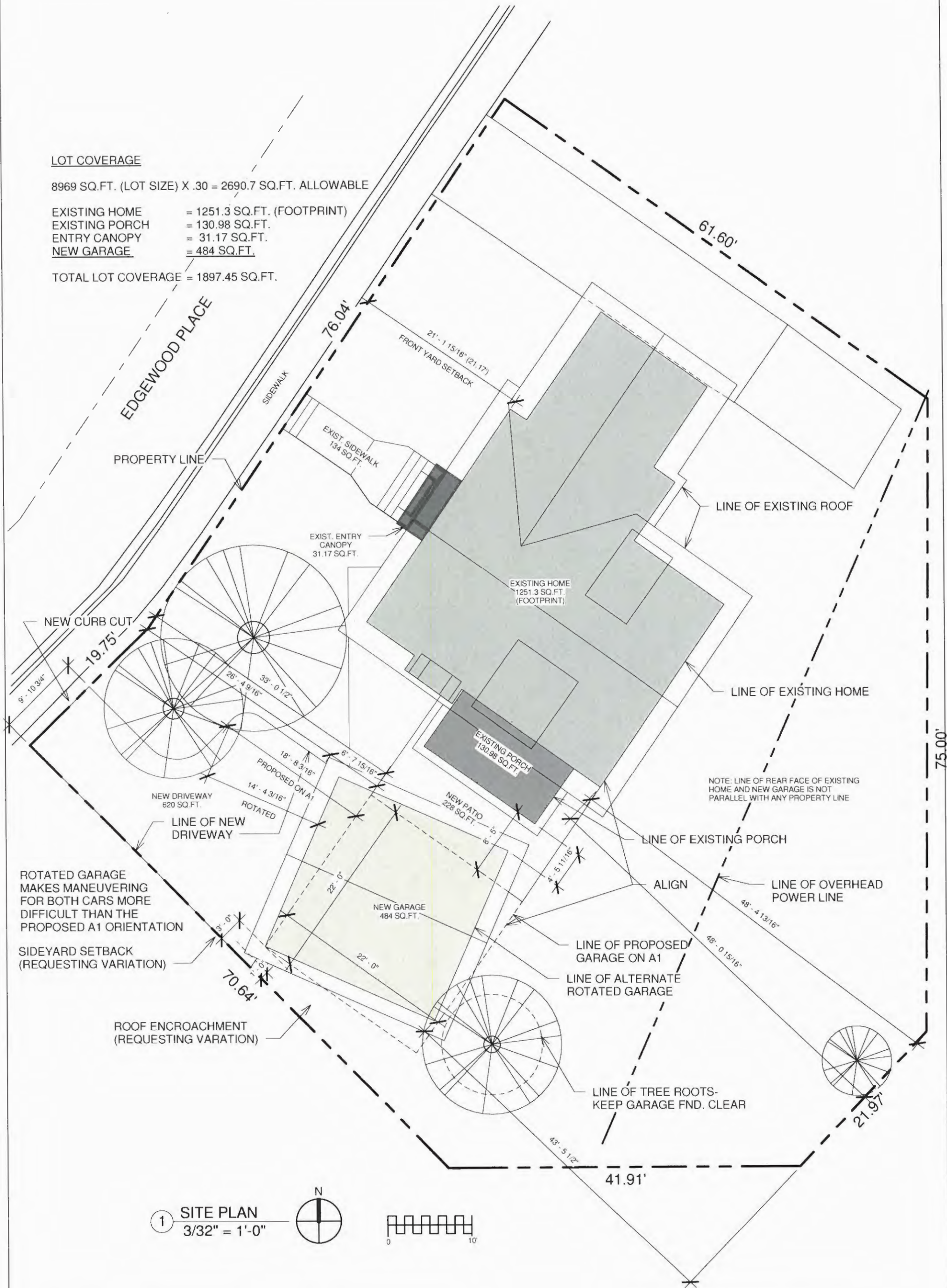


LOT COVERAGE

8969 SQ.FT. (LOT SIZE) X .30 = 2690.7 SQ.FT. ALLOWABLE

EXISTING HOME = 1251.3 SQ.FT. (FOOTPRINT)  
EXISTING PORCH = 130.98 SQ.FT.  
ENTRY CANOPY = 31.17 SQ.FT.  
NEW GARAGE = 484 SQ.FT.

TOTAL LOT COVERAGE = 1897.45 SQ.FT.



1 SITE PLAN  
3/32" = 1'-0"

Ärchimāge  
Architects, Ltd.

www.archimagearchitects.com

HUSTON RESIDENCE  
631 Edgewood Place  
River Forest, IL 60305

SITE PLAN

Project number	1706	B1
Date	2-20-2018	
Drawn by	SOS	Scale 3/32" = 1'-0"
Checked by	KRS	





1 FRONT ELEVATION  
1/8" = 1'-0"



2 Front 3D

## FRONT VIEWS

Project number	1706	B2
Date	2-20-2018	
Drawn by	Author	
Checked by	Checker	Scale 1/8" = 1'-0"

HUSTON RESIDENCE  
631 Edgewood Place  
River Forest, IL 60305

**Ärchimäge**  
Architects, Ltd.  
[www.archimagearchitects.com](http://www.archimagearchitects.com)



DRAWING KEY

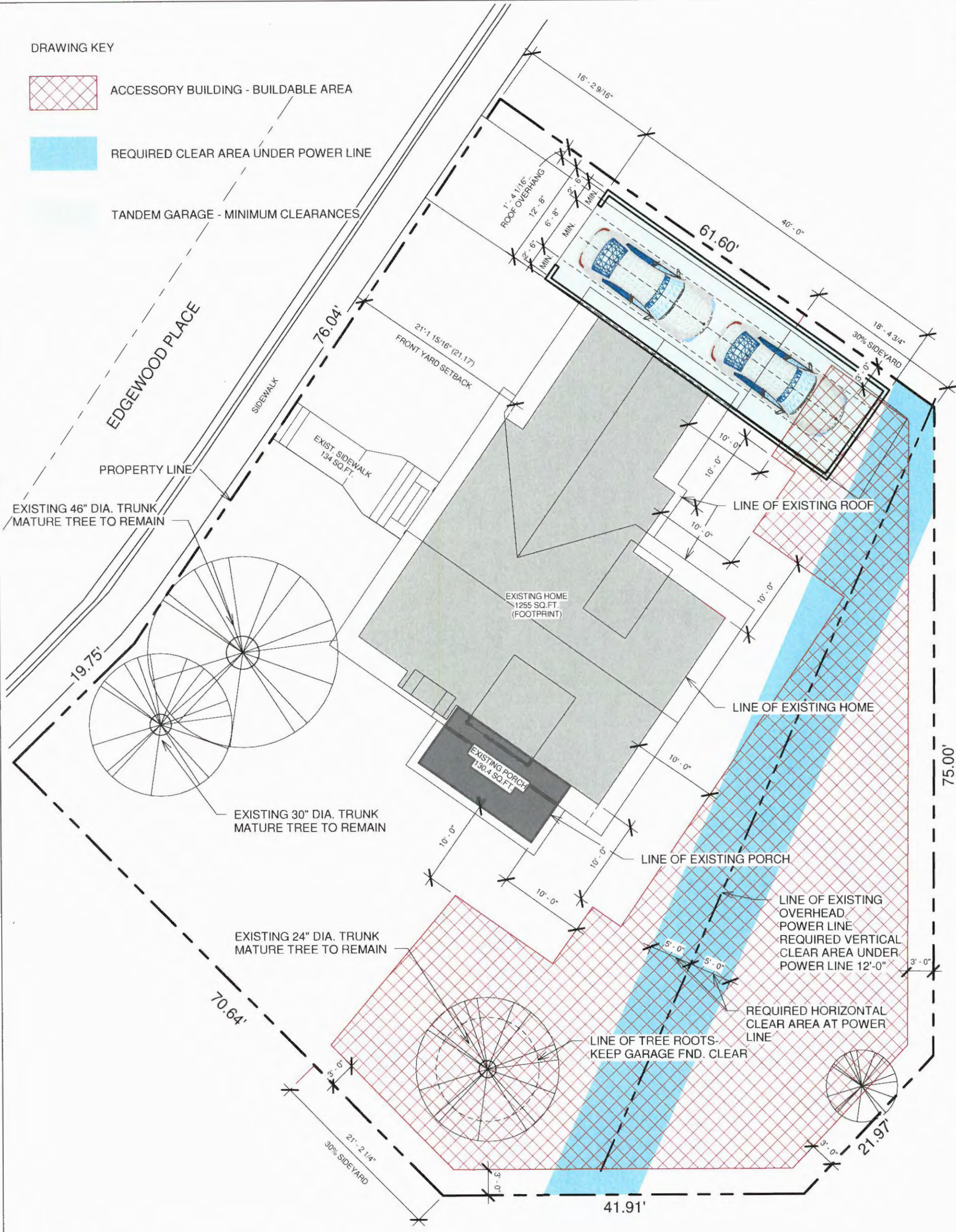


ACCESSORY BUILDING - BUILDABLE AREA



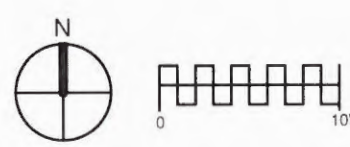
REQUIRED CLEAR AREA UNDER POWER LINE

TANDEM GARAGE - MINIMUM CLEARANCES



1 SITE PLAN - ALTERNATE  
3/32" = 1'-0"

ACCESSORY BUILDING  
BUILDABLE AREA



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HUSTON RESIDENCE  
631 Edgewood Place  
River Forest, IL 60305

SITE PLAN - ALTERNATE

Project number	1706	C1
Date	2-20-2018	
Drawn by	Author	Scale 3/32" = 1'-0"
Checked by	Checker	

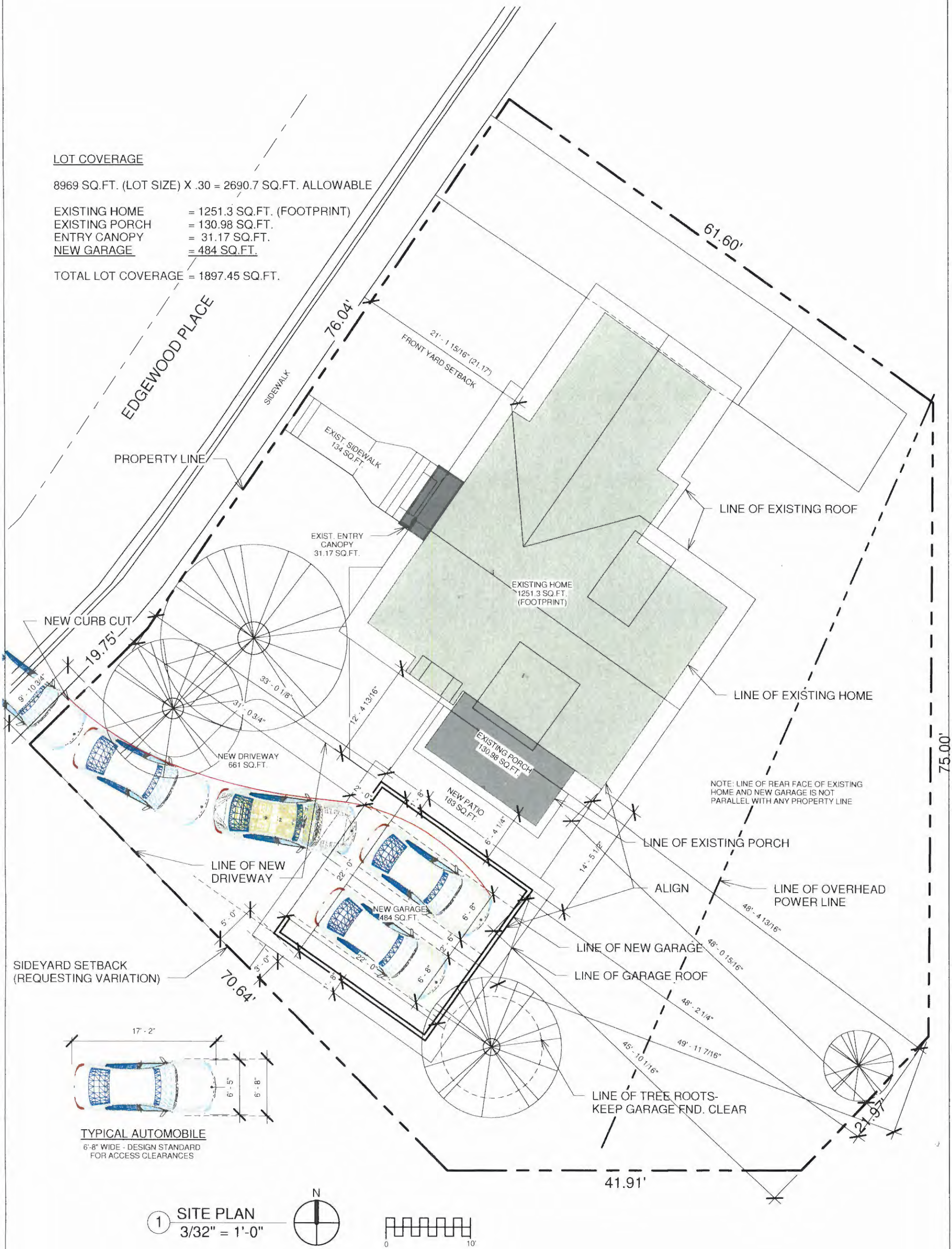


LOT COVERAGE

8969 SQ.FT. (LOT SIZE) X .30 = 2690.7 SQ.FT. ALLOWABLE

EXISTING HOME = 1251.3 SQ.FT. (FOOTPRINT)  
EXISTING PORCH = 130.98 SQ.FT.  
ENTRY CANOPY = 31.17 SQ.FT.  
NEW GARAGE = 484 SQ.FT.

TOTAL LOT COVERAGE = 1897.45 SQ.FT.



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www.archimagearchitects.com

HUSTON RESIDENCE  
631 Edgewood Place  
River Forest, IL 60305

SITE PLAN

Project number	1706	D1
Date	2-26-2018	
Drawn by	SOS	
Checked by	KRS	
Scale 3/32" = 1'-0"		





① FRONT ELEVATION  
1/8" = 1'-0"



② Front 3D

## FRONT VIEWS

Project number	1706	D2	Scale	1/8" = 1'-0"
Date	2-26-2018	Author	Checker	
Drawn by		Author	Checker	

HUSTON RESIDENCE  
631 Edgewood Place  
River Forest, IL 60305

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Zoning Board of Appeals  
Village of River Forest  
400 Park Ave.  
River Forest, IL 60305

2/27/18

re: 631 Edgewood

Committee Members,

I live at 8011 Oak Ave., which is next door to 631 Edgewood. The front of my house faces Oak, but I have a porch and patio on the Edgewood side of the house (Oak curves into Edgewood at my house). Like other houses in River Forest, I have an irregularly shaped lot and much of my outdoor living space is on the side of my house. I oppose the construction of a garage at 631 Edgewood on the north side of the house as it would substantially change views from my porch and patio, and create a situation that I would not be able to improve with the use of landscaping or other means. I have attached photos of the view from my porch (which faces southwest) and my patio, which faces north, west and south. My concerns are as follows:

1. The proposed alternative site of the garage would set a 42' wall at the edge of my driveway.
2. There would be very little separation from the garage wall and my driveway, and would require the removal of mature landscaping of bushes, trees and grasses (that I planted). These plantings separate the Huston driveway from my driveway and act as visual screen, especially in spring, summer and fall. It does not appear that there would be enough room to plant new landscaping or move existing landscaping to screen my yard from the new garage.
3. The views from my porch and patio would be obstructed by the new garage. (see photos)
4. Unlike many streets that are straight, Oak curves into Edgewood, and as people walk or drive around that curve (which many do as people use the Forest preserve for recreation) they would see the entirety of the length of the garage. I believe this would decrease the value of my home. I have renovated my home with an eye to the aesthetics of the village and was given an Award of Merit by the Historic Preservation Commission in 2009. It would be a disappointment to have that effort, and the effort of the Village diminished by a structure that does not have to be built in that particular spot.

I support the original proposal to build a garage on the north side of 631 Edgewood, and hope that you will approve that site, as I believe there is more room and it is a more fitting location for a garage.



Sincerely,

*Trina Bock*

Trina Bockus



View from the top step of the porch.



View from the patio looking north



Maureen F. Huston  
631 Edgewood Place  
River Forest, IL 60305

Tuesday, February 27, 2018

RE: Response to Letter of Objection submitted by Kevin and Katie Horan of 623 Edgewood Place

To Whom It May Concern:

Please see responses to the letter of objection submitted by Kevin and Katie Horan, of 623 Edgewood Place. This letter was written in response to my application for variations to build a detached one-story garage at 631 Edgewood Place. The content of the Horans' letter is reproduced below (*inset italics.*) Several of the objections raised by Mr. and Mrs. Horan are based on errors of fact. (Recall that I lived in the house at 623 Edgewood Place for over 20 years. I built the addition and garage, and am very familiar with the conditions discussed and how they affect the property.) My response follows each section. In addition, since several of the Horan's factual errors were repeated in the letter multiple times; for simplicity, I duplicated my response below each allegation.

1) ***RE: Zoning Application Variation for 631 Edgewood Place***

*"Pursuant to the Rules of Procedure for the Zoning Board of Appeals, we write to express our opposition to the zoning variation application submitted by Maureen Huston for the construction of a two-story garage in the side yard of 631 Edgewood Place."*

- The application and plans submitted are for a **one-story garage**.

2) *"We live next door, with our two young children, at 623 Edgewood Place. As neighbors who live directly Southeast of the proposed garage construction, we will be the most severely impacted if the zoning variation is approved."*

- 623 Edgewood lies **southwest** of the property at issue at 631 Edgewood Place.

3) *"While it is not our intent to alienate our neighbors or to limit their use and enjoyment of their own property, we are very concerned about both the short-term and long-term negative impact on us and our property if this garage were to be constructed in their proposed area, in violation of the established side-yard setback requirements."*

- While living near construction is a temporary inconvenience, in the long run, building a garage to park vehicles out of view from the street will permanently enhance the aesthetic of the neighborhood.
- The unique shape and conditions that affect my property result in the inability to build an accessible two-car garage within setback requirements; hence the application for variations.

- 4) *“My wife and I both grew up in River Forest (she on the 900 block of Jackson Ave. and I on the 800 block of Clinton Place) and have life-long ties to this community. We searched for over two years before purchasing our first home and chose River Forest, and the Edgewood neighborhood in particular, for its unique character. We appreciate the winding street, plentiful trees and **open sight lines**.”*
- As depicted on the original drawings submitted (see A-1, D-1), the proposed placement of the garage is set approximately **10 feet behind the front façade of the existing house** on the property at issue, as well as **behind the front façade of 623 Edgewood Place**.
  - The proposed garage site (depicted in A-1, D-1) would have **no impact on any property’s direct view of the forest preserve** across the street, though a tandem garage (C-1) would significantly impair the view of our neighbor to the northeast at 8011 Oak Ave, as well as negatively impact her property value. (See Letter of Objection from Katrina Bockus.)
  - The proposed placement of the garage would impact the neighbor’s **“open sight lines” as viewed only across my property**.
  - **Property views are not considered a right incident to the land** unless acquired pursuant to an express grant or covenant. The current general rule in Illinois and most of the U.S. states that a right to view, like a right to light or air, can only arise by express grant or covenant.
  - The Illinois Courts have repeatedly held that one property owner may not acquire a prescriptive or implied right to unobstructed light, air, ventilation or a view over the land of another. [*Guest v. Reynolds* (1873), *Keating v. Springer* (1893), *Baird v. Hannah* (1927), *Baron v. Abt* (1965), *People Ex Rel Hoogaisan v. Sears, Roebuck & Co.* (1972), *Infinity Brood Corp. of IL* (1987), et. al.]
  - **River Forest has no ordinance preserving a neighbor’s right to preserve a view across an adjacent residential property**, and no such express easement has been granted.
- 5) *“We value the consistency with established Village zoning that keeps the neighborhood uniform and preserves its history and character. The Village’s zoning code is “intended to promote the public safety, health, convenience, comfort, preservation of property values and general welfare of the Village.” Based on our review of the drawings provided to us, the application for variation, if approved, will result in a detached **two-story** structure situated **within 12 feet our home and 10 feet of the sidewalk**.”*
- I am seeking a permit for a **one-story** garage.
  - The existing **house at 623 Edgewood** is the approximately **13 feet from the property line**, and **16 feet from closest point of the proposed garage site** (per Plat of Survey, and drawings A-1, B-1, D-1.)
  - The front of the **garage** structure would be a minimum of **31 feet from the sidewalk**. (See drawings A-1, B-1, D-1.)
- 6) *“This will drastically **change the character of the neighborhood, depreciate the value of***



*surrounding properties, ... ”*

- Building a 2-car garage will enhance the aesthetic value of the neighborhood; as designed, the garage would improve the view and appeal of the property in addition to keeping vehicles out of view of the street.
- The proposed structure was carefully designed with attention to detail to match the existing style of the existing architecturally significant home. The architects reviewed the original blueprints, drawn by Robert S. Spencer in 1919 for finishing details, materials, and proportions to match the existing structure. The goal is to make the garage look as if it could have been built with the house.
- While building a garage does not add significantly to the resale value of the property, it would improve the use and enjoyment of the property. The ability to park vehicles out of view of the street contributes to the visual appeal of the neighborhood, which reflects positively on neighboring properties.

7) *“... and transform our driveway into a dark tunnel, ... ”*

- The proposed garage would cast a shadow on the driveway adjacent to the front (northern) corner of the house prior to 7 am for a few weeks in late spring only.<sup>2</sup>
- The angle of the garage's gabled roof peak would be oriented northeast-southwest, minimizing the extent of any shadow cast by the garage to the south and east.
- In fact, the existing house itself at 623 Edgewood shades the driveway and planting beds along the northeast side of the property.

<sup>2</sup> See Solar Path diagrams for 2018 (images represent “first light” on days represented):

- March Equinox <https://www.suncalc.org/#/41.8911,-87.8267,20/2018.03.20/07:00/5.75/0>
- June Solstice <https://www.suncalc.org/#/41.8911,-87.8267,20/2018.06.25/07:00/5.75/0>
- September Equinox <https://www.suncalc.org/#/41.8911,-87.8267,20/2018.09.22/07:00/5.75/0>
- December Solstice <https://www.suncalc.org/#/41.8911,-87.8267,20/2018.12.21/07:00/5.75/0>

8) *“... creating a permanent safety hazard for our children.”*

- The front corner of the proposed garage (closest to the neighbor's driveway) would be set almost 35 feet from the base of the driveway at the public sidewalk, and behind the front façade of the existing home at 623 Edgewood.
- The existing home at 623 Edgewood is set approximately 32 feet from the public walk, closer than the nearest adjacent corner of the proposed garage.
- Current visibility from the driveway is also affected by an existing 4' wooden fence on the property line (northeast of the driveway), which extends several feet beyond the front façade of the existing house at 623 Edgewood, and approximately 10 feet beyond the



front of the proposed garage. Even the fence ends just over 26 feet from the sidewalk, so there is ample room for a car to stop on the driveway several feet from the public sidewalk for a clear view of the sidewalk and street before proceeding.

- 9) *“The application seeks not one, but three (3) separate variations: side yard setback (3 feet vs. 9.58 feet); roof eave setback (2 feet vs. 3 feet); and combined side yard setback (14 feet to the northeast property line but only 2 feet to ours). Based on the drawings we were provided, the garage would rise 18 feet above street level and be prominently placed in the front of the property.”*
- The elevation as indicated on the elevation (A-2) indicates the proposed gable roof height at **18 feet above the elevation of the public sidewalk**; this is not the height of the proposed structure from the garage foundation to the roof line.
  - The proposed roof elevation is compliant with River Forest Village Code, Title 10, Chapter 8, Section 6.A:
    - o An accessory building or structure erected or structurally altered shall not exceed eighteen feet in height or one and one-half stories, whichever is less, and an accessory building shall not include an inhabitable second floor.
  - Due to the gradual rise of the property from the street to the proposed location for the garage, the height of the actual structure would be less than 18'. Finished height will depend on a number of factors yet to be determined, including final location, and required grading and excavation, etc. prior to pouring the foundation. In any case, the elevation *from the sidewalk* will not exceed 18 feet, and may be less.
  - At the Zoning Board meeting on February 8<sup>th</sup>, 2018, Mr. Horan stated that the elevation of his two-story garage is “18 feet”, however, based on the elevation from the public sidewalk, the **two-story garage** at 623 Edgewood Place is **in excess of 21 feet**.
  - The proposed garage would be visible from the front of the property, but as shown in the drawings (A-1, D-1), the front of the structure would be about 10 feet behind the front façade of the existing house on the property, and behind the façade of the existing home at 623 Edgewood. While the garage design will reflect the architecture of the existing house, it is smaller and set back, and designed to complement the house without upstaging or detracting from it.
- 10) *“The eaves of the proposed garage would reach within 2 feet of our property line, obstructing sunlight to our driveway and yard, and shading the entire eastern façade of our*

*home.”*

- Due to the unusual angle of the street, the orientation of the home at 623 Edgewood is offset, such that the corners of the structure point North, South, East, and West, and the façades face NE, NW, SE, and SW. **The only “eastern façade”** on a structure at 623 Edgewood is the side of the garage, which lies immediately adjacent to the taller two-story garage at 616 Thatcher.
  - The façade of the home closest to the proposed garage site faces **northeast**, while the rear of the home faces **southeast**. Most of the “eastern façade” of the existing home is further east and south of the proposed garage, and would be completely unaffected and in fact, out of view of the proposed structure.
  - **The northeast façade of the house does not get direct sunlight.**
  - The proposed garage would cast a shadow on the driveway adjacent to the front (northern) corner of the house prior to **7:00 a.m. for a few weeks in late Spring each year**. The garage shadow would most likely affect the driveway for a brief time early in the morning, during a few weeks in early summer.
  - Any shadowing is further minimized by the significant topographic difference between the properties, further reducing the comparative height of the proposed garage against the height of the existing house. (See topographic survey, and photos attached.)
  - See Solar Path diagrams for 2018 (images represent “first light” on days represented):
    - March Equinox <https://www.suncalc.org/#/41.8911,-87.8267,20/2018.03.20/07:00/5.75/0>
    - June Solstice <https://www.suncalc.org/#/41.8911,-87.8267,20/2018.06.25/07:00/5.75/0>
    - September Equinox <https://www.suncalc.org/#/41.8911,-87.8267,20/2018.09.22/07:00/5.75/0>
    - December Solstice <https://www.suncalc.org/#/41.8911,87.8267,20/2018.12.21/07:00/5.75/0>
- 11) *“This would negatively impact the use and enjoyment of both the exterior and interior of our home in at least three ways: 1. there is virtually no chance any grass or plants would grow in the shadow of this structure;”*
- As demonstrated in the solar path diagrams, the northeast side of the house at 623 Edgewood gets **little or direct sunlight**. Shade on the northeast side of the property is from the house itself at 623 Edgewood Place.
  - During the 22 years I lived at 623 Edgewood Place I was not able to grow grass, but I could grow shade-loving groundcover and annuals on the northeast side of the property.



12) *“2. [S]unlight would be obstructed to our living room, kitchen, breakfast room, and two upstairs bedrooms.”*

- The **living room windows** face northwest (the front of the house) and southwest, on the **opposite side of the house from the proposed garage.**
- The **breakfast room and kitchen windows** are **further east** (closer to the path of the sun) than the proposed garage; given the path of the sun throughout the year, **the garage could never cast shadows on these windows.**
- See Solar Path diagrams for 2018 (images represent “first light” on days represented):
  - March Equinox <https://www.suncalc.org/#/41.8911,-87.8267,20/2018.03.20/07:00/5.75/0>
  - June Solstice <https://www.suncalc.org/#/41.8911,-87.8267,20/2018.06.25/07:00/5.75/0>
  - September Equinox <https://www.suncalc.org/#/41.8911,-87.8267,20/2018.09.22/07:00/5.75/0>
  - December Solstice <https://www.suncalc.org/#/41.8911,87.8267,20/2018.12.21/07:00/5.75/0>
- Even if the garage were set farther back in line with the path of the sun, the **second floor windows would be well above any shadow** cast by the gabled roofline of the garage.
- As demonstrated on the solar path diagrams, **the home itself at 623 Edgewood blocks sunlight to the northeast side of the property** (and shades the southwestern yard of 631 Edgewood every afternoon – not vice versa.)

13) *3. The **only sight from every east-facing window** of our home would be the garage at 631 Edgewood Place;*

- The property at 623 Edgewood has direct unobstructed view of the forest preserve across the street. The unobstructed view extends the length of the angled section of Edgewood Place (from 600 Edgewood to Oak Ave -- see photo attached.)
- Due to the unusual angle of the street, the position of the home at 623 Edgewood is offset, such that the corners of the structure face North, South, East, and West. The front of the home across from the forest preserve faces northwest; the far side faces southwest; the side of the home adjacent to the proposed garage site faces **northeast**, while the rear of the home faces **southeast**. Therefore, **two sides of the home face easterly.**
- The home would have **unobstructed views from the southeast side of the home**, and at most, a **partially obstructed view from the northeast windows**; the bottom of the **second floor windows would be above the gabled roofline** of the proposed garage.
- It is not our intent or desire to alienate our neighbors or to limit their use and enjoyment of their property, however as stated above, in the absence of a local ordinance or an express easement, **a neighbor has no right to preserve a view over the land of another.**

- 14) *“The garage would create a blind spot for those walking or pulling out of our driveway onto a street with an already-dangerous curve.”*
- The driveway for 623 Edgewood is adjacent to a very slight angle on Edgewood Place (approximately 11°, per survey); the driveway is about 220 feet (two properties) from the 45° curve to the southwest, and about 220 feet (two properties) to the 55° curve to the northeast.
  - The garage would not contribute to a “blind spot” since the front of the proposed garage would be set back, behind the façades of both 623 and 631 Edgewood. The southwest corner of the garage (closest to the property line) would be about 35 feet from the public sidewalk.
  - The front façade of the existing home at 623 Edgewood is approximately 32 feet from the public sidewalk, so the existing house is more of a visual barrier than the proposed garage.
  - Furthermore, an existing 4 foot wooden fence on the property line extends more than 7 feet beyond the front façade of the house at 623 Edgewood Place, and about 10 feet beyond the corner of the proposed garage.
- 15) *“There is no reason, other than inconvenience, that a proposed garage cannot be constructed without a zoning variation. Any proposed garage construction can and should be accomplished within the existing Village zoning requirements. Zoning code variations are granted if eight established standards are satisfied (Section 10/5/4F). From our review the application for 631 Edgewood Place conflicts with at least four of the listed standards:*
- The eight standards were thoroughly addressed in the original application, and clearly outline several factors to demonstrate that building a garage is not based on “inconvenience” but rather specific hardships unique to this property at issue.
- 16) ***I. The physical surroundings, shape or typographical conditions of the specific property involved with bring a specific hardship upon the owner as distinguished from an inconvenience if the strict letter of the regulations were to be carried out.***
- While we are aware of the irregular shape of the lot at 631 Edgewood Place (as our property has this in common) this is an inconvenience, not a hardship. There is nothing inherently flawed about the property that results in a ‘specific hardship.’”*
- The lot at 623 Edgewood Place has five sides; 631 Edgewood has seven sides.
  - Irregularly shaped lots can create inherent hardships in complying with the strict letter of the regulations, as distinguished from mere inconveniences.
  - The addition, garage, and other improvements at 623 Edgewood Place required several variations to obtain permits.



- 17) *"The dimensions and layout of the property were known to the owner when it was purchased. It was known that the layout might present certain limitations, especially in constructing the "ideal garage" given the lot's shape and size."*
- I am not seeking to build an "ideal garage." I am seeking to build a basic detached two-car enclosed parking structure as **required by Ordinance** for a single-family residence in River Forest.
- 18) *"However, there are at least two options for garage construction that don't require a zoning variation. First, the existing curb cut and driveway to the East of the residence could accommodate the construction of a garage where, it is assumed, the original garage is located."*
- The original site housed a **horse barn, not a garage**. It was too small to accommodate even a single subcompact vehicle.
  - The original site is located adjacent to the main utility pole at the rear corner of the northeast property line; **clearance regulations prohibit rebuilding on the original site**.
  - The northeast wall of the existing **house is 14 feet from the property line**, so a garage would have to be "attached " to the house (adjacent to a bedroom.) Despite being "attached", there would be no way to provide egress to the house from the garage.
  - The standard width of a single or tandem garage is 14', which would put the wall of the garage **ON the property line**.
  - A minimum width attached garage would be 12'8", which would place a minimum 1' eave less than ½ foot from the property line.
  - The architectural design of the existing home would make it impossible to match the style or blend the roofline of an attached garage. This property was built by Robert S. Spencer in 1919, and is listed as a Significant Property by the Historic Preservation Commission. A tandem garage on the northeast side of the existing house would be unsightly, but it would destroy the historical character of the home. As such, it would be in direct violation of several provisions of the Historic Preservation Regulations, as adopted by the Village Board of Trustees.
  - Building a tandem garage would have a **significant negative impact on the adjacent neighboring property at 8011 Oak Ave**. A garage on the northeast side of the home (existing curb cut) would require several variations.
  - A garage on the northeast side of the property would significantly impair the use and enjoyment of 8011 Oak, and it would negatively impact the property value, and in turn surrounding properties as well. The existing house on the lot at 8011 Oak is oriented such that the porch and patio would face the 40-foot wall of the garage.

- The close proximity to the property line would require the removal of shrubs and grasses planted on the property line by the homeowner at 8011 Oak as a visual screen to separate the existing adjacent driveways. The proximity of the existing paved driveway at 8011 Oak would leave no room to move or replace plantings to offset the length of the garage wall.)
  - The 40-foot garage wall would be prominently visible to foot and vehicle traffic traveling southwest on Edgewood Place. Because the garage would extend several feet beyond the already short front setback of the existing home, it would also block the view of properties to the southwest, negatively impacting visual appeal and detracting from the aesthetic value of property in the immediate area.
  - (See Letter of Objection from Katrina Bockus of 8011 Oak Ave, River Forest.)
  - Placement of a tandem garage (drawing D-1) on the northeastern side of 631 Edgewood would also present a legitimate **blind spot and safety hazard**, as it would extend beyond the already short front setback of 21 feet to the front of the existing house, further limiting visibility to traffic in both directions. The length of the driveway would extend less than one full car-length between the garage door and the public sidewalk. (See C-1.)
  - The existing curb cut is about 115 feet from the blind corner at Oak Avenue. Visibility from the existing driveway is already limited by the presence of continuous hedges adjacent to the public sidewalk, 5 feet from the curb on Edgewood, and extending around the corner.
  - The driveway would extend less than one full car-length from the garage door to the public sidewalk, severely limiting visibility of foot or street traffic when backing out.
- 19) *"Second, a garage could be constructed in the rear 1/3 of the property, in compliance with current zoning requirements, if utility lines were re-routed or buried. While either option may present sacrifices with regard to size or expense, these are inconveniences, not hardships, as defined in Section 10/5/4F."*
- The barriers to building a garage in the rear 1/3 of the lot are not mere inconveniences.
  - In light of the poor drainage and frequently standing water in the rear yard, the ComEd Field agent indicated that ComEd would not want to bury the main power lines.
  - Even if power lines were moved to the property lines, the rear 1/3 of the property at issue is prone to significant flooding, despite three sub-soil drainage pits. (The depressed contour of the rear yard is well documented on the topographic survey and photographs submitted with the original application.)
  - To comply with setback requirements to property lines and the existing house structure, the only location the garage could be placed would require an estimated 50-60% impermeable surface coverage in the rear yard in addition to current impermeable surface coverage. (In total, impermeable surface coverage would be times the current total proposal.)



- Increasing impermeable surface coverage in the rear of the lot would further exacerbate the drainage issues, significantly increasing the volume of storm water run off.
- As illustrated in the photos previously submitted, despite three sub-soil drainage pits, the property already receives more water than it can absorb. Increasing storm water run off would increase the volume of excess water to be diverted to storm drains.
- Illinois law prohibits a landowner from impeding or interfering with natural drainage from adjoining properties; the lower property is bound to receive surface water that naturally flows onto it from higher ground. A landowner has no right to obstruct the flow of surface water, and no right to build an artificial structure that will interfere with the drainage of higher land, according to civil law as it is applied in Illinois.
- Reducing the permeable surface or interrupting storm water run-off increases the volume of standing water and associated health risks by providing breeding ground for insects, including mosquito larvae and fly maggots.

20) ***“III. The conditions upon which the petition for variation is based may not be applicable generally to other property within the same zoning classification.***

*The conditions of the property located at 631 Edgewood apply equally to each adjoining property: each is irregularly shaped and has attendant limitations.”*

- It is true that many surrounding properties are irregularly shaped, and each has “attendant limitations”, however the combination of conditions that impact the property at 631 Edgewood Place are, in fact, unique.
- The fact that other properties also have unique conditions does make the ‘attendant limitations; “equal” to other properties. The **unique challenges** related to the irregular 7-sided lot, severe drainage issues, long span of main utility lines across the rear yard, and the location of mature trees, and placement of the existing house structure **do not “apply equally” to any other property in River Forest.**

21) ***“However, each parcel adjoining 631 is in compliance with Village zoning standards, with a garage built in the rear 1/3 of the property.”***

- When I built the garage at 623 Edgewood Place in the mid-1990s, it required several variances, including a height variation under River Forest Village Code, Title 10, Chapter 8, Section 6.A:
  - o An accessory building or structure erected or structurally altered shall not exceed eighteen feet in height or one and one-half stories, whichever is less, and an accessory building shall not include an inhabitable second floor.



- The garage at 623 Edgewood Place was built as a two-story accessory structure, including a habitable 2<sup>nd</sup> floor, with roof height that exceeds 18 feet above sidewalk elevation. It also required additional setback regulations, since both the side of the garage and the eaves violate setback requirements from the rear (easterly) property line.
  - The inability to strictly comply with Village zoning standards is not uncommon, even among adjacent properties. For example, the homeowners at 8011 Oak, 620 Thatcher, and 618 Thatcher also have garages that do not strictly comply with current Village Code.
- 22) *“Further, any garage not in the rear 1/3 of the property on Edgewood Place is an attached garage.”*
- The homes at 518 Edgewood Place and 522 Edgewood Place both have detached garages not built in the rear 1/3 of their lots. There are several more examples in River Forest.
- 23) *Moreover, to our knowledge, there are no detached garages situated in the front 2/3 of any property anywhere in the Village; much less two-story structures located within 10 feet of sidewalk.”*
- Many homes in River Forest have garages in close proximity to the public sidewalk. For example, 7968 Iowa (attached garage), 702 Forest, 903 Keystone, and 632 Ashland, and 633 Ashland (all detached) have garages in close proximity to the public sidewalk, to name just a few.
  - The proposed garage would be **more than 30 feet from the public sidewalk.**
- 24) *“The proposed application not only seeks to construct a **two-story**, detached garage, but one that is in conflict with at least three zoning codes, negatively impacts neighboring property, and **would require the removal of at least two large old-growth trees** from the front yard of the property.”*
- I am seeking to build a **one-story** detached garage with a gable roof.
  - One of the reasons the garage is proposed near the southwest property line is to **preserve the three mature trees** that remain on this property after losing several mature trees to disease. (Emerald Ash borer and Dutch Elm disease.)
- 25) *“VI. The proposed variation will not impair an adequate supply of light and air to adjacent property, or substantially increase the danger of fire, or otherwise endanger the public safety or substantially increase the danger of fire, or otherwise endanger the public safety or substantially diminish or impair property values within the neighborhood.*

*Based on the submitted drawings, the garage structure will be even with the front of the residence and thus less than 10 feet from the sidewalk."*

- As indicated on the submitted drawings (A-2, B-2, D-2), at the closest point, the **garage structure is more than 30 feet from the public sidewalk.**
- The garage is approximately the **same distance from the sidewalk** as the front façade of **the house at 623 Edgewood.**
- On the property at issue, the front of the **existing residence is 21 feet from the sidewalk.**
- Illinois Municipal Code (5 ILCS 5/11-74.4-3.G) defines inadequate ventilation, light, and air as follows:
  - o The absence of adequate ventilation for light or air circulation in spaces or rooms without windows, or that require the removal of dust, odor, gas, smoke, or other noxious airborne materials.
  - o **Inadequate natural light and ventilation means the absence of skylights or windows for interior spaces** or rooms and improper window sizes and amounts by room area to window area ratios.
- Building a garage would not impair adequate light, air or ventilation to 623 Edgewood.

26) *The peak of the proposed structure would be equal to the height of our home's gutters.*

- As depicted in submitted elevation drawings (A-2, B-2, D-2) , the peak of the **garage roof line is 18 feet.**
- This is well below the gutters (**over 22 feet**) at 623 Edgewood.
- The proposed garage roofline would be at about the level of the bottom of 2<sup>nd</sup> floor windows at 623 Edgewood.

27) *"This would negatively impact our property in both an immediate and permanent fashion. Notwithstanding the inconveniences associated with construction, the proposed structure will eliminate sight lines to the forest preserve from our home and will permanently shade our home and our yard;"*

- The forest preserve is across from the properties at issue, and extends the length of the angled section of Edgewood Place (from 600 Edgewood to Oak Ave; see photo attached.)
- The proposed placement of the garage would impact the neighbor's **"open sight lines"** as **viewed only across my property**; it would have no impact on any property's direct unobstructed view of the forest preserve across the street.
- The proposed garage roofline would be at about the level of the bottom of 2<sup>nd</sup> floor windows at 623 Edgewood.



- Property views are not considered a right incident to the land unless acquired pursuant to an express grant or covenant.
  - Under Illinois law one property owner may not acquire a prescriptive or implied right to air, light, or ventilation over the land of another.
  - River Forest has no ordinance preserving a neighbor's right to preserve a view across an adjacent residential property, and no such express easement has been granted.
- 28) *"[I]t almost guarantees no grass will grow on the east section of our lawn and no flowers will survive along our driveway."*
- While I was never tried to grow grass on the northeast side of the house, grass grows on the tree-shaded front lawn to the northwest, and in the back yard to the southeast.
  - During the 22 years I lived at 623 Edgewood Place, the northeast façade of the house experienced heavy shade, but I was able to grow shade-loving groundcover and annuals.
- 29) *"If constructed, every East-facing view from both floors of our home will be consumed by the sight of our neighbor's garage."*
- Due to the unusual angle of the street, the home at 623 Edgewood is offset, such that the corners of the structure face North, South, East, and West. **Two sides of the home face easterly.** The side of the home adjacent to the proposed garage site faces **northeast**, while the rear of the home faces **southeast**.
  - The home would have **unobstructed views from the rear** of the home, and at most, a **partially obstructed view from the side windows**; the **second floor windows would be above the roofline** of the proposed garage.
  - It is not our intent to alienate our neighbors or to limit their use and enjoyment of their property, however as stated above, in the absence of a local ordinance or an express easement, **a neighbor has no right to preserve a view over the land of another**
- 30) *"More importantly, the proposed garage would further obstruct the view of the street from our driveway on an already-dangerous curve; this concern is of paramount importance to us as the parents of two young boys."*
- The driveway for 623 Edgewood is adjacent to a very slight angle on Edgewood Place (approximately 11°, per survey); the driveway is about 220 feet from the 45° curve to the southwest, and about 220 feet to the 55° curve to the northeast.
  - The front façade of the proposed garage would be set behind the front façades of both 623 and 631 Edgewood; the southwest corner of the garage (closest to the property line) would be **about 35 feet from the public sidewalk**.
  - The front façade of the existing home at 623 Edgewood is approximately 32 feet from

**the public sidewalk**, so their existing house would represent more of a visual barrier than the proposed garage.

- Furthermore, an **existing 4 foot wooden fence** on the property line (northwest of the driveway) **extends over 7 feet beyond the front façade of the house at 623 Edgewood Place**, and about **10 feet beyond the proposed corner of the garage**. The fence ends over 26 feet from the sidewalk, allowing ample room to stop well clear of the public sidewalk.
- 31) *“Moreover, we anticipate the construction to require re-grading of the lot’s surface, which will result in future problems for our property in the form of increased drainage and flood run-off being re-routed toward our home. This will negatively impact our property value and may actually cause damage in the form of flooding.”*
- As illustrated on the plat of survey, the elevation of the lot at **623 Edgewood is significantly higher** along the lot line adjacent to 631 Edgewood Place.
  - Redirecting the natural flow of water to the neighbor’s property would require the addition of two feet or more of soil to our yard. (This would also require another permit.)
  - Adding enough soil to change the flow of water across the yard would kill the single mature tree in the back yard, and prevent the natural flow of water from other properties (in violation of Illinois law.)
  - Part of the garage plan is to address the drainage issues created by the depression in the rear yard, compounded by run-off from surrounding properties (including 623 Edgewood.) A drainage plan cannot be created until the location for the garage is finalized.
- 32) *“The proposed construction would significantly impact the character of the rest of the neighborhood as it would be an extreme oddity to have a detached garage placed so prominently in the front of a yard and so close to the street. Again, per our assessment, the only structure as such in the entire village.”*
- Building a 2-car garage will enhance the aesthetic value of the neighborhood; as designed, the garage would improve the view and appeal of the property in addition to keeping vehicles out of view of the street.
  - The proposed structure was carefully designed with attention to detail to match the existing style of the existing architecturally significant home. The architects reviewed the original blueprints, drawn by Robert S. Spencer in 1919 for finishing details, materials, and proportions to match the existing structure. The goal is to make the garage look as if it could have been built with the house.
  - There are several examples of garages placed in close proximity to the street in River



Forest, often due to constraints related to property shape or size. Examples include 7968 Iowa (attached garage), 702 Forest, and 903 Keystone (detached garages.)

33) *"If this structure existed when we were looking to purchase our home, we would not have given our house a second look. Perhaps even more significant, if we wanted to live in a neighborhood where the garages were as prominently placed in the front of the lot, or where the distance between one's home and a neighboring structure was less than 12 feet, we would have moved to another town."*

- **The house at 623 Edgewood is about 13 feet from the property line. As originally proposed, the garage structure would be at least 16 feet from their home.**
- There are also several examples of homes in River Forest built in close proximity to each other and/or to neighbor's garages, including 915 and 919 Thatcher, 1023 and 1027 Thatcher, 1215 Ashland, 903 Thatcher and 7968 Iowa, and several more on the 100 block of Forest, and the 000 block of Gale, to name a few.

34) *"VIII. That there is no means other than the requested variation by which the alleged hardship or difficulty can be avoided or remedied to a degree sufficient to permit a reasonable use of the subject property.*

*In conclusion, the property at 631 Edgewood Place can accommodate a garage that is in compliance with existing code; as noted above, there are several ways to accomplish this."*

- Construction of garage would not only **allow for "reasonable use"** of the property, but it would also **bring the property into compliance** with Village Ordinance requiring enclosed parking for two cars on this detached single-family residential property.
- In fact, the only compliant location on the property that could accommodate a two-car garage that is accessible by an average vehicle would require 50-60% of the rear yard to be covered with impermeable surface.
- Increasing the impermeable surface would significantly increase storm water run-off, and would likely increase flooding to surrounding properties (especially on Thatcher Ave.) that currently drain onto the property at issue.
- Reducing the permeable surface or interrupting storm water run-off increases the volume of standing water and associated health risks by providing breeding ground for insects, including mosquito larvae and fly maggots.

- 35) *“Zoning regulations exist for reason: to preserve the character of the Village, the safety of is residents, and ensure uniformity among residential property. A **two-story** garage built on the **front of this property** would be clearly out of place here ...*
- The application and plans submitted are for a **one-story garage**.
  - The front façade of the proposed **garage would be set behind the front façades** of both 623 and 631 Edgewood; the southwest corner of the garage (closest to the property line) would be **about 35 feet from the public sidewalk**.
  - **623 Edgewood has a two-story garage**.
- 36) *“...and negatively impact our quality of life, **our potential safety, neighboring property, and our potential resale value.**”*
- The front façade of the proposed **garage would be set behind the front façades** of both 623 and 631 Edgewood; the southwest corner of the garage (closest to the property line) would be **about 35 feet from the public sidewalk**.
  - The front façade of the existing home at **623 Edgewood is approximately 32 feet from the public sidewalk**, so their existing house would represent more of a visual barrier than the proposed garage.
  - Furthermore, an **existing 4 foot wooden fence** on the property line (northwest of the driveway) **extends more than 7 feet beyond the front façade of the house at 623 Edgewood Place, and about 10 feet beyond the proposed corner of the garage**.
  - The northeastern garage the Horan’s suggested would create a legitimate safety hazard, and would have a significant negative impact on the quality of life, and property values for the adjacent property at 8011 Oak Ave.
- 37) *As such, we oppose and object to the zoning variation application. We thank you for your consideration and careful analysis of this application. Please keep us apprised of any further deliberation or decision in this matter; and feel free to contact us if you have any questions or wish to discuss further.*

*Kevin and Katie Horan*

My responses are true and accurate to the best of my knowledge. Please don’t hesitate to contact me if I can answer any further questions.

Respectfully submitted,

Maureen F. Huston  
708.421.2588



**LOT COVERAGE**

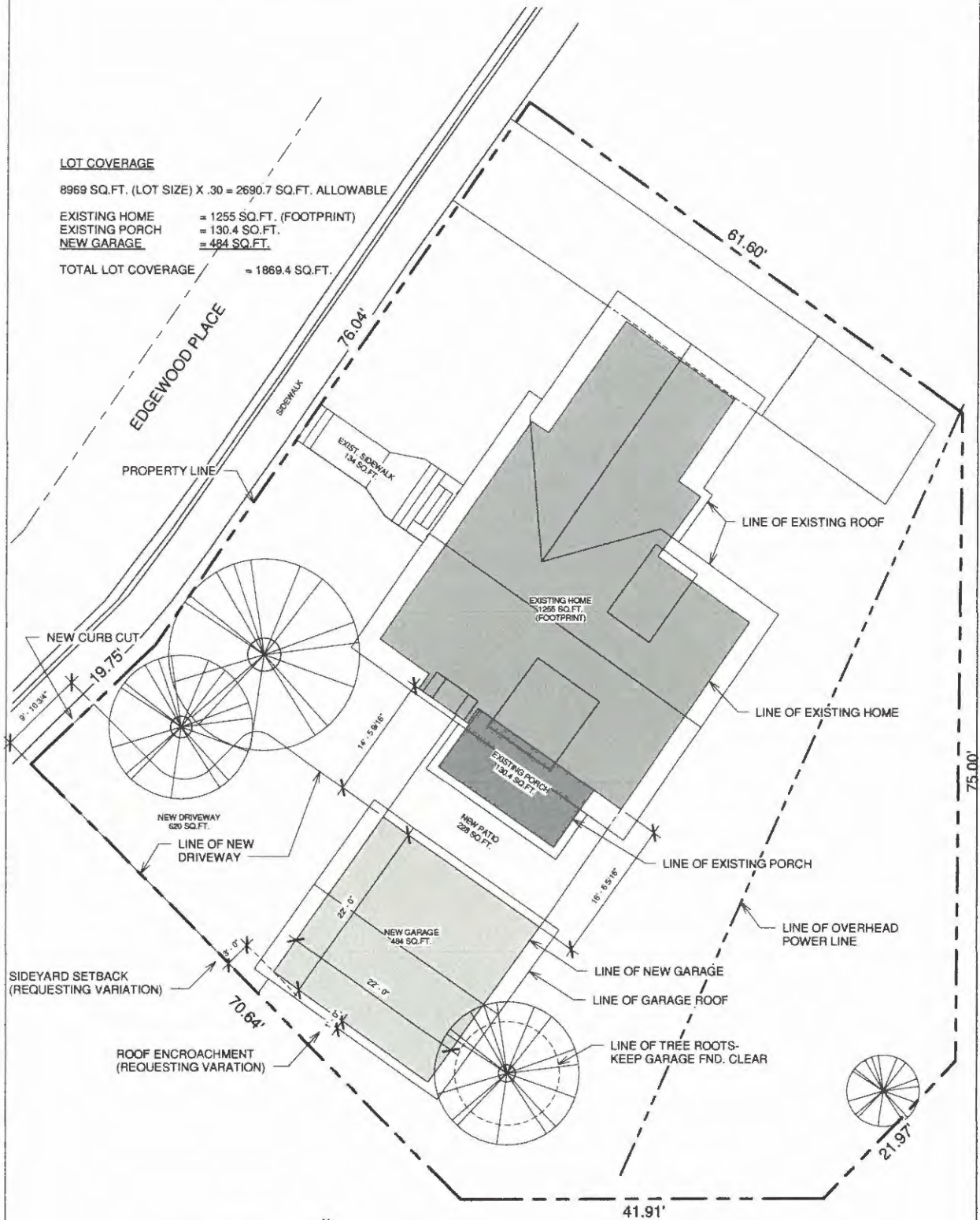
8969 SQ.FT. (LOT SIZE) X .30 = 2690.7 SQ.FT. ALLOWABLE

EXISTING HOME = 1255 SQ.FT. (FOOTPRINT)

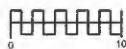
EXISTING PORCH = 130.4 SQ.FT.

NEW GARAGE = 494 SQ.FT.

TOTAL LOT COVERAGE = 1869.4 SQ.FT.



① SITE PLAN  
3/32" = 1'-0"



**Archimāge**  
Architects, Ltd.

www.archimagearchitects.com

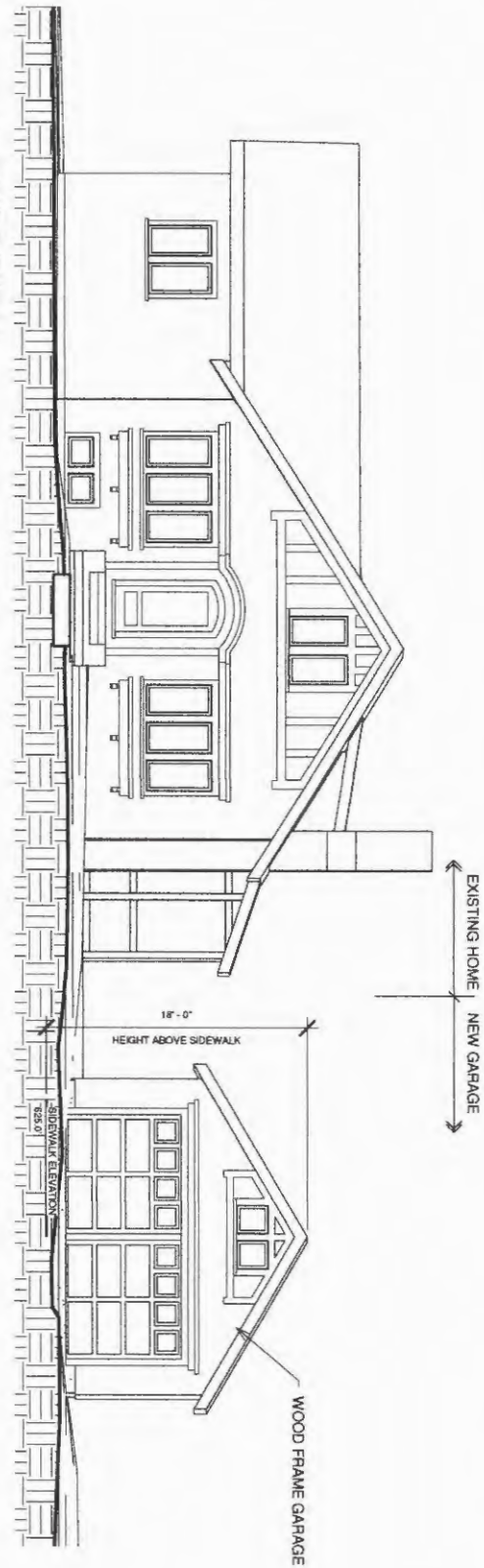
**HUSTON RESIDENCE**  
631 Edgewood Place  
River Forest, IL 60305

**SITE PLAN**

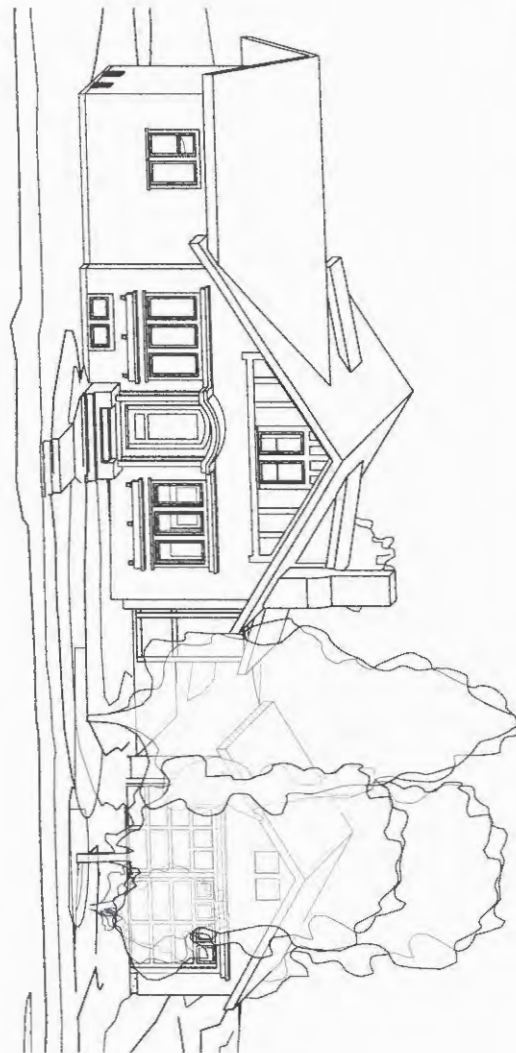
Project number	1706	<b>A1</b>
Date	11-15-2017	
Drawn by	SOS	
Checked by	KRS	
Scale 3/32" = 1'-0"		

11/15/2017 2:49:10 PM

① FRONT ELEVATION  
1/8" = 1'-0"



② Front 3D



**Archimāge**  
Architects, Ltd.  
www.archimagearchitects.com

HUSTON RESIDENCE  
631 Edgewood Place  
River Forest, IL 60305

FRONT VIEWS

Project number	1706	A2
Date	11-15-2017	
Drawn by	Author	
Checked by	Checker	
Scale		1/8" = 1'-0"



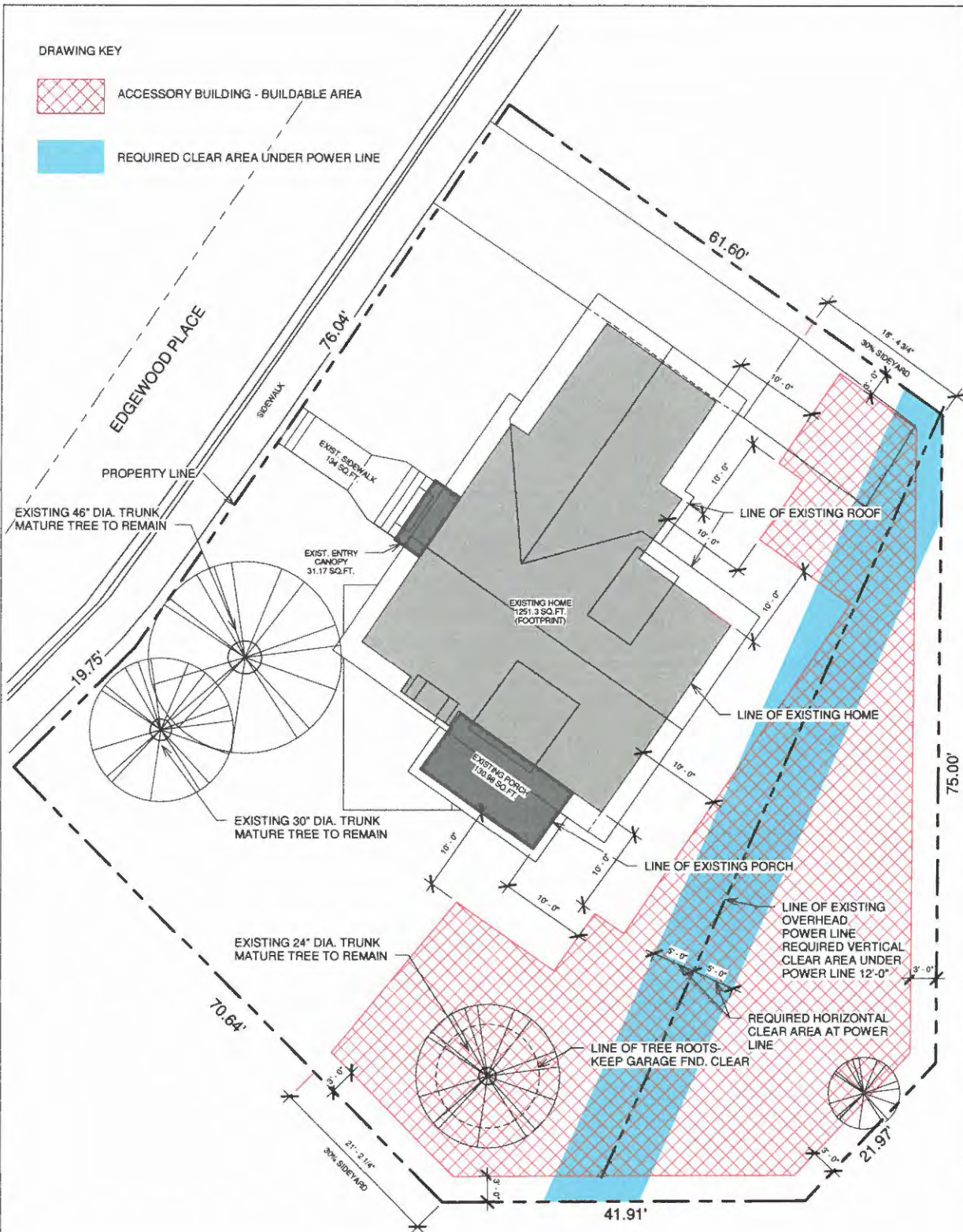
DRAWING KEY



ACCESSORY BUILDING - BUILDABLE AREA

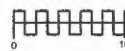


REQUIRED CLEAR AREA UNDER POWER LINE



① SITE PLAN - ALTERNATE  
3/32" = 1'-0"

ACCESSORY BUILDING  
BUILDABLE AREA



**Archimāge**  
Architects, Ltd.

www.archimagearchitects.com

**HUSTON RESIDENCE**  
631 Edgewood Place  
River Forest, IL 60305

**SITE PLAN - ALTERNATE**

Project number	1706	<b>A1a</b>
Date	1-31-2018	
Drawn by	Author	
Checked by	Checker	
		Scale 3/32" = 1'-0"

2/1/2018 9:00:50 AM



0:00 1:00 2:00 3:00 4:00 5:00 6:00 7:00 8:00 9:00 10:00 11:00 12:00 13:00 14:00 15:00 16:00 17:00

### Computation path of the sun for:

River Forest, IL, USA

20.Mar.2018

06:55 UTC-5

>|<

### Solar data for the selected location

Dawn:	06:26:47
Sunrise:	06:54:14
Culmination:	12:58:43
Sunset:	19:03:54
Dusk:	19:31:25
Daylight duration:	12h9m40s
Distance [km]:	148.978.894
Altitude:	-0.15°
Azimuth:	89.42°
Shadow length [m]:	n/a
at an object level [m]:	5.75

### Geodata for the selected location

### More solar data

Mar Equinox:	20.03.2018 11:14 CDT
Jun Solstice:	21.06.2018 05:07 CDT
Sep Equinox:	22.09.2018 20:53 CDT
Dec Solstice:	21.12.2018 16:22 CST

Print

Contact

Help & API

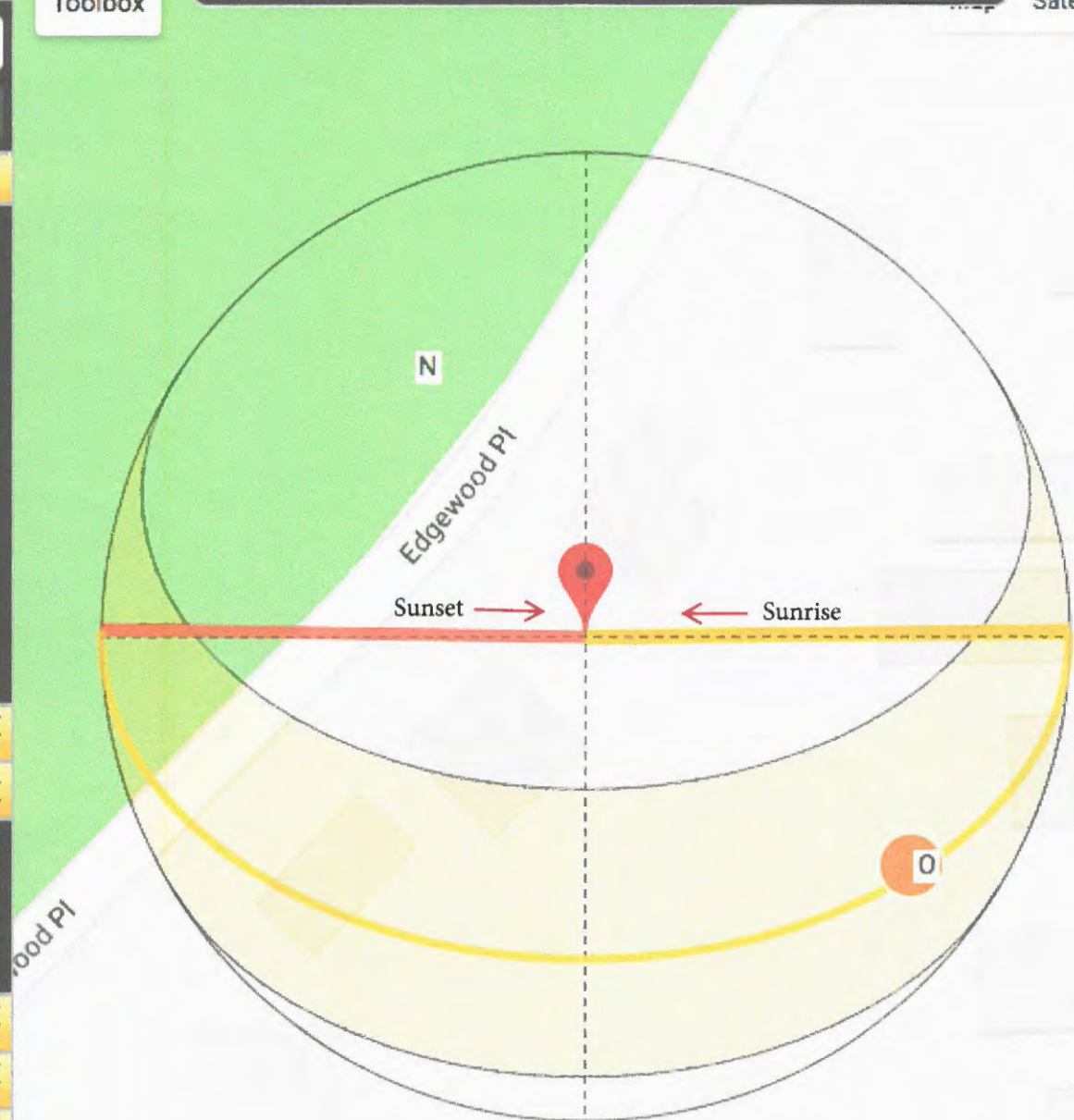
The same for the Moon

Legal Disclosure

Toolbox

here Partial solar eclipse: 10.06.2021 | 22.3% [more](#)

Satellite



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-



## Computation path of the sun for:

River Forest, IL, USA

21.Jun.2018

05:17 UTC-5



## Solar data for the selected location

Dawn:	04:41:51
Sunrise:	05:15:51
Culmination:	12:53:09
Sunset:	20:30:26
Dusk:	21:04:27
Daylight duration:	15h14m35s
Distance [km]:	152.027.831
Altitude:	-0.12°
Azimuth:	56.94°
Shadow length [m]:	n/a
at an object level [m]:	5.75

## Geodata for the selected location

## More solar data

Mar Equinox:	20.03.2018 11:14 CDT
Jun Solstice:	21.06.2018 05:07 CDT
Sep Equinox:	22.09.2018 20:53 CDT
Dec Solstice:	21.12.2018 16:22 CST

Print

Contact

Help & API

The same for the Moon

Legal Disclosure

Toolbox

here Partial solar eclipse: 10.06.2021 | 22.3% [more](#)

Satellite





## Computation path of the sun for:

River Forest, IL, USA

22.Sep.2018 06:39 UTC-5 >|<

## Solar data for the selected location

**Dawn:** 06:10:54  
**Sunrise:** 06:38:25  
**Culmination:** 12:43:57  
**Sunset:** 18:48:46  
**Dusk:** 19:16:14  
**Daylight duration:** 12h10m21s  
**Distance [km]:** 150.155.659  
**Altitude:** -0.18°  
**Azimuth:** 88.99°  
**Shadow length [m]:** n/a  
**at an object level [m]:** 5.75

## Geodata for the selected location

## More solar data

**Mar Equinox:** 20.03.2018 11:14 CDT  
**Jun Solstice:** 21.06.2018 05:07 CDT  
**Sep Equinox:** 22.09.2018 20:53 CDT  
**Dec Solstice:** 21.12.2018 16:22 CST

Print

Contact

Help & API

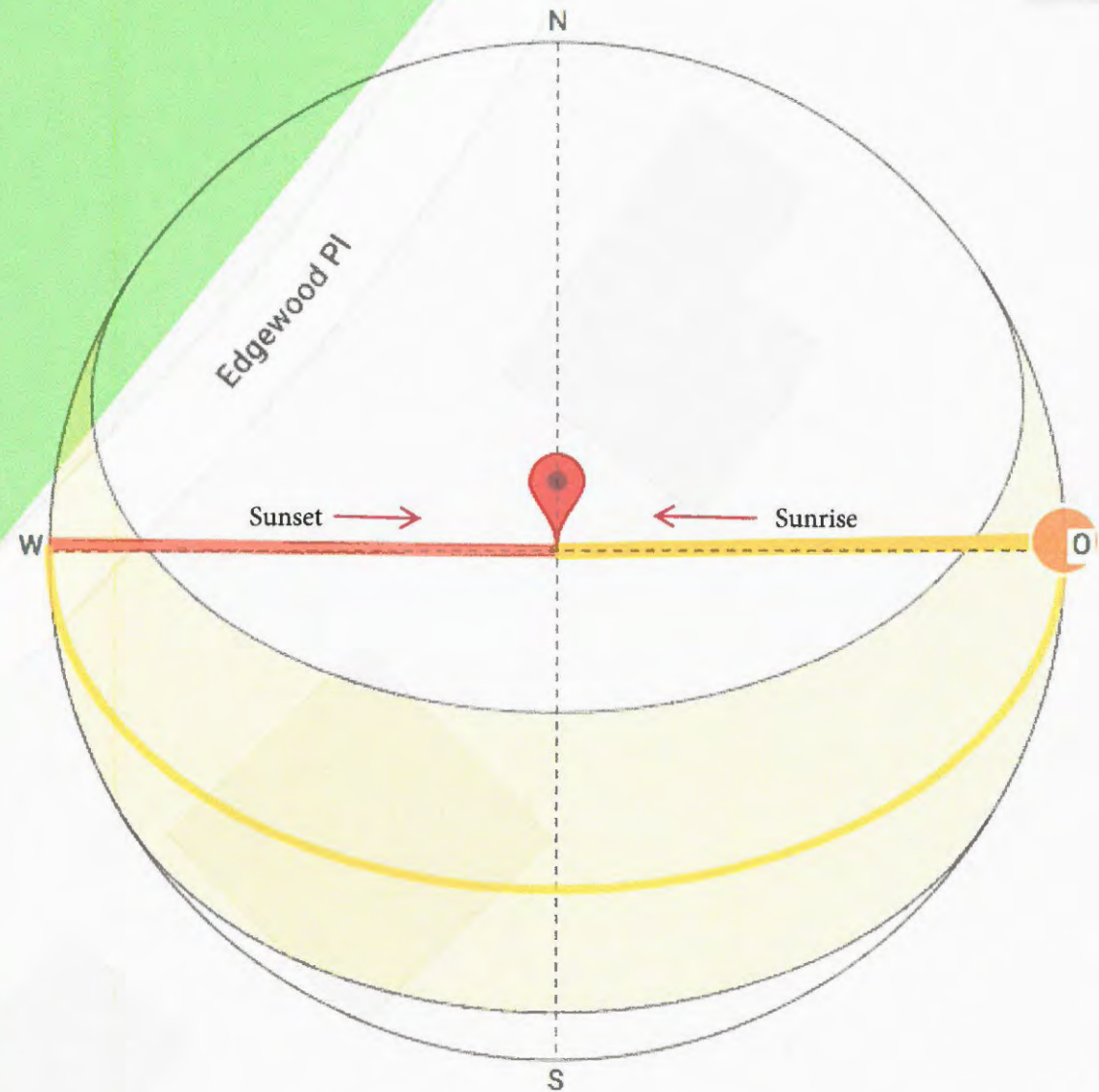
The same for the Moon

Legal Disclosure

Toolbox

here Partial solar eclipse: 10.06.2021 | 22.3% [more](#)

Satellite



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-



## Computation path of the sun for:

River Forest, IL, USA

21.Dec.2018

07:16 UTC-6

>|<

## Solar data for the selected location

Dawn: 06:43:55

Sunrise: 07:15:15

Culmination: 11:49:28

Sunset: 16:23:42

Dusk: 16:55:02

Daylight duration: 9h8m27s

Distance [km]: 147.167.813

Altitude: -0.17°

Azimuth: 121.48°

Shadow length [m]: n/a

at an object level [m]: 5.75

## Geodata for the selected location

## More solar data

Mar Equinox: 20.03.2018 11:14 CDT

Jun Solstice: 21.06.2018 05:07 CDT

Sep Equinox: 22.09.2018 20:53 CDT

Dec Solstice: 21.12.2018 16:22 CST

Print

Contact

Help & API

The same for the Moon

Legal Disclosure

Toolbox

here Partial solar eclipse: 10.06.2021 | 22.3% [more](#)

Satellite



+  
-



There is a significance difference in the heights of the surface between 631 Edgewood (foreground) and 623 Edgewood (background.) The shovel provides perspective. There is no risk of storm water run off draining from 631 to the adjacent property.





## Village of River Forest

Village Administrator's Office

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

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### MEMORANDUM

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Date: February 27, 2018

To: Zoning Board of Appeals

From: Lisa Scheiner, Assistant Village Administrator  
Clifford Radatz, Building Official

Subj: 631 Edgewood Place - Zoning Variation - Commonwealth Edison Issue

---

At its February 8, 2018 meeting, the Zoning Board of Appeals ("ZBA") held a public hearing regarding requested variations to Section 10-9-7 of the Zoning Ordinance for the purpose of constructing a detached garage in the side yard adjacent to the house at 631 Edgewood Place. During the hearing the property owner, Maureen Huston, testified that she is prevented from locating the garage in certain areas of her property because of an overhead Commonwealth Edison ("ComEd") main line that exists in the rear of the property. She testified that ComEd requires a ten (10) foot clearance between any structure and the main line. She also testified that ComEd told her it would cost approximately \$40,000 to relocate the line underground and that it is cost prohibitive. The ZBA asked Village Staff to contact ComEd to confirm this information.

Village Staff met with Corey Foster, External Affairs Manager for ComEd on Tuesday, February 27, 2018 at 10:30 a.m. Mr. Foster confirmed that Ms. Huston had been in contact with ComEd and that a "preliminary walk-down" was conducted at the property to give Ms. Huston a ballpark estimate of the cost of relocating the overhead main line and that the estimate was \$40,000, plus or minus \$5,000-\$10,000. Mr. Foster explained that Ms. Huston would be required to pay a 10% non-refundable deposit (\$4,000) before ComEd staff would proceed with the design and engineering of the project and determine a more accurate cost.

Mr. Foster further explained that the overhead mainline at 631 Edgewood Place is considered a "private line" because it is located in a private easement. As a result, the property owner would be responsible for bearing the full cost of relocating the service. There is no way this could be considered a Village improvement as it is not located in the Village's right-of-way. Finally, Mr. Foster indicated that relocating the main line to another overhead location is most likely not an option due to ComEd's location and clearance requirements.



DESIGN VEHICLE

Passenger Vehicle

Width : 6.33  
Track : 6.33  
Lock to Lock Time : 6.0  
Steering Angle : 26.4

- Body of Vehicle  
- Front Tires Path  
- Rear Tires Path

SCALE: 1" = 20'

INBOUND

OUTBOUND

631 EDGEWOOD PLACE  
RIVER FOREST, ILLINOIS

PASSENGER VEHICLE MANEUVERS  
PROPOSED GARAGE 1

DRAWN: MID  
DATE: 03-07-16  
PROJECT # 18-xxxx  
FIGURE: A

CHECKED: LA  
REV:



DESIGN VEHICLE

16.75

Passenger Vehicle

Width : 6.33

Track : 6.33

Lock to Lock Time : 6.0

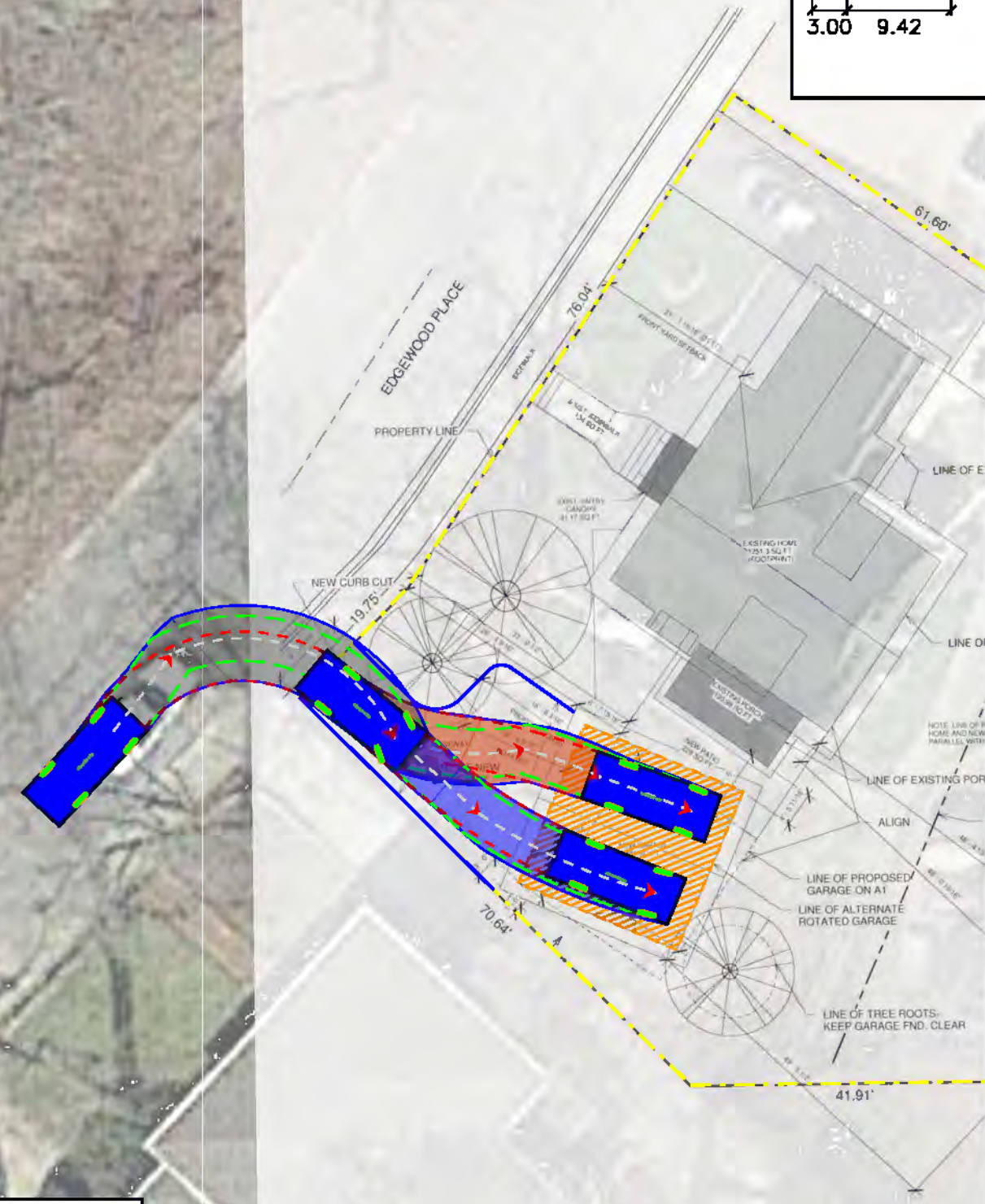
Steering Angle : 26.4

- Body of Vehicle

- Front Tires Path

- Rear Tires Path

SCALE: 1" = 20'



INBOUND



OUTBOUND

631 EDGEWOOD PLACE  
RIVER FOREST, ILLINOIS

PASSENGER VEHICLE MANEUVERS

PROPOSED GARAGE 2

DRAWN: MID

DATE: 03-07-16

PROJECT # 18-xxxx

FIGURE: B

CHECKED: LA

REV:







## Village of River Forest

Village Administrator's Office

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

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### MEMORANDUM

---

Date: April 5, 2018

To: Catherine Adduci, Village President  
Village Board of Trustees

From: Eric J. Palm, Village Administrator

Subj: Purchase of Real Property – 10 Lathrop

---

**Issue/Analysis:** Attached please find a sales contract and loan documents for the property at 10 Lathrop, River Forest. The property is a single family home within in the Madison Street TIF district and was listed for sale by the property owners. The Village has negotiated a contract with a purchase price of \$330,000 for the property. We will pay normal closing costs related to the buyer. The Village will be conducting a normal home inspection on the property and may rent the home out in the short-term.

As the Village did with LCFS, we will be making a loan from the General Fund of \$340,000 to cover the cost of the purchase as well as closing costs. We expect to close by May 31, 2018. Because this transaction will take place in FY2019, there is no need to approve a budget amendment for FY2018; rather, we will amend the FY2019 budget prior to approval.

**Recommendation:** Consider the following motions:

Approve a Resolution authorizing a Real Estate Purchase and Sales Contract (10 Lathrop Avenue, River Forest, Illinois) for \$330,000

Approve an Ordinance Authorizing a Loan from the Village General Fund to the Madison Street Tax Increment Financing Fund for \$340,000

Please contact me any questions. Thank you.

**Attachments**

Resolution – Contract

Ordinance – Loan



RESOLUTION NO. \_\_\_\_\_

**A RESOLUTION AUTHORIZING A REAL ESTATE  
PURCHASE AND SALES CONTRACT  
(10 LATHROP AVENUE, RIVER FOREST, ILLINOIS)**

**NOW, THEREFORE**, be it resolved by the President and Board of Trustees of the Village of River Forest, Illinois, as follows:

**SECTION 1:** The President and Board of Trustees of the Village find as follows:

- A. The Village of River Forest ("Village") is a non-home rule municipality pursuant to Section 7 of Article VII of the Constitution of the State of Illinois.
- B. The State of Illinois has adopted tax increment financing pursuant to the Tax Increment Allocation Redevelopment Act, 65 ILCS 5/11-74.4-1, *et seq.*, as amended from time to time ("TIF Act").
- C. Pursuant to its powers and in accordance with the TIF Act, and pursuant to Ordinance Nos. 3630, 3631 and 3632, adopted on November 28, 2016, the River Forest Madison Street TIF District ("TIF District") was formed as a TIF district, for a twenty-three (23) year period. Ordinance Nos. 3630, 3631 and 3632 are incorporated herein by reference.
- D. Pursuant to and in accordance with the TIF Act and the Ordinances establishing the TIF District, the Corporate Authorities of the Village are empowered under Section 4(c) of the TIF Act, 65 ILCS 5/11-74.4-4(c), to acquire title to and possession of real property which is within the TIF District as is necessary, required and needed to achieve the objectives of the Redevelopment Plan and Project for the TIF District.
- E. The owner of the real estate and appurtenances attached thereto ("Seller") for the property located at 10 Lathrop Avenue, River Forest, Illinois ("Subject Property"), which property is within the boundaries of the TIF District, desires to sell the Subject Property to the Village.
- F. The Village desires to acquire the Subject Property in furtherance of the Redevelopment Plan and Project for the TIF District.
- G. It is the desire of the Seller and the Village to undertake the conveyance of the Subject Property to the Village on the terms set forth in the "Real Estate Purchase And Sales Contract (10 Lathrop Avenue, River Forest, Illinois)," attached hereto as **EXHIBIT A** and made a part hereof ("Contract").

- H. It is in the best interest of the Village to acquire the Subject Property, to ensure that redevelopment within the TIF District continues.

**SECTION 2:** Based upon the foregoing, the Village President, Village Clerk and Village Administrator be and are hereby authorized and directed to purchase the Subject Property pursuant to the terms and conditions set forth in the Contract for the Village, and they are further authorized and directed to execute and deliver such other instruments, including the Contract, as may be necessary or convenient to consummate such purchase.

**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.

**ADOPTED** this \_\_\_\_ day of \_\_\_\_\_, 2018, pursuant to a roll call vote as follows:

AYES: \_\_\_\_\_

NAYS: \_\_\_\_\_

ABSENT: \_\_\_\_\_

**APPROVED** this \_\_\_\_ day of \_\_\_\_\_, 2018, by the Village President of the Village of River Forest, and attested by the Village Clerk, on the same day.

\_\_\_\_\_  
Village President

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

ATTEST:

\_\_\_\_\_  
Village Clerk

**EXHIBIT A**

**CONTRACT**

(attached)

**REAL ESTATE PURCHASE AND SALES CONTRACT**  
**(10 LATHROP AVENUE, RIVER FOREST, ILLINOIS)**

THIS REAL ESTATE PURCHASE AND SALES CONTRACT ("Contract") is made as of the Effective Date (as defined in Section 25 below) between **Marion Baumgarten** and **Jonathan Baumgarten** (collectively the "**Seller**") and the **VILLAGE OF RIVER FOREST**, an Illinois municipal corporation ("**Buyer**").

**AGREEMENT:**

1. **THE BUYER IS A MUNICIPAL ENTITY AND THIS CONTRACT IS SUBJECT TO THE APPROVAL OF, AND IS NOT ENFORCEABLE UNLESS APPROVED AT AN OPEN MEETING BY, THE BOARD OF TRUSTEES OF BUYER.**

2. **SALE.** The Seller, whose identity may be updated to conform the owner of record set forth in the "Title Commitment," as defined in Section 8 below, agrees to sell to Buyer, and Buyer agrees to purchase from Seller, upon the terms and conditions set forth in this Contract, the fee simple title to the parcel of land commonly known as 10 Lathrop Avenue, River Forest, Illinois, PIN 15-12-322-030-0000, located in the County of Cook ("**Property**"), which Property is legally described in **Exhibit A** attached hereto and made a part hereof, and which legal description shall conform and may be updated to conform to the legal description from the "Survey," as defined in Section 9 below.

3. **PURCHASE PRICE.** The purchase price for the purchase of the Property by Buyer is **THREE HUNDRED THIRTY THOUSAND AND NO/100 DOLLARS (\$330,000.00)** ("**Purchase Price**"). At closing, Buyer shall pay to Seller, in good and available funds by wire transfer or cashier's check, the Purchase Price, plus or minus prorations as provided herein.

4. **EARNEST MONEY DEPOSIT.** Within five (5) business days after receipt of a fully executed copy of this Contract, Buyer shall deposit the Ten Thousand and No/100 Dollars (\$10,000.00) ("**Earnest Money Deposit**") with the "Title Company," as defined in Section 5 below, pursuant to mutually acceptable strict joint order escrow instructions. The Earnest Money Deposit shall be applied to the Purchase Price at Closing, if the Closing occurs. The Earnest Money Deposit shall be returned to Buyer if the Closing does not occur.

5. **CLOSING DATE.** The closing ("**Closing**") of the contemplated purchase and sale of the Property shall take place through a deed and money escrow ("**Escrow**") on May 31, 2018 ("**Closing Date**") at the office of Chicago Title Insurance Company, 1100 Lake Street, Suite 165, Oak Park, Illinois 60301 ("**Title Company**"), or at such other time and place as mutually agreed to by the parties. The parties shall equally share all Closing costs, including but not limited to the costs of recording, the title policy, the Survey, the Earnest Money Deposit escrow and the Escrow. As to survey, Seller shall only be responsible to pay for one half (1/2) of the cost of a standard survey conforming to the current Minimum Standards of Practice for boundary surveys. In the event the Buyer requires a more detailed survey, Buyer shall pay for the difference between the cost of same and Seller's share as set forth above.

6. **"AS IS/WHERE IS" Transaction.** This Contract is for the sale and purchase of the Property in its "AS IS/WHERE IS" condition as of the Effective Date. Buyer acknowledges that no representations, warranties or guarantees of any kind with respect to the condition of the Property and matters of survey have been made by Seller or Seller's Listing Agent other than those known defects, if any, disclosed by Seller. Buyer may conduct an inspection at Buyer's expense. In that event, Seller shall make the Property available to Buyer's inspector at reasonable times. Buyer shall indemnify and hold harmless Seller from and against any loss or damage caused by the acts of negligence of Buyer or any person performing any inspection. In the event the inspection reveals that the condition of the Property is unacceptable to Buyer and Buyer so notifies Seller within fifteen (15) business days after the Effective Date, this Contract shall be null and void. Buyer's notice shall not include a copy of any inspection reports and/or list of unacceptable matters found. The parties hereby agree that any such inspections are solely for the benefit of the Buyer and that Buyer shall only tender copies of any reports or findings to Seller if Seller requests same in writing. In addition, the Parties hereby agree that the Buyer is relying solely on its own inspection and investigation of the Property and is not relying, in any way, on any representations made or given in connection with the condition of the Property except for those set forth in Section 15 below. Failure of Buyer to notify Seller of cancellation or to conduct said inspection shall operate as a waiver of Buyer's right to terminate this Contract (except as set forth in Sections 7 and 16 below).

7. **BUYER'S OPTION TO TERMINATE CONTRACT.** The Buyer shall not be obligated to take title to the Property if, in the Buyer's sole and exclusive judgment, for any reason whatsoever, Buyer determines within a fifteen (15) business day period following the Effective Date, that the use or condition of the Property (including the groundwater thereunder), or any part thereof or any adjacent property, poses a material health, safety or environmental hazard, or if the Property Assessment reveals the existence of any condition which may be dangerous and/or unacceptable to the Buyer, or in violation of any law or regulation including, but not limited to, the presence of any hazardous material (collectively the "**Property Defect**"). If, in the sole and exclusive judgment of Buyer, Buyer determines that there is a Property Defect, Buyer shall have the right to revoke its acceptance of the Contract and the adoption of the ordinance or resolution approving the Contract ("**Ordinance**"), if any, and to declare the Contract and its Ordinance approving the purchase and execution of the Contract and related closing documents null and void. Said termination and revocation shall only be valid if written notice is tendered to Seller within fifteen (15) business days of the Effective Date. Failure of Buyer to notify Seller within the timeframe stated herein, or to conduct said inspection, shall operate as a waiver of Buyer's right to terminate this Contract as provided for in this Section 7.

8. **TITLE INSURANCE.** Within thirty (30) days of the Effective Date, Seller shall obtain a title commitment issued by the Title Company, in the amount of the Purchase Price, with extended coverage over the standard exceptions 1 through 5 ("**Title Commitment**"), together with copies of all underlying title documents listed in the Title Commitment ("**Underlying Title Documents**"), subject only to those matters described in **Exhibit B**, attached hereto and made a part hereof ("**Permitted Exceptions**"). If the Title Commitment, Underlying Title Documents or the Survey (as hereinafter defined) disclose exceptions to title, which are not acceptable to Buyer ("**Unpermitted Exceptions**"), Buyer shall have fifteen (15) days from the later of the delivery of the Title Commitment, the Underlying Title Documents and the Survey to object to the Unpermitted Exceptions. Buyer shall provide Seller with an objection letter ("**Buyer's Objection Letter**") listing the Unpermitted Exceptions, which are not acceptable to Buyer. Seller shall have fifteen (15) days from the date of receipt of the Buyer's Objection Letter ("**Seller's Cure Period**") to have the Unpermitted Exceptions removed from the Title Commitment or to cure such Unpermitted Exceptions or to



have the Title Company commit to insure against loss or damage that may be occasioned by such Unpermitted Exceptions, and the Closing shall be extended such additional time, but not beyond June 29, 2018 ("**Extended Title Closing Date**"), after Buyer's receipt of a proforma title policy ("**Proforma Title Policy**") reflecting the Title Company's commitment to insure the Unpermitted Exceptions. If Seller fails to have the Unpermitted Exceptions removed or, in the alternative, to obtain a Title Commitment insuring the Unpermitted Exceptions within the specified time, Buyer may elect to either (i) terminate this Contract and this Contract shall become null and void without further action of the parties, or (ii) upon notice to Seller within ten (10) days after Buyer's receipt of Seller's intention not to cure the Unpermitted Exceptions, take title as it then is with the right to deduct from the Purchase Price any liens or encumbrances of a definite or ascertainable amount which are listed in the Title Commitment. All Unpermitted Exceptions, which the Title Company commits to insure, shall be included within the definition of Permitted Exceptions. The Proforma Title Policy shall be conclusive evidence of good title as shown therein as to all matters insured by the Title Company, subject only to the Permitted Exceptions. The Buyer shall pay the cost for any later date title commitments, and Buyer shall pay for the cost of the later date to its Proforma Title Policy.

9. **SURVEY.** Within thirty (30) days of the Effective Date, Seller shall obtain and deliver to Buyer a Plat of Survey ("**Survey**") that conforms to the Minimum Standards of Practice for boundary surveys, is dated not more than six (6) months prior to the date of Closing, and is prepared by a professional land surveyor licensed to practice land surveying under the laws of the State of Illinois. The Survey shall show visible evidence of improvements, rights of way, easements, use and measurements of all parcel lines. The land surveyor shall set monuments or witness corners at all accessible corners of the land. All such corners shall also be visibly staked or flagged. The Survey shall include the following statement, placed near the professional land surveyor seal and signature: "This professional service conforms to the current Illinois Minimum Standards for a boundary survey."

10. **DEED.** Seller shall convey fee simple title to the Property to Buyer, by a recordable Warranty Deed ("**Deed**"), subject only to the Permitted Exceptions. Seller shall also execute and deliver, at Closing, any and all documents, in addition to the Deed, including an Affidavit of Title; Bill of Sale; Title Company documentation including, but not limited to, an ALTA Statement, GAP Undertaking, and such other documents reasonably requested either by the Buyer or the Title Company to consummate the transaction contemplated herein and to vest fee simple title to the Property in Buyer subject only to the Permitted Exceptions and the issuance of the Buyer's Title Company owners title insurance policy. Buyer shall be responsible for the recording fee of the Deed.

11. **CLOSING DOCUMENTS.** On the Closing Date, the obligations of the Buyer and Seller shall be as follows:

- A. Seller shall deliver or cause to be delivered to the Title Company:
  - i. the original executed and properly notarized Deed;
  - ii. the original executed and property notarized Affidavit of Title;
  - iii. the original executed and property notarized Non-Foreign Affidavit;
  - iv. the original executed Bill of Sale;

- v. Village of River Forest Transfer stamp;
- vi. counterpart originals of Seller's Closing Statement; and
- vii. such other standard closing documents or other documentation as is required by applicable law or the Title Company to effectuate the transaction contemplated hereby, including, without limitation, ALTA statements and GAP Undertaking, such other documentation as is reasonably required by the Title Company to issue Buyer its owners title insurance policy in accordance with the Proforma Title Policy and in the amount of the Purchase Price insuring the fee simple title to the Property in the Buyer as of the Closing Date, subject only to the Permitted Exceptions.

B. Buyer shall deliver or cause to be delivered to the Title Company:

- i. the balance of the Purchase Price, plus or minus prorations;
- ii. counterpart originals of Seller's Closing Statement;
- iii. ALTA Statement and such other standard closing documents or other documentation as is required by applicable law or the Title Company to effectuate the transaction contemplated herein.

C. The parties shall jointly deposit fully executed State of Illinois Transfer Declarations and County Transfer Declarations.

12. **POSSESSION.** Possession of the Property shall be finally and fully delivered to Buyer on the Closing Date.

13. **PRORATIONS.** At Closing, the following adjustments and prorations shall be computed as of the Closing Date and the balance of the Purchase Price shall be adjusted to reflect such prorations. All prorations shall be based on a 366-day year, with the Seller having the day prior to the Closing Day.

A. **Real Estate Taxes.** General real estate taxes for 2017 and 2018 and subsequent years, special assessments and all other public or governmental charges against the Property, if any, which are or may be payable on an annual basis (including charges, assessments, liens or encumbrances for sewer, water, drainage or other public improvements completed or commenced on or prior to the Closing Date) shall be adjusted and apportioned as of the Closing Date. If the exact amount of general real estate taxes is not known at Closing, the proration will be based on 105% of the most recent full year tax bill, and shall be conclusive, with no subsequent adjustment.

B. **Miscellaneous.** All other charges and fees customarily prorated and adjusted in similar transactions shall be prorated as of Closing Date. In the event that accurate prorations and other adjustments cannot be made at Closing because current bills or statements are not obtainable (as, for example, all water, sewer, gas and utility bills), the parties shall prorate on the

best available information. Final readings and final billings for utilities shall be taken as of the date of Closing except for a water bill which may be taken up to two (2) days before the Closing Date.

14. **CONVEYANCE TAXES.** The parties acknowledge that, as Buyer is a governmental entity, this transaction is exempt from any State, County or local real estate transfer tax pursuant to 35 ILCS 200/31-45(b). Seller shall furnish completed Real Estate Transfer Declarations signed by Seller or Seller's agent in the form required pursuant to the Real Estate Transfer Tax Act of the State of Illinois.

15. **COVENANTS, REPRESENTATIONS AND WARRANTIES OF SELLER.** The covenants, representations and warranties contained in this Section shall be deemed remade as of the Closing Date and shall survive the Closing for a period of one (1) year, and shall be deemed to have been relied upon by the Buyer in consummating this transaction, notwithstanding any investigation the Buyer may have made with respect thereto, or any information developed by or made available to the Buyer prior to the Closing and consummation of this transaction. Seller covenants, represents and warrants to the Buyer as to the following matters, each of which is so warranted to be true and correct as of the Effective Date and also on the Closing Date:

A. **Title Matters.** Seller has good and marketable fee simple title to the Property, subject only to the Permitted Exceptions.

B. **Violations of Zoning and Other Laws.** Seller has received no written notice from any governmental agency alleging any violations of any statute, ordinance, regulation or code. The Property as conveyed to Buyer shall include all rights of the Seller to the use of any off-site facilities, including, but not limited to, storm water detention facilities, necessary to ensure compliance with all zoning, building, health, fire, water use or similar statutes, laws, regulations and orders and any instrument in the nature of a declaration running with the Property.

C. **Pending and Threatened Litigation.** To the best knowledge and belief of Seller, there are no pending or threatened matters of litigation, administrative action or examination, claim or demand whatsoever relating to the Property.

D. **Eminent Domain, etc.** To the best knowledge and belief of Seller, there is no pending or contemplated eminent domain, condemnation or other governmental taking of the Property or any part thereof.

E. **Access to Property Utilities.** To the best knowledge and belief of Seller, No fact or condition exists which would result in the termination or impairment of access to the Property or which could result in discontinuation of presently available or otherwise necessary sewer, water, electric, gas, telephone or other utilities or services.

F. **Assessments.** To the best knowledge and belief of Seller, there are no public improvements in the nature of off-site improvements, or otherwise, which have been ordered to be made and/or which have not heretofore been assessed, and there are no special or general assessments pending against or affecting the Property. The Property was once designated in River Forest Special Service Area 7; however, to the best of Seller's knowledge and belief, said Special Service Area was discontinued.



G. Authority of Signatories; No Breach of Other Agreements; etc. The execution, delivery of and performance under this Contract by Seller is pursuant to authority validly and duly conferred upon Seller and the signatories hereto. The consummation of the transaction herein contemplated and the compliance by Seller with the terms of this Contract do not and will not conflict with or result in a breach of any of the terms or provisions of, or constitute a default under, any agreement, arrangement, understanding, accord, document or instruction by which Seller or the Property are bound; and will not and does not, to the best knowledge and belief of Seller, constitute a violation of any applicable law, rule, regulation, judgment, order or decree of, or agreement with, any governmental instrumentality or court, domestic or foreign, to which Seller or the Property are subject or bound.

H. Executory Agreements. Seller is not a party to, and the Property is not subject to, any contract or agreement of any kind whatsoever, written or oral, formal or informal, with respect to the Property, other than this Contract. Buyer shall not, by reason of entering into or closing under this Contract, become subject to or bound by any agreement, contract, lease, license, invoice, bill, undertaking or understanding which Buyer shall not have expressly and specifically previously acknowledged and agreed in writing to accept. Seller warrants and represents that no written leases, licenses or occupancies exist in regard to the Property and, further, that no person, corporation, entity, tenant, licensee or occupant has an option or right of first refusal to purchase, lease or use the Property, or any portion thereof.

I. Mechanic's Liens. All bills and invoices for labor and material of any kind relating to the Property have been paid in full, and there are no mechanic's liens or other claims outstanding or available to any party in connection with the Property.

J. Governmental Obligations. To the best knowledge of Seller, there are no unperformed obligations relative to the Property outstanding to any governmental or quasi-governmental body or authority.

K. Easements. Seller represents to the best of Seller's knowledge that the Property has no private easements or agreements that would hinder Seller from its intended use of the Property.

L. Section 1445 Withholding. Seller represents that he/she/it/they is/are not a "foreign person" as defined in Section 1445 of the Internal Revenue Code and is/are, therefore, exempt from the withholding requirements of said Section. At Closing, Seller shall furnish Buyer with a Non-Foreign Affidavit as set forth in said Section 1445.

Seller hereby indemnifies and holds Buyer harmless against all losses, damages, liabilities, costs, expenses (including reasonable attorneys' fees) and charges which Buyer may incur or to which Buyer may become subject as a direct or indirect consequence of such breach of the above representations or warranties made hereunder, including all incidental and consequential damages which are incurred within one (1) year of the Closing. These representations, warranties and Seller's indemnification shall survive the Closing for a period of one (1) year.

When used in this Section, the expression "to the best knowledge and belief of Seller," or words to that effect, is deemed to mean that Seller, without duty of examination, investigation or inquiry, is not aware of any thing, matter or the like that is contrary, negates, diminishes or vitiates that which such term precedes.

16. **PROPERTY ASSESSMENT.** Buyer shall have the right to select and retain environmental and other consultants to examine and inspect the physical condition of the Property (including the groundwater thereunder), to conduct a site inspection, site assessment, and/or environmental audit, and to perform any investigation or testing it deems necessary and appropriate ("**Property Assessment**") within fifteen (15) business days from the Effective Date. This period shall be known as the "**Contingency Period**," and shall commence one (1) business day after the Effective Date. The Seller shall provide to the Buyer and its employees, agents, representatives and consultants reasonable access to the Property (including the groundwater thereunder). The term "**Property Assessment**" as referred to in this Section shall include, but not be limited to, Phase I and Phase II environmental audits. During the Contingency Period, the Buyer shall not be obligated to take title to the Property if, in addition to the terms of the Contract, in the Buyer's sole and exclusive judgment, for any reason whatsoever (including, without limitation, information revealed by the Property Assessment), it determines that the use or condition of the Property (including the groundwater thereunder), or any part thereof or any adjacent property, poses a health, safety or environmental hazard, or if the Property Assessment reveals or if at any time prior to Closing the Buyer otherwise becomes aware of the existence of any condition which may be dangerous and/or unacceptable to the Buyer, or in violation of any law or regulation including, but not limited to, the presence of any Hazardous Material, as said term is defined below. Pursuant to this Section, the Buyer shall have the right, in its sole and exclusive judgment, to revoke its acceptance of this Contract prior to the expiration of the Contingency Period, and to declare this Contract, null and void. The parties hereby agree that any such Property Assessments and related documentation and information are solely for the benefit of the Buyer and that Buyer shall only tender copies of any reports or findings to Seller if Seller requests same in writing. In addition, the Parties hereby agree that the Buyer is relying solely on its own inspection and investigation of the Property and is not relying, in any way, on any representations made or given in connection with the condition of the Property except for those set forth in Section 15 above. Failure of Buyer to notify Seller of cancellation within the fifteen (15) business day period, or to conduct said inspection, shall operate as a waiver of Buyer's right to terminate this Contract on the basis of the Property Assessments. Buyer shall indemnify and hold harmless Seller from and against any loss or damage caused by the acts of negligence of Buyer or any person performing any Property Assessment.

17. **DEFAULT AND CONDITIONS PRECEDENT TO CLOSING.**

- A. It is a condition precedent to Closing that:
- i. fee simple title to the Property is shown to be good and marketable, subject only to the Permitted Exceptions, as required hereunder and is accepted by Buyer;
  - ii. the covenants, representations and warranties of Seller contained in Section 15 hereof and elsewhere in this Contract are true and accurate on the Closing Date or waived by Buyer in writing on the Closing Date; and



- iii. Seller has performed under the Contract and otherwise has performed all of its covenants and obligations and fulfilled all of the conditions required of it under the Contract in order to Close on the Closing Date.

B. If, before the Closing Date, Buyer becomes aware of a breach of any of Seller's representations and warranties or of Seller failing to perform all of its covenants or otherwise failing to perform all of its obligations and fulfill all of the conditions required of Seller in order to Close on the Closing Date, Buyer may, at its option:

- i. elect to enforce the terms hereof by action for specific performance; or
- ii. terminate this Contract; or
- iii. proceed to Close notwithstanding such breach or nonperformance.

In all events, Buyer's rights and remedies under this Contract shall always be non-exclusive and cumulative and the exercise of one remedy shall not be exclusive of or constitute the waiver of any other, including all rights and remedies available to it at law or in equity.

C. In the event of a default by Buyer, Seller's sole and exclusive right and remedy shall be to terminate this Contract.

D. Notwithstanding the foregoing, the parties agree that no default of or by either party shall be deemed to have occurred unless and until notice of any failure by the non-defaulting party has been sent to the defaulting party and the defaulting party has been given a period of ten (10) days from receipt of the notice to cure the default.

18. **BINDING EFFECT.** This Contract shall inure to the benefit of and shall be binding upon the heirs, legatees, transferees, assigns, personal representatives, owners, agents, administrators, executors and/or successors in interest of any kind whatsoever of the parties hereto.

19. **BROKERAGE.** The Buyer represents that it has not retained a broker regarding the proposed transaction. The Seller represents that, in connection with the proposed sale of the Property to Buyer, other than the broker fee due @properties, which shall be paid solely and directly by Seller, no third-party broker or finder has been engaged or consulted by it, or its subsidiaries or agents or employees, or, through Purchaser's actions (or claiming through such party), is entitled to compensation as a consequence of this transaction. Each party hereby defends, indemnifies and holds the other harmless against any and all claims of brokers, finders or the like, and against the claims of all third parties claiming any right to a commission or compensation by or through acts of that party or that party's partners, agents or affiliates in connection with this Contract. Each party's indemnity obligations shall include all damages, losses, costs, liabilities and expenses, including reasonable attorneys' fees, which may be incurred by the other in connection with all matters against which the other is being indemnified hereunder. This provision shall survive the Closing.

20. **NOTICES.** Any and all notices, demands, consents and approvals required under this Contract shall be sent and deemed received: (A) on the third business day after mailed by certified or registered mail, postage prepaid, return receipt requested, or (B) on the next business day after deposit with a nationally-recognized overnight delivery service (such as Federal Express or Airborne) for guaranteed next business day delivery, or (C) by e-mail transmission on the day of transmission, with the

original notice mailed by certified or registered mail, postage prepared, return receipt requested, or (D) by personal delivery, if addressed to the parties as follows:

To Seller: Marion Baumgarten and Jonathan Baumgarten



With a copy to: Felicia DiGiovanni  
Spina, McGuire & Okal  
7610 W. North Avenue  
Elmwood Park, Illinois 60707  
E-Mail: fdigiovanni@smolaw.com

To Buyer: Village of River Forest  
400 Park Avenue  
River Forest, Illinois 60305  
Attn: Eric Palm, Village Administrator  
E-Mail: epalm@vrf.us

With a copy to: Klein, Thorpe and Jenkins, Ltd.  
20 North Wacker Drive, Suite 1660  
Chicago, Illinois 60606-2903  
Attn: Gregory T. Smith  
E-Mail: gtsmith@ktjlaw.com

Any party hereto may change the name(s), address(es) and e-mail address(es) of the designee to whom notice shall be sent by giving written notice of such change to the other parties hereto in the same manner, as all other notices are required to be delivered hereunder.

21. **RIGHT OF WAIVER.** Both Buyer and Seller may, at any time and from time to time, waive each and any condition of the Closing, without waiver of any other condition or other prejudice of its rights hereunder. Such waiver by a party shall, unless otherwise herein provided, be in a writing signed by the waiving party and delivered to the other party.

22. **DISCLOSURE OF INTERESTS.** In accordance with Illinois law, 50 ILCS 105/3.1, prior to execution of this Contract by the Buyer, an owner, authorized trustee, corporate official or managing agent must submit a sworn affidavit to the Buyer disclosing the identity of every owner and beneficiary having any interest, real or personal, in the Property, and every shareholder entitled to receive more than 7½% of the total distributable income of any corporation having any real interest, real or personal, in the Property, or, alternatively, if a corporation's stock is publicly traded, a sworn affidavit by an officer of the corporation or its



managing agent that there is no readily known individual having a greater than 7½% percent interest, real or personal, in the Property. The sworn affidavit shall be substantially similar to the one in **Exhibit C** attached hereto and made a part hereof.

23. **ASSIGNMENT.** Buyer shall have the right to assign or transfer Buyer's interest in this Contract with the prior written consent of Seller. Buyer shall deliver to Seller a copy of the fully executed assignment and assumption by Buyer, as assignor and the assignee.

24. **MISCELLANEOUS.**

A. Buyer and Seller mutually agree that time is of the essence throughout the term of this Contract and every provision hereof in which time is an element. No extension of time for performance of any obligations or acts shall be deemed an extension of time for performance of any other obligations or acts. If any date for performance of any of the terms, conditions or provisions hereof shall fall on a Saturday, Sunday or legal holiday, then the time of such performance shall be extended to the next business day thereafter.

B. This Contract provides for the purchase and sale of property located in the State of Illinois, and is to be performed within the State of Illinois. Accordingly, this Contract, and all questions of interpretation, construction and enforcement hereof, and all controversies hereunder, shall be governed by the applicable statutory and common law of the State of Illinois. The parties agree that, for the purpose of any litigation relative to this Contract and its enforcement, venue shall be in the Circuit Court in the county where the Property is located and the parties consent to the *in personam* jurisdiction of said Court for any such action or proceeding.

C. The terms, provisions, warranties and covenants of Section 15 shall survive the Closing and delivery of the Deed and other instruments of conveyance for a period of one (1) year. The provisions of Section 15 of this Contract shall not be merged therein, but shall remain binding upon and for the parties hereto for a period of one (1) year.

D. The provisions of the Uniform Vendor and Buyer Risk Act of the State of Illinois shall be applicable to this Contract.

E. Buyer and Seller hereby agree to make all disclosures and do all things necessary to comply with the applicable provisions of the Property Settlement Procedures Act of 1974. In the event that either party shall fail to make appropriate disclosures when asked, such failure shall be considered a breach on the part of said party.

F. The parties warrant and represent that the execution, delivery of and performance under this Contract is pursuant to authority, validly and duly conferred upon the parties and the signatories hereto.

G. The Section headings contained in this Contract are for convenience only and shall in no way enlarge or limit the scope or meaning of the various and several Sections hereof.

H. Whenever used in this Contract, the singular number shall include the plural, the plural the singular, and the use of any gender shall include all genders.

I. If the Seller is a Trust, this Contract is executed by the undersigned Trustee, not personally but as Trustee as aforesaid, in the exercise of the power and authority conferred upon and vested in it as such Trustee. Said Trustee hereby warrants that it possesses full power and authority to execute this Contract. It is expressly understood and agreed by and between the parties hereto, anything herein to the contrary notwithstanding, that each and all of the representations, covenants, undertakings, warranties and agreements herein made on the part of the Trustee while in form purporting to be the representations, covenants, undertakings, warranties and agreements of said Trustee are nevertheless each and every one of them made and intended not as personal representations, covenants, undertakings, warranties and agreements by the Trustee or for the purpose or with the intention of binding Trustee personally but are made and intended for the purpose of binding only the trust property, and this Contract is executed and delivered by said Trustee not in its own right, but solely in the exercise of the power conferred upon it as said Trustee; and that no personal liability or personal responsibility is assumed by or shall at any time be asserted or enforceable against said Trustee on account of this Contract or on account of any representations, covenants, undertakings, warranties or agreements of said Trustee in this Contract contained either express or implied, all such personal liability, if any, being expressly waived and released.

In the event the Seller is a Trust as provided above, this Contract shall be signed by the Trustee and also by the person or entity holding the Power of Direction under the Trust. The person or entity signing this Contract is by his/her/their/its signature represents, warrants and covenants with Buyer that he/she/they/it has the authority to enter into this Contract and the obligations set forth herein. All references to the Seller's obligations, warranties and representations shall be interpreted to mean the Beneficiary or Beneficiaries of the Trust.

J. In the event either party elects to file any action in order to enforce the terms of this Contract, or for a declaration of rights hereunder, the prevailing party, as determined by the court in such action, shall be entitled to recover all of its court costs and reasonable attorneys' fees as a result thereof from the losing party.

K. If any of the provisions of this Contract, or the application thereof to any person or circumstance, shall be invalid or unenforceable to any extent, the remainder of the provisions of this Contract shall not be affected thereby, and every other provision of this Contract shall be valid and enforceable to the fullest extent permitted by law.

L. This Contract may be executed in counterparts, each of which shall be deemed an original, and all of which, when taken together, shall constitute one and the same instrument.

25. **EFFECTIVE DATE.** This Contract shall be deemed dated and become effective on the date that the authorized signatories of Buyer shall sign the Contract, which date shall be the date stated below the Buyer's signature.

26. **CONTRACT MODIFICATION.** This Contract and the Exhibits attached hereto and made a part hereof, or required hereby, embody the entire Contract between the parties hereto with respect to the Property and supersede any and all prior agreements and understandings, whether written or oral, and whether formal or informal. No extensions, changes, modifications or amendments to or of this Contract, of

any kind whatsoever, shall be made or claimed by Seller or Buyer, and no notices of any extension, change, modification or amendment made or claimed by Seller or Buyer (except with respect to permitted unilateral waivers of conditions precedent by Buyer) shall have any force or effect whatsoever unless the same shall be endorsed in writing and fully signed by Seller and Buyer.

27. **EXHIBITS.** The following Exhibits are attached hereto and made a part hereof by reference:

<u>Exhibit A</u>	Legal Description of the Property
<u>Exhibit B</u>	Permitted Exceptions
<u>Exhibit C</u>	Disclosure Affidavit

**IN WITNESS WHEREOF**, the parties hereto have executed this Contract as of the date below their respective signatures.

**SELLER:**

MARION BAUMGARTEN

\_\_\_\_\_  
 Date Seller executed: 4-5-2018

JONATHAN BAUMGARTEN

\_\_\_\_\_  
 Date Seller executed: 4-5-2018

**BUYER:**

VILLAGE OF RIVER FOREST,  
 an Illinois municipal corporation

By: \_\_\_\_\_

Name: Catherine Adduci

Title: Village President

**ATTEST:**

By: \_\_\_\_\_

Name: Kathleen Brand-White

Title: Village Clerk

Date Buyer executed: \_\_\_\_\_



Exhibit A

**LEGAL DESCRIPTION OF THE PROPERTY**

LOT 21 IN NEEBE'S AND PELTON'S RESUBDIVISION OF NORTH 450 FEET BLOCK 7 IN HENRY FIELD'S SUBDIVISION OF THE EAST 1/2 OF THE EAST 1/2 OF THE SOUTH WEST 1/4 OF SECTION 12, TOWNSHIP 39 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property Address: 10 Lathrop Avenue, River Forest, Illinois; and

Permanent Index Number: 15-12-322-030-0000.

**Exhibit B**

**PERMITTED EXCEPTIONS**

1. 2017 and 2018 real estate taxes and subsequent years, not due and payable for the Property.
2. Covenants, Conditions and Restrictions of Record; and
3. Building lines and easements, if any

**Exhibit C****ALL SELLERS MUST SIGN AN AFFIDAVIT THAT IS  
SUBSTANTIALLY SIMILAR TO THE ONE BELOW**

State of Illinois     }  
                                  }ss.  
County of \_\_\_\_\_ )

**DISCLOSURE AFFIDAVIT**

I, \_\_\_\_\_, (hereinafter referred to as "Affiant") reside at \_\_\_\_\_  
\_\_\_\_\_, in \_\_\_\_\_ County, State of \_\_\_\_\_, being first duly sworn and having personal  
knowledge of the matters contained in this Affiant, swear to the following:

1. That I am over the age of eighteen and the (choose one)
  - ☐ owner or
  - ☐ authorized trustee or
  - ☐ corporate official or
  - ☐ managing agent or
  - ☐ \_\_\_\_\_ of the Real Estate (as defined herein).
2. That the Real Estate (as defined herein) being sold to the Buyer is commonly known as a part of \_\_\_\_\_ and is located in the County of Cook, Village of River Forest, State of Illinois (herein referred to as the "Real Estate"). The Real Estate has an Assessor's Permanent Index Number of \_\_\_\_\_ (part).
3. That I understand that, pursuant to 50 ILCS 105/3.1, prior to execution of a real estate purchase agreement between the record fee owner of the Real Estate and Buyer, Illinois State Law requires the owner, authorized trustee, corporate official or managing agent to submit a sworn affidavit to the Buyer disclosing the identity of every owner and beneficiary having any interest, real or personal, in the Real Estate, and every shareholder entitled to receive more than 7½% of the total distributable income of any corporation having any interest, real or personal, in the Real Estate.
4. As the
  - ☐ owner or
  - ☐ authorized trustee or
  - ☐ corporate official or
  - ☐ managing agent or
  - ☐ \_\_\_\_\_ of the Real Estate, I declare under oath that
 (choose one):
  - ☐ The owners or beneficiaries of the trust are: \_\_\_\_\_ or \_\_\_\_\_
  - ☐ The shareholders with more than 7 1/2% interest are: \_\_\_\_\_ or \_\_\_\_\_
  - ☐ The corporation is publicly traded and there is no readily known individual having greater than a 7½% interest in the corporation.

This Disclosure Affidavit is made to induce the Buyer to accept title to the Real Estate in accordance with 50 ILCS 105/3.1.

AFFIANT

SUBSCRIBED AND SWORN to before me  
this \_\_\_\_\_ day of \_\_\_\_\_, 2018.

\_\_\_\_\_  
NOTARY PUBLIC

**ORDINANCE NO. \_\_\_\_\_**

**AN ORDINANCE AUTHORIZING A LOAN FROM  
THE VILLAGE OF RIVER FOREST GENERAL FUND TO  
THE VILLAGE OF RIVER FOREST SPECIAL MADISON STREET  
TAX INCREMENT ALLOCATION FUND**

**WHEREAS**, the Village of River Forest (the "Village") is a municipality organized under the laws of the State of Illinois; and

**WHEREAS**, the Village is authorized under the provisions of the Tax Increment Allocation Redevelopment Act, 65 ILCS 5/11-74.4-1, *et seq.*, as amended (the "TIF Act"), to finance redevelopment in accordance with the conditions and requirements set forth in the Act; and

**WHEREAS**, pursuant to Ordinance Numbers 3630, 3631 and 3632, adopted November 28, 2016, the Village approved a tax increment redevelopment plan and project (the "TIF Plan"), designated the tax increment redevelopment project area (the "Redevelopment Project Area"), and adopted tax increment financing relative to the Village's Madison Street Tax Increment Financing District (the "TIF District"); and

**WHEREAS**, the Village has expended, and anticipates expending, funds for certain tax increment financing ("TIF") eligible redevelopment project costs, and has proceeded with, and desires to proceed with, certain TIF eligible redevelopment projects, as contemplated by, and in furtherance of, the TIF Plan (the "TIF Eligible Expenses and Projects"), notwithstanding the fact that the TIF District has not yet generated sufficient TIF incremental real estate tax revenues (the "TIF Revenues") to cover the costs associated with the TIF Eligible Expenses and Projects; and

**WHEREAS**, in order to pay the costs associated with the TIF Eligible Expenses and Projects, until such time as TIF Revenues are generated by the TIF District, in an amount sufficient to pay the costs associated with the TIF Eligible Expenses and Projects, it is necessary to approve a loan from the Village's General Fund ("General Fund"), to the Village's Special Madison Street Tax Increment Allocation Fund ("TIF Fund"), to cover the costs of the TIF Eligible Expenses and Projects; and

**WHEREAS**, to further the goals of the TIF Plan, it is in the best interests of the Village to approve a loan from the General Fund to the TIF Fund to cover the costs of the TIF Eligible Expenses and Projects;

**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:** That the recitals set forth above are incorporated herein by reference, as if set forth in this Section 1.

**SECTION 2:** That a loan from the General Fund to the TIF Fund in an amount not to exceed three hundred and forty thousand and No/100 Dollars (\$340,000.00), to pay the costs of the TIF Eligible Expenses and Projects, is hereby approved (the "TIF Loan").

**SECTION 3:** That the Village Administrator is authorized to disburse the TIF Loan proceeds from the General Fund to the TIF Fund when necessary to pay for TIF Eligible Expenses and Projects.

**SECTION 4:** The principal amount of said TIF Loan, as may be outstanding from time to time, shall accrue interest at a per annum rate equal to the highest ten (10) year municipal bond benchmark rate during the prior calendar year, as determined by



Bloomberg L.P., or its successor, until said principal amount is paid in full (the “TIF Loan Interest”).

**SECTION 5:** The TIF Loan shall be repaid to the General Fund, along with the TIF Loan Interest, from time to time from TIF Revenues generated by the TIF District as determined by the Village Administrator. TIF Revenues shall first be applied to the TIF Loan Interest accrued, if any, and then to the TIF Loan.

**SECTION 6:** In approving the TIF Loan, it is the intent of the Corporate Authorities of the Village that said TIF Loan shall be repaid to the General Fund, along with the TIF Loan Interest, prior to the termination of the life of the TIF District.

**SECTION 7:** Village staff is hereby authorized and directed to take such actions as are necessary to facilitate and document: (A) the TIF Loan, (B) the repayment of the TIF Loan to the General Fund, and (C) the payment of the TIF Loan Interest to the General Fund.

**SECTION 8:** That this Ordinance shall be in full force and effect from and after its adoption, approval and publication in pamphlet form as provided by law.

**SECTION 9:** That if any section, paragraph, clause or provision of this Ordinance shall be held invalid, the invalidity thereof shall not affect any of the other provisions of this Ordinance.

**SECTION 10:** That all ordinances or parts of ordinances in conflict herewith are, to the extent of such conflict, hereby repealed.

**ADOPTED** this \_\_\_\_ day of \_\_\_\_\_, 2018, pursuant to a roll call vote as follows:

AYES: \_\_\_\_\_

NAYS: \_\_\_\_\_

ABSENT: \_\_\_\_\_

**APPROVED** by me this \_\_\_\_ day of \_\_\_\_\_, 2018.

\_\_\_\_\_  
Catherine Adduci, Village President

**ATTEST:**

\_\_\_\_\_  
Kathleen Brand-White, Village Clerk

Published by me in pamphlet form this \_\_ day of \_\_\_\_\_, 2018.

\_\_\_\_\_  
Kathleen Brand-White, Village Clerk



## Village of River Forest

Village Administrator's Office

400 Park Avenue  
River Forest, IL 60305

Tel: 708-366-8500

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### MEMORANDUM

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Date: April 5, 2018

To: Catherine Adduci, Village President  
Village Board of Trustees

From: Eric J. Palm, Village Administrator

Subj: Retention Agreement with Edelson PC and Litigation Regarding the Opioid Epidemic

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Attached please find a Resolution and attached engagement letter with Edelson PC to join a class action lawsuit regarding the opioid epidemic. In order to proceed, please consider a MOTION to approve a Resolution Executing a Retention Agreement with Edelson PC and Litigation Regarding the Opioid Epidemic. Thank you.

**RESOLUTION NO. \_\_\_\_\_**

**A RESOLUTION AUTHORIZING THE EXECUTION OF  
A RETENTION AGREEMENT WITH EDELSON PC AND  
LITIGATION REGARDING THE OPIOID EPIDEMIC**

**WHEREAS**, the Village of River Forest ("Village") is an Illinois municipal corporation organized under the Illinois Constitution and the laws of the State of Illinois; and

**WHEREAS**, the abuse of prescription opioids has resulted in numerous overdoses, deaths, pain and suffering; and

**WHEREAS**, the abuse of prescription opioids is a public health emergency, requiring intervention and extraordinary efforts to protect the public's health, safety and welfare by the Village and other units of government; and

**WHEREAS**, the Village has expended taxpayer funds in response to prescription opioid abuses, and the Village seeks to recover these expenditures that are attributable to the wrongful acts and omissions of those involved in manufacturing, distributing and promoting opioids ("Litigation"); and

**WHEREAS**, the Village desires to enter into the "Retention Agreement" with the law firm of Edelson PC relative to the Litigation ("Agreement"), a copy of which is attached hereto as **EXHIBIT A** and made a part hereof, to appoint Edelson PC as special legal counsel for the Litigation pursuant to Section 1-11-5 of the Village of River Forest Village Code, and to pursue the Litigation; and

**WHEREAS**, the President and Board of Trustees of the Village find that approval of the Agreement and pursuit of the Litigation best serve the public's health, safety and welfare;

**NOW, THEREFORE, BE IT RESOLVED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF RIVER FOREST, ILLINOIS, AS FOLLOWS:**

**SECTION 1:** That each Whereas paragraph above is incorporated by reference into this Section 1 and made a part hereof as material and operative provisions of this Resolution.

**SECTION 2:** That the President and Village Board of the Village of River Forest hereby find that it is in the best interests of the Village of River Forest and its residents that Edelson PC be appointed by the Village as special legal counsel for the Litigation pursuant to Section 1-11-5 of the Village of River Forest Village Code, that the Agreement be entered into by the Village of River Forest, with the Agreement to be substantially in the form attached hereto and made a part hereof as **EXHIBIT A**.

**SECTION 3:** That the President, Administrator and Clerk of the Village of River Forest, Cook County, Illinois, are hereby authorized to execute for and on behalf of said Village of River Forest, the aforesaid Agreement, and all other documents related thereto necessary to consummate and prosecute the Litigation on behalf of the Village of River Forest.

**SECTION 4:** That this Resolution shall be effective immediately from and after its passage and approval.

**ADOPTED** this 9th day of April, 2018, pursuant to a roll call vote as follows:

AYES:\_\_\_\_\_

NAYS:\_\_\_\_\_

ABSENT:\_\_\_\_\_

**APPROVED** this 9th day of April, 2018, by the Village President of the Village of River Forest, and attested by the Village Clerk, on the same day.

\_\_\_\_\_  
Catherine Adduci, Village President

**ATTEST:**

\_\_\_\_\_  
Kathleen Brand-White, Village Clerk



**EXHIBIT A**  
**AGREEMENT**

(attached)

## Edelson PC

350 North LaSalle Street, 13th Floor, Chicago, Illinois 60654  
t 312.589.6370 | f 312.589.6378 | [www.edelson.com](http://www.edelson.com)

April 5, 2018

President Cathy Adduci  
VILLAGE OF RIVER FOREST  
400 Park Avenue  
River Forest, Illinois 60305

***Re:   Retention Agreement***

Dear President Adduci:

On behalf of Edelson PC (“EPC”), we would like to take this opportunity to thank you again for considering our firm to represent the Village of River Forest (“Village”) with respect to its recovery efforts against the opioid manufacturers, distributors, and other related parties, whether through litigation, regulatory changes, or legislative efforts (the “Opioid Matter”). This letter details the scope of EPC’s representation of the Village, as well as the method of compensation for such representation. By signing this retention agreement, you will have retained the law firm of Edelson PC as well as such attorneys as may work with us to represent you in the aforementioned matter.

1.     Client; Scope of Representation

EPC will represent the Village in its investigation into, and the potential litigation of, the Opioid Matter. The representation shall also include, as needed, providing advice to the Village and other Village governmental entities with respect to such investigation and litigation.

2.     Opinions

Any beliefs or opinions that we express about the Village’s claims, various courses of action, or anticipated results are only our best professional estimates. They are necessarily limited by our knowledge of the relevant facts at the time the opinions are expressed and the law then in effect. Nothing in EPC’s engagement with the Village should be construed as a promise or guarantee of any particular outcome.

3.     Compensation

If we do file suit on behalf of the Village, we will represent you on a contingent fee basis. The Village shall have no obligation to pay EPC attorneys’ fees or expenses unless the Village achieves a recovery, settlement, and/or judgment in the Opioid Matter. In the event that the Village achieves a recovery, settlement, or judgment in the Opioid Matter, the Village agrees that Edelson PC will be entitled to recover attorneys’ fees according to the following schedule:

- 23% of the net recovery if the matter is resolved pre-complaint.
- 28% of the net recovery if the matter is resolved after the complaint is filed but before

summary judgment briefing is completed in either the Village's lawsuit or in any related consolidated proceeding (*e.g.*, federal MDL).

- 32% of the net recovery if the matter is resolved after summary judgment briefing is completed in either the Village's lawsuit or in any related consolidated proceeding (*e.g.*, federal MDL).

These calculations shall apply if the Village achieves any recovery, settlement, and/or judgment in the Opioid Matter in any form of proceeding or process. You also agree, that to the extent there is a recovery, that you will reimburse EPC all reasonable costs.<sup>1</sup> If the Village does not achieve any recovery, the Village will not be responsible for any costs or attorneys' fees.

#### 4. Staffing

Although EPC reserves the right to staff all matters as we see fit, we intend to assign at least the following attorneys to this matter: Jay Edelson, Rafey Balabanian, Benjamin Richman, Eve-Lynn Rapp, and Ari Scharg. You understand that we may determine to associate with other attorneys to more efficiently and effectively represent the Village in this matter and that we may share a percentage of any attorneys' fees awarded and/or costs and expenses reimbursed with such attorneys. Prior to doing so, we will inform the Village of the same.

#### 5. Confidentiality and Evidence Preservation

Should litigation in this matter ensue, the Village understands that it may have to produce evidence to support its claims. We understand that the Village may object to the opposing party's unchecked access to its information. We will vigorously oppose the production of any irrelevant information and seek protective orders that limit any defendant's access to any evidence that contains confidential information (including attorney-client communications). All information, documents, records, reports, data or other materials furnished by the Village to EPC or other such information, documents, records, data or other materials to which EPC has access during the course of rendering services pursuant to this retention agreement that are deemed confidential shall be treated as such and shall remain the property of the Village. EPC shall not make oral or written disclosure of any confidential information (other than as necessary for its performance under this retention agreement) without the prior written approval of the Village.

Please be reminded that in order to protect the confidentiality of both the Village's communications with us and our advice to the Village under the attorney-client privilege, it is

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<sup>1</sup> The costs shall include, without limitation: client expenses, travel costs, court costs, fees and expenses of consulting and testifying experts, court reporters, videographers, deposition and transcription costs, external document reproduction, coding and organization services, meeting expenses, travel expenses of experts, investigative services, jury consultants, costs of photography, exhibits, and graphic design or other media used to present or illuminate evidence or argument. EPC will seek the Village's prior approval for any costs that exceed five thousand US dollars (\$5,000). Finally, we do not charge clients for in-house copying, long distance telephone calls, or in-service Westlaw/LEXIS charges.

important that the Village not divulge sensitive information to anyone who is not within the protection of the privilege.

Please also understand that the Village has an obligation to preserve evidence, including electronic evidence such as its electronic communications with third parties. The Village must preserve evidence that common sense would dictate is relevant to the claims and defenses in question. We should communicate prior to the Village destroying or disposing of any evidence that might be relevant to the matter. The Village should also suspend any routine document destruction policies that it has in place and refrain from implementing new document destruction policies while the matter is ongoing.

6. Term of Engagement

EPC will endeavor to represent the Village promptly and efficiently, and we anticipate a mutually satisfactory relationship. The Village, however, has the right to terminate EPC's services upon written notice at any time. EPC also has the right to terminate its services upon written notice, if it discovers that the Village has misrepresented or failed to disclose material facts to us, if it fails to cooperate with a reasonable request, or in the event EPC determines, in its sole discretion, that continuing services on behalf of the Village would create a conflict of interest or be illegal, unethical, impractical, improper or otherwise inappropriate. Following such termination, any otherwise non-public information the Village has supplied to EPC that is retained by us will be kept confidential in accordance with applicable rules of professional responsibility or returned to the Village as the parties hereto may agree in writing.

7. Conflict

EPC may represent other governmental entities (which could include municipalities, counties, and states) and private parties (which could include unions and self-insured companies) in opioid related litigation. While each matter will be brought as a separate suit or through separate claims, EPC will be seeking the maximum amount for each client from a finite pool of money. In the event of global or aggregate settlement discussions, you will be informed of all material terms of any such settlement, including what other EPC clients will receive if the settlement is accepted. In the unlikely event that any actual or potential conflicts do later emerge about the division of such monies or other conflicts, EPC will, at its own cost, bring in independent attorneys to represent each parties' interests.

8. Binding Nature of Agreement; Choice of Law; Lien and Termination

This retention agreement is meant to bind and benefit the heirs and successors of each of the parties to this agreement.

This retention agreement shall be construed in accordance with the laws of the state of Illinois, without regard to rules governing conflicts of law.

The Village hereby grants EPC a lien on any claims, causes of action, or recovery that it obtains, whether through settlement, judgment or otherwise, relating to the Opioid Matter. In

the event that either party terminates this retention agreement, EPC will be entitled to enforce the lien against any net recovery ultimately obtained by the Village related to the Opioid Matter, according to the following schedule:

- A lien on 10% of the net recovery vests upon execution of this agreement.
- An additional 5% vests upon the filing of the complaint.
- An additional 5% vests upon the completion of pleadings motions in this suit or in any related consolidated proceeding.
- An additional 5% percent vests upon the completion of summary judgment briefing in this suit or in any related consolidated proceeding.

If you have any questions about the terms of this proposal, please do not hesitate to contact me. On behalf of EPC, we look forward to working with you on this matter.

Sincerely,

EDELSON PC

Ari J. Scharg

**Agreed to by:**

**Village of River Forest**

By (signature): \_\_\_\_\_

Name (printed): \_\_\_\_\_

Its (title): \_\_\_\_\_

Dated: \_\_\_\_\_





## Village of River Forest

Village Administrator's Office

400 Park Avenue  
River Forest, IL 60305

Tel: 708-366-8500

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### MEMORANDUM

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Date: April 5, 2018

To: Catherine Adduci, Village President  
Village Board of Trustees

From: Eric J. Palm, Village Administrator

Subj: North Avenue TIF - Availability of Reports and Announcement of Public Meeting

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Please be advised that the Village is formally announcing Announcement of the Availability of the North Avenue TIF Redevelopment Project and Plan, Eligibility Study and Housing Impact Study. These reports are attached to this memo as well as available online at [www.vrf.us/northtif](http://www.vrf.us/northtif)

Additionally, Staff has set the Public/Housing Impact Meeting Tuesday, April 24, 2018 at 7:00 PM at the Willard School Auditorium, 1250 Ashland Avenue, River Forest, Illinois.

Please contact me should you have any questions. Thank you.

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# **VILLAGE OF RIVER FOREST REDEVELOPMENT PLAN AND PROJECT NORTH AVENUE CORRIDOR TAX INCREMENT FINANCING DISTRICT**

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**“Redevelopment Plan” means the comprehensive program of the municipality for development or redevelopment intended by the payment of redevelopment project costs to reduce or eliminate those conditions the existence of which qualified the redevelopment project area as a “blighted area” or “conservation area” or combination thereof or “industrial park conservation area”, and thereby to enhance the tax bases of the taxing districts which extend into the project area as set forth in the Tax Increment Allocation Redevelopment Act, 65 ILCS 5/11-74.4-3, et. seq., as amended.**

**Prepared for: Village of River Forest, Illinois**

**Prepared by: Kane, McKenna and Associates, Inc.**

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**April, 2018**

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# **I. INTRODUCTION**

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## **Executive Summary**

Kane, McKenna and Associates, Inc. ("KMA") has been retained by the Village of River Forest (the "Village") to conduct an analysis of the qualification of an area, which if found to qualify, would allow for the establishment of the North Avenue Corridor Tax Increment Finance District (the "TIF District," "Redevelopment Project Area," or "RPA"), and to assist the Village in drafting this North Avenue Corridor Tax Increment Financing Redevelopment Plan and Project (the "TIF Plan" or "Plan"). KMA found that the area qualifies under the guidelines governing "conservation areas" pursuant to the Tax Increment Allocation Redevelopment Act, 65 ILCS 5/11-74.4-3, et. seq., as amended (the "TIF Act" or "Act"). The Qualification Report detailing the area eligibility is attached hereto. The Village is pursuing the designation of the TIF District as part of its strategy to promote the revitalization of key under-utilized properties located within the Village. This Plan will detail the plan for the potential implementation of the TIF District and is intended to help guide the redevelopment of the RPA.

For the purpose of planning the North Avenue Redevelopment Project Area, the Village initiated actions related to the study of an area generally located on North Avenue in between Harlem Avenue on the east and Thatcher Avenue on the west. The study area extends a few parcels south of North Avenue at some points. The purpose of the study was to determine if the area in its entirety qualifies for consideration as a TIF District pursuant to the TIF Act. KMA consultants believe that the area does qualify under the guidelines of a "conservation area." Thus, the Village proposes this Plan to assist the area in overcoming a number of redevelopment barriers. Appendix A includes the RPA legal description and Appendix B includes the boundary map of the RPA.

## **TIF Plan Requirements**

The Village is completing this Plan as required by the Tax Increment Allocation Redevelopment Act, 65 ILCS 5/11-74.4-3, et. seq., as amended. To establish the TIF District the Village must adopt the TIF Plan and the TIF Qualification Report.

The Act enables Illinois municipalities to establish TIF districts, either to eliminate the presence of blight or to prevent its onset. The Act finds that municipal TIF authority serves a public interest so as to: "promote and protect the health, safety, morals, and welfare of the public, that blighted conditions need to be eradicated and conservation measures instituted, and that redevelopment of such areas to be undertaken; that to remove and alleviate adverse conditions it is necessary to encourage private investment and restore and enhance the tax base of the taxing districts in such areas by the development or redevelopment of project areas" (65 ILCS 5/11-74.4-2[b]).

By definition, a TIF "Redevelopment Plan" means the comprehensive program of the municipality for development or redevelopment intended by the payment of redevelopment project costs to reduce or eliminate those conditions, the existence of which qualify the redevelopment project area as a "blighted area," "conservation area" (or combination thereof), or "industrial park conservation area," and thereby to enhance the tax bases of the taxing districts which extend into the redevelopment project area as set forth in the Tax Increment Allocation Redevelopment Act.

### **The TIF District**

The RPA sits on the northern border of River Forest along North Avenue and is generally bounded by Harlem Avenue on the east and Thatcher Avenue on the west. Most of the land uses within this area are commercial, institutional, mixed-use and residential. The RPA includes several mixed uses with varying setbacks and parking fields, as well as limited buffering to adjacent single family uses. In general the RPA consists of over three hundred seventy (370) tax parcels and approximately ninety three (93) structures.

### **Rationale for Redevelopment**

The Village recognizes the need for implementation of a strategy to stabilize and encourage more investment in the RPA due to its pivotal nature within the Village. The analysis performed by KMA in conjunction with the guidance from the Village's 2010 Corridor Plan concludes that without further action by both public and private parties, underutilization of properties or under-investment is a possibility. The needed private investment to accomplish these goals may only be possible if TIF is adopted pursuant to the terms of the Act. Potential incremental property tax revenue generated by the potential redevelopment could play a decisive role in encouraging private development. Existing conditions that may have precluded intensive private investment in the past may be eliminated. Ultimately, the implementation of the Plan will benefit the Village and all the taxing districts, which encompass the area in the form of a significantly expanded tax base.

The designation of the area as a Redevelopment Project Area will allow the Village to address area wide deficiencies. The Village can use the provisions in the TIF Act to develop actions for the redevelopment of the RPA including but not limited to the following:

- Providing viable uses/redevelopment for the properties located within the RPA;
- Establishing a pattern of land-use activities that will increase efficiency and economic relationships, especially as such uses complement adjacent commercial, retail, residential, recreational, institutional and other Village redevelopments;



- Entering into redevelopment agreements in order to include the redevelopment of property and/or to induce new development to locate within the RPA;
- Improving area appearance through rehabilitation of structures, landscape, streetscape and signage programs; and
- Coordinating site preparation and facilitating assembly in order to provide sites for more modern redevelopment plans.

The adoption of this Plan makes possible the implementation of a comprehensive program for the economic redevelopment of the area. By means of public investment, the RPA will become a more viable area that will attract private investment. The small public investment will set the stage for the redevelopment of the area with private capital. This in turn will lead to the retention, expansion and attraction of commercial and other development into the Village in general and the RPA in particular.

### **The Redevelopment Plan**

The Village recognizes the need for implementation of a strategy to revitalize existing properties within the boundaries of the RPA and to stimulate and enhance private development. Private investment attraction and expansion are key components of the strategy. The needed private investment may only be possible if tax increment financing is adopted pursuant to the terms of the TIF Act. Incremental property tax revenue generated by redevelopment activities will play a decisive role in encouraging private redevelopment. Site conditions that may have precluded intensive private investment in the past will be eliminated. Ultimately, the implementation of the Redevelopment Plan and Project will benefit the Village and all the taxing districts which encompass the area in the form of a significantly expanded tax base.

The area on the whole would not reasonably be anticipated to be redeveloped in a coordinated manner without the adoption of a Redevelopment Plan and Project. The Village, with the assistance of Kane, McKenna and Associates, Inc. has commissioned this Redevelopment Plan and Project to use tax increment financing in order to address local needs and to meet redevelopment goals and objectives.

Pursuant to the Act, the RPA includes only those contiguous parcels of real property and improvements thereon substantially benefited by the redevelopment project. Also pursuant to the Act, the area is not less in the aggregate than 1½ acres.

Through this Redevelopment Plan and Project, the Village will serve as a force for marshalling the assets and energies of the private sector for a unified cooperative public-private redevelopment effort. Ultimately, the implementation of the Redevelopment Plan and Project will benefit the Village and all the taxing districts which encompass the RPA in the form of a stabilized and expanded tax base and creation of new employment and investment opportunities within the Village as a result of new private redevelopment in the area.

### **Housing Impact**

There are approximately three hundred seventy nine (365) housing units in the RPA and there are no current plans to displace any residents. The Village will conduct a Housing Impact Study to explore all possible scenarios while taking the most comprehensive and conservative approach pursuant to the requirements of the Act. The Housing Impact Study is attached as Appendix C.

### **Summary**

It is found and declared by the Village that in order to promote and protect the health, safety, and welfare of the public, that certain conditions that have adversely affected redevelopment within the RPA need to be addressed, and that redevelopment of such areas must be undertaken; and, to alleviate the existing adverse conditions, it is necessary to encourage private investment and enhance the tax base of the taxing districts by the development or redevelopment of certain areas. Public/private partnerships are determined to be necessary in order to achieve redevelopment goals. Without the redevelopment focus and resources provided under the Act, the redevelopment goals of the municipality would not reasonably be expected to be achieved.

It is found and declared by the Village that the use of incremental tax revenues derived from the tax rates of various taxing districts in the Redevelopment Project Area for the payment of redevelopment project costs is of benefit to said taxing districts. This is because these taxing districts whose jurisdictions are included in the Redevelopment Project Area would not derive the benefits of an increased assessment base without addressing the coordination of redevelopment.

The redevelopment activities that will take place within the RPA will produce benefits that are reasonably distributed throughout the RPA.

Redevelopment of the RPA is tenable only if a portion of the improvements and other costs are funded by TIF.

## **II. REDEVELOPMENT PROJECT AREA LEGAL DESCRIPTION**

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The Redevelopment Project Area legal description is attached in Appendix A and the boundary map is attached in Appendix B.

### **III. LACK OF DEVELOPMENT, GROWTH AND FISCAL IMPACT ON TAXING DISTRICTS**

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#### **Evidence of the Lack of Development and Growth**

As documented in the TIF Qualification Report, see Appendix D of this Plan, the RPA has suffered from a lack of development and the RPA qualifies as a “conservation area.” In recent years, the area has not benefited from sustained private investment and/or redevelopment. Absent intervention by the Village, properties within the RPA are not unlikely to increase in market value.

The RPA exhibits various conditions which, if not addressed by the Village, would eventually worsen and continue to discourage private sector investment in business enterprises. Consequently, the Village finds that actions taken, at least in part, through the implementation of this Plan will significantly mitigate such problems.

#### **Assessment of Fiscal Impact on Affected Taxing Districts**

It is not anticipated that the implementation of this Plan will have a negative financial impact on the affected taxing districts. Instead, action taken by the Village to stabilize and cause growth of its tax base through the implementation of this Plan will have a *positive impact* on the affected taxing districts by arresting the decline or lag in property values, as measured by equalized assessed valuations (EAV). The RPA’s equalized assessed valuation (EAV) has decreased significantly since 2008, please see the Qualification Report for more details. The establishment of a TIF district is an attempt to halt this decline and reverse the effects. If the RPA is successful then it would protect other taxing districts from the potential downside risk of continued declining EAV and lack of redevelopment.

There is the potential for new development and the Village may permit new residential development to occur within the RPA. As such, there could be an increased burden placed on the area’s school districts. To the extent that such development does occur, and additional school age children result from new community arrivals, the school taxing districts could potentially be affected if these new pupils enroll in their schools. The Village has made allowances in this Plan for revenue distributions to such taxing districts for this scenario and will follow the guidelines provided by the Act to compensate the districts at levels dictated by the increase in students and the formulas found in the Act.

Any surplus Special Tax Allocation Funds (to the extent any surplus exists) will be shared in proportion to the various tax rates imposed by the taxing districts, including the Village. Any such sharing would be undertaken after all TIF-eligible costs – either expended or incurred as an obligation by the Village – have been duly accounted for through administration of the Special Tax Allocation Fund to be established by the Village as provided by the Act.

## IV. TIF QUALIFICATION FACTORS PRESENT

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### Findings

The RPA was studied to determine its qualifications under the Tax Increment Allocation Redevelopment Act. It was determined that the area as a whole qualifies for designation as a TIF District under the guidelines concerning "conservation areas" under Illinois law. See Table 1 below for a summary of the qualifying factors. Refer to the TIF Qualification Report, (Appendix D) which is attached as part of this Plan for more details.

Table 1  
Summary of Conservation Area Findings

Maximum Possible Factors per Statute	Minimum Factors Needed to Qualify per Statute	Qualifying Factors Present in Proposed TIF District
13	3	6 <ul style="list-style-type: none"><li>• Lagging/Declining EAV</li><li>• Obsolescence</li><li>• Deleterious Layout</li><li>• Excessive Coverage</li><li>• Deterioration</li><li>• Inadequate Utilities</li></ul>

Note: In addition to 6 qualifying factors above, the Proposed TIF District meets the statutory age threshold that 50% or more of the structures are 35 years or older.

### Eligibility Survey

The RPA was reviewed by representatives of Kane, McKenna and Associates, Inc., (KMA) and Village staff. Analysis was aided by certain reports obtained from the Village and other sources. In KMA's evaluation, only information was recorded which would directly aid in the determination of eligibility for a TIF district.



## V. GOALS AND OBJECTIVES

The following goals and objectives are presented for the RPA in conformance with the Village's Comprehensive Plan and amendments thereto and the Village's 2010 Corridor Plan. This Plan and the RPA are intended to help the Village obtain its planning goals for the community at large. The ideas and objectives represented below reflect the Village's mission to create a prosperous community for all its residents. Table 2 below illustrates the relationship between the Village's general planning processes and this Plan.

Table 2  
River Forest Planning Process



### Core Principals

- Promote responsible economic development;
- Protect and enhance residential neighborhoods;
- Protect the historic character and context of the Village; and
- Encourage sustainable development practices.

### General Goal of the Village

Establish an attractive and vital retail/commercial and mixed use environment along North Avenue while accommodating appropriate residential and institutional uses and ensuring compatibility of adjacent land uses.

## **General Redevelopment Objectives for the RPA**

- 1) Attract commercial development/redevelopment that reflects the character of River Forest;
- 2) Ensure that residential uses are effectively and sufficiently screened and buffered from adjacent commercial uses and activities along North Avenue;
- 3) Enhance the appearance of the corridor to reflect the character of River Forest, with particular attention the “gateways” at Harlem Avenue and Thatcher. Consideration should be given to adopting the Lake Street (streetscape) Guidelines for use along the North Avenue Corridor;
- 4) Work with adjacent communities, government agencies, and North Avenue businesses to ensure that planning, land development, and infrastructure improvements along North Avenue support the goals and objectives of the Comprehensive Plan;
- 5) Seek redevelopment options that enhance the tax base of the Village;
- 6) Work with the State of Illinois to improve traffic along North Avenue without the need to widen existing roadway or remove existing on-street parking that serves businesses;
- 7) Minimize non-local/commercial traffic in adjacent residential neighborhoods;
- 8) Develop additional off-street parking to better accommodate existing uses and ensure that future development provides adequate off-street parking for the proposed use. Every effort should be made to prevent commercial and multi-family parking for uses along North Avenue from spilling over onto north-south residential streets. Where possible, shared parking area and arrangements should be utilized to provide improved parking for adjacent uses;
- 9) Facilitate the desired quality of commercial development by the availability of deeper development sites. This type of site can accommodate contemporary forms of commercial development which provides adequate on-site parking and extensive landscaping and buffer treatments. Such deep lot commercial development may be appropriate at select locations along the corridor;
- 10) Minimize the number of curb-cuts along North Avenue to the extent possible. Side streets should be used where possible to provide access to on-site parking areas; and
- 11) Utilize existing ordinances, regulations, plans, guidelines, and plan review processes to ensure quality development (including, but not limited to Comprehensive Plan, Zoning Ordinance, Landscape Ordinance, Planned Development process, and Development Review Board), and development guidelines and an updated sign ordinance to further assist in providing quality commercial and multi-family development along the corridor.

## **Specific Transportation Objectives**

- 1) Work with neighboring Elmwood Park and IDOT for the installation of Pedestrian countdown timers at Harlem, Lathrop and Thatcher, in that order;
- 2) Develop a striping standard / striping program for pedestrian cross walks;
- 3) Prepare detailed traffic studies to evaluate cul-de-sacs along the North Avenue Corridor as a possible traffic calming enhancement, beginning with Forest Avenue. Coordinate cul-de-sac design with the River Forest Fire Department to ensure Fire truck access;
- 4) Where possible, eliminate single lot curb cuts to small development parcel, in conjunction with redevelopment;
- 5) Develop Streetscape / Lighting plan for eastern half of corridor. Improved on-street parking is recommended between Monroe Street and Bonnie Brae Road;
- 6) Coordinate a complete restriping of existing parking spaces on street with future IDOT resurfacing project;
- 7) Relocate existing Pace bus shelter at Lathrop Avenue to Fresh Thyme site in conjunction with streetscaping enhancement project or redevelopment / renovation of existing Dominick's site.
- 8) Work with PACE on rapid transit implementation.

## **Measuring Results**

The implementation of the Redevelopment Project will serve to improve the physical appearance of the RPA and contribute to the economic development of the area. If these objectives are achieved in the RPA then new employment opportunities for community and Village residents is possible.

To track success in meeting RPA-specific objectives, the Village may wish to consider establishing certain performance measures to monitor the success of projects undertaken within the RPA.

The Government Finance Officers Association recommends that municipalities adopting TIF districts evaluate "real" performance against projected performance by using metrics such as job creation or tax revenue generation. Table 3 identifies the types of performance measures the Village may consider to track the performance of projects within the RPA. Section VI of this Plan discusses the types of projects that the Village may pursue within the RPA, with the caveat that specific projects at this point are only conceptual in nature.

Table 3  
TIF Performance Measures

<b>Measure</b>	<b>Examples</b>
<b>Input</b>	Public investment Private investment Acres of land assembled for TIF
<b>Output/Workload</b>	Jobs created or retained Number of streetscaping fixtures installed Commercial space created (square feet)
<b>Efficiency</b>	Leverage ratio (private investment / public investment)  Cost per square foot of commercial space Public subsidies per job created/retained
<b>Effectiveness</b>	Change in assessed value (AV) in TIF versus AV in rest of Village Change in AV within TIF before and after TIF creation Municipal sales taxes before and after TIF creation
<b>Risk</b>	Debt coverage ratio Credit ratings of anchor tenants Tenant diversification (e.g., percent of total TIF EAV attributable to top 10 tenants in commercial development)

Source: *An Elected Official's Guide to Tax Increment Financing*, Government Finance Officers Association.

## **VI. REDEVELOPMENT PROJECT**

### **Strategies for Achieving Plan Goals and Objectives**

As indicated in Section V of this Plan, the Village has established a planning process which guides economic development and land use activities throughout the Village. Consistent with the established planning process, the Village proposes to achieve economic development goals and objectives through strategies focusing on the redevelopment of the RPA, pursuit of projects within the RPA, and the promotion of private investment via public financing techniques, including but not limited to tax increment financing.

Potential strategies for the achieving project-specific objectives envisioned for the RPA include the following:

- 1) Implementing a plan that provides for the attraction of users to redevelop properties as well as underutilized land and buildings that are within the RPA;
- 2) Constructing public improvements which may include (if necessary):
  - Street and sidewalk improvements (including new street construction and widening of current streets; any street widening would conform with Village standards for context-sensitive design);
  - Utility improvements (including, but not limited to, water, stormwater management, and sanitary sewer projects consisting of construction and rehabilitation);
  - Signalization, traffic control and lighting;
  - Off-street parking and public parking facilities; and
  - Landscaping and beautification.
- 3) Entering into Redevelopment Agreements with developers for qualified redevelopment projects, including (but not limited to) the provision of an interest rate subsidy as allowed under the Act;
- 4) Providing for site preparation, clearance, environmental remediation, and demolition, including grading and excavation, as provided for under the TIF Act;
- 5) Redeveloping certain buildings through necessary rehabilitation and improvement of structures;
- 6) Implementing job training programs in coordination with any Village, federal, state, and county programs; and
- 7) By entering into agreements with other public bodies for the development or construction of public facilities and infrastructure.



## **Redevelopment Activities**

Pursuant to the project objectives cited above, the Village will implement a coordinated program of actions. These include, but are not limited to, acquisition, site preparation, clearance, demolition, provision of public infrastructure and related public improvements and rehabilitation of structures, if necessary. Such activities conform to the provision of the TIF Act that define the scope of permissible redevelopment activities.

### Site Preparation, Clearance, and Demolition

Property within the RPA may be acquired and improved through the use of site clearance, excavation, environmental remediation or demolition prior to redevelopment. The land may also be graded and cleared prior to redevelopment.

### Land Assembly

Certain properties in the RPA may be acquired, assembled and reconfigured into appropriate redevelopment sites. Relocation may also be required and the Village would conform to the provisions of the Act.

The Village agrees that the properties listed below, identified by address and parcel index numbers ("PIN") will not be the subject of acquisition by the Village under eminent domain during the term of the tax increment financing district known as the North Avenue Tax Increment Financing District." The Village agrees should future Village officials wish to alter or amend the enabling TIF ordinances, such ordinances that alter the right of the Village to use eminent domain against the properties identified by the PINs below shall constitute and be deemed a substantial change of the redevelopment project that would require the municipality to give notice, convene a joint review board, and conduct a public hearing pursuant to the procedures set forth in Section 11-74.4-5 and pursuant to Section 11-74.4-6 of the Illinois Tax Increment Allocation Redevelopment Act, 65 ILCS 5/11-74.4-1, *et seq.* The Village acknowledges and agrees that the owners of the properties identified by the PINs below may reasonably rely on this eminent domain restriction.

Address	Property Identification Number
1534 Park Avenue	15-01-103-026-0000
1530 William Street	15-01-202-017-0000
1534 Clinton Place	15-01-203-024-0000
1530 Clinton Place	15-01-203-025-0000
1535 Clinton Place	15-01-204-015-0000
1531 Clinton Place	15-01-204-016-0000
1534 Bonnie Brae Place	15-01-204-024-0000

## Address

## Property Identification Number

1530 Bonnie Brae Place	15-01-204-043-1001
1530 Bonnie Brae Place	15-01-204-043-1002
1530 Bonnie Brae Place	15-01-204-043-1003
1530 Bonnie Brae Place	15-01-204-043-1004
1531 Forest Avenue	15-01-103-081-1001
1531 Forest Avenue	15-01-103-081-1002
1531 Forest Avenue	15-01-103-081-1003
1535 Park Avenue	15-01-103-057-1001
1535 Park Avenue	15-01-104-057-1002
1535 Park Avenue	15-01-104-057-1003
1535 Park Avenue	15-01-104-057-1004
1535 Park Avenue	15-01-104-057-1005
1535 Park Avenue	15-01-104-057-1006
1535 Park Avenue	15-01-104-057-1007
1535 Park Avenue	15-01-104-057-1008
1535 Park Avenue	15-01-104-057-1009
1535 Park Avenue	15-01-104-057-1010
1535 Park Avenue	15-01-104-057-1011
1535 Park Avenue	15-01-104-057-1012
1535 Park Avenue	15-01-104-057-1013
1535 Park Avenue	15-01-104-057-1014
1535 Park Avenue	15-01-104-057-1015
1535 Park Avenue	15-01-104-057-1016
1535 Park Avenue	15-01-104-057-1017
1535 Park Avenue	15-01-104-057-1018
1535 Park Avenue	15-01-104-057-1019
1535 Park Avenue	15-01-104-057-1020

Address	Property Identification Number
1531 William Street	15-01-203-039-1001
1531 William Street	15-01-203-039-1002
1531 William Street	15-01-203-039-1003
1531 William Street	15-01-203-039-1004
1531 William Street	15-01-203-039-1005
1531 William Street	15-01-203-039-1006
1531 William Street	15-01-203-039-1007
1531 William Street	15-01-203-039-1008
1531 William Street	15-01-203-039-1009
1531 William Street	15-01-203-039-1010
1531 William Street	15-01-203-039-1011
1531 William Street	15-01-203-039-1012
1531 William Street	15-01-203-039-1013
1531 William Street	15-01-203-039-1014
1531 William Street	15-01-203-039-1015
1531 William Street	15-01-203-039-1016
1531 William Street	15-01-203-039-1017
1531 William Street	15-01-203-039-1018
1531 William Street	15-01-203-039-1019
1531 William Street	15-01-203-039-1020
1531 William Street	15-01-203-039-1021
1531 William Street	15-01-203-039-1022
1531 William Street	15-01-203-039-1023
1531 William Street	15-01-203-039-1024
1531 William Street	15-01-203-039-1025
1531 William Street	15-01-203-039-1026
1531 William Street	15-01-203-039-1027
1531 William Street	15-01-203-039-1028
1531 William Street	15-01-203-039-1029
1531 William Street	15-01-203-039-1030
1531 William Street	15-01-203-039-1031
1531 William Street	15-01-203-039-1032
1521 Bonnie Brae Place	15-01-205-060-1001
1521 Bonnie Brae Place	15-01-205-060-1002
1521 Bonnie Brae Place	15-01-205-060-1003
1521 Bonnie Brae Place	15-01-205-060-1004
1521 Bonnie Brae Place	15-01-205-060-1005
1521 Bonnie Brae Place	15-01-205-060-1006

Address	Property Identification Number
1531 Bonnie Brae Place	15-01-205-065-1001
1531 Bonnie Brae Place	15-01-205-065-1002
1531 Bonnie Brae Place	15-01-205-065-1003
1531 Bonnie Brae Place	15-01-205-065-1004
1531 Bonnie Brae Place	15-01-205-065-1005
1531 Bonnie Brae Place	15-01-205-065-1006
1531 Bonnie Brae Place	15-01-205-065-1007
1531 Bonnie Brae Place	15-01-205-065-1008
1531 Bonnie Brae Place	15-01-205-065-1009
1531 Bonnie Brae Place	15-01-205-065-1010
1533 Bonnie Brae Place	15-01-205-065-1011
1524 Forest Avenue	15-01-102-029-0000
1526 Forest Avenue	15-01-102-070-0000
1530 Forest Avenue	15-01-102-104-0000
1523 Forest Avenue	15-01-103-006-0000
1530 Park Avenue	15-01-103-027-0000
1526 Park Avenue	15-01-103-056-0000
1525 Park Avenue	15-01-104-025-0000
1530 Franklin Avenue	15-01-104-028-0000
1526 Franklin Avenue	15-01-104-029-0000
1534 Franklin Avenue	15-01-104-061-0000
1534 Ashland Avenue	15-01-105-025-0000
1530 Ashland Avenue	15-01-105-026-0000
1526 Ashland Avenue	15-01-105-028-0000
1535 Franklin Avenue	15-01-105-035-0000
1531 Franklin Avenue	15-01-105-037-0000
1525 Franklin Avenue	15-01-105-038-0000
1533 Ashland Avenue	15-01-106-009-0000
1531 Ashland Avenue	15-01-106-010-0000
1527 Ashland Avenue	15-01-106-023-0000
1526 Lathrop Avenue	15-01-106-028-0000
1530 Lathrop Avenue	15-01-106-042-0000
1526 Monroe Avenue	15-01-201-018-0000
1527 Jackson Avenue	15-01-201-028-0000
1527 Monroe Avenue	15-01-202-009-0000
1526 William Street	15-01-202-018-0000
1527 William Street	15-01-203-017-0000
1526 Clinton Place	15-01-203-026-0000
1527 Clinton Place	15-01-204-017-0000
1526 Bonnie Brae Place	15-01-204-026-0000

### Public Improvements

The Village may, but is not required to, provide public improvements in the RPA to enhance the immediate area and support the Plan. Appropriate public improvements may include, but are not limited to:

- Improvements and/or construction of public utilities including extension of water mains as well as sanitary and storm sewer systems, detention facilities, roadways, and traffic-related improvements;
- Parking facilities (on grade and parking structures);
- Beautification, identification markers, landscaping, lighting, signage of public right-of-ways, and other elements of a streetscaping program; and
- Construction of new (or rehabilitation of existing) public facilities to allow for the redevelopment of the existing sites for new retail/commercial, mixed use, or light industrial uses.

### Rehabilitation

The Village may provide for the rehabilitation of certain structures within the RPA in order to provide for the redevelopment of the area and conform to Village code provisions. Improvements may include exterior and facade-related work as well as interior-related work.

### Interest Rate Write-Down

The Village may enter into agreements with for-profit or non-profit owners/developers whereby a portion of the interest cost for construction, renovation or rehabilitation projects are paid for out of the Special Tax Allocation Fund of the RPA, in accordance with the Act.

### Job Training

The Village may assist facilities and enterprises located within the RPA in obtaining job training assistance. Job training and retraining programs currently available from or through other governments include, but are not limited to:

- Federal programs;
- State of Illinois programs;
- Applicable local vocational educational programs, including community college sponsored programs; and
- Other federal, state, county or non-profit programs that are currently available or will be developed and initiated over time.



### School District Costs

The Village may provide for payment of school district costs as provided for in the Act relating to residential components assisted through TIF funding.

### **General Land Use Plan**

As noted in Section I of this Plan, the land-use within the RPA currently contains primarily commercial, institutional, mixed uses and residential. Existing land uses are shown in Appendix E attached hereto and made a part of this Plan. Appendix F designates future land uses in the Redevelopment Project Area. Future land uses will conform to the Zoning Ordinance and the comprehensive planning process as either may be amended from time to time.

### **Additional Design and Control Standards**

The appropriate design standards (including any Planned Unit Developments) as set forth in the Village's Zoning Ordinance and the comprehensive planning process shall apply to the RPA.

### **Eligible Redevelopment Project Costs**

Under the Act, redevelopment project costs mean and include the sum total of all reasonable or necessary costs incurred or estimated to be incurred as well as any such costs incidental to the Plan. (Private investments, which supplement "Redevelopment Project Costs," are expected to substantially exceed such redevelopment project costs.) Eligible costs permitted by the Act and pertaining to this Plan include:

- (1) *Professional Service Costs* – Costs of studies, surveys, development of plans, and specifications, implementation and administration of the redevelopment plan including but not limited to staff and professional service costs for architectural, engineering, legal, financial, planning or other services, provided however that no charges for professional services may be based on a percentage of the tax increment collected; except that on and after November 1, 1999 (the effective date of Public Act 91-478), no contracts for professional services, excluding architectural and engineering services, may be entered into if the terms of the contract extend beyond a period of 3 years. After consultation with the municipality, each tax increment consultant or advisor to a municipality that plans to designate or has designated a redevelopment project area shall inform the municipality in writing of any contracts that the consultant or advisor has entered into with entities or individuals that have received, or are receiving, payments financed by tax increment revenues produced by the redevelopment project area with respect to which the consultant or advisor has performed, or will be performing, service for the municipality. This requirement shall be satisfied by the consultant or advisor before the commencement of services for the municipality and thereafter whenever any other contracts with those individuals or entities are executed by the consultant or advisor;
  - The cost of marketing sites within the redevelopment project area to prospective businesses, developers, and investors;
  - Annual administrative costs shall *not* include general overhead or administrative costs of the municipality that would still have been incurred by the municipality if the municipality had not designated a redevelopment project area or approved a redevelopment plan;
  - In addition, redevelopment project costs shall *not* include lobbying expenses;
- (2) *Property Assembly Costs* – Costs including but not limited to acquisition of land and other property (real or personal) or rights or interests therein, demolition of buildings, site preparation, site improvements that serve as an engineered barrier addressing ground level or below ground environmental contamination, including, but not limited to parking lots and other concrete or asphalt barriers, and the clearing and grading of land;

*Improvements to Public or Private Buildings* – Costs of rehabilitation, reconstruction, repair, or remodeling of existing public or private buildings, fixtures, and leasehold improvements; and the cost of replacing an existing public building if pursuant to the implementation of a redevelopment project the existing public building is to be demolished to use the site for private investment or devoted to a different use requiring private investment; including any direct or indirect costs relating to Green Globes<sup>1</sup> or LEED-certified construction elements or construction elements with an equivalent certification per the TIF Act;

- (3) *Public Works* – Costs of the construction of public works or improvements, including any direct or indirect costs relating to Green Globes or LEED certified construction elements or construction elements with an equivalent certification, except that on and after November 1, 1999, redevelopment project costs shall not include the cost of constructing a new municipal public building principally used to provide offices, storage space, or conference facilities or vehicle storage, maintenance, or repair for administrative, public safety, or public works personnel and that is not intended to replace an existing public building as provided under paragraph (3) of subsection (q) of Section 11-74.4-3 unless either (i) the construction of the new municipal building implements a redevelopment project that was included in a redevelopment plan that was adopted by the municipality prior to November 1, 1999 or (ii) the municipality makes a reasonable determination in the redevelopment plan, supported by information that provides the basis for that determination, that the new municipal building is required to meet an increase in the need for public safety purposes anticipated to result from the implementation of the redevelopment plan;
- (4) *Job Training* – Costs of job training and retraining projects, including the cost of "welfare to work" programs implemented by businesses located within the redevelopment project area;
- (5) *Financing Costs* – Costs including but not limited to all necessary and incidental expenses related to the issuance of obligations and which may include payment of interest on any obligations issued hereunder including (a) interest accruing during the estimated period of construction of any redevelopment project for which such obligations are issued and for a period not exceeding 36 months thereafter and (b) reasonable reserves related thereto;
- (6) *Capital Costs* – To the extent the municipality by written agreement accepts and approves the same, all or a portion of a taxing district's capital costs resulting from the redevelopment project necessarily incurred or to be incurred within a taxing district in furtherance of the objectives of the Plan;

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<sup>1</sup> Green Globes is an environmental assessment and certification program for commercial buildings, operated by the Green Buildings Initiative.

*School-Related Costs* – For redevelopment project areas designated (or redevelopment project areas amended to add or increase the number of tax-increment-financing assisted housing units) on or after November 1, 1999, an elementary, secondary, or unit school district's increased costs attributable to assisted housing units located within the redevelopment project area for which the developer or redeveloper receives financial assistance through an agreement with the municipality or because the municipality incurs the cost of necessary infrastructure improvements within the boundaries of the assisted housing sites necessary for the completion of that housing as authorized by the Act, and which costs shall be paid by the municipality from the Special Tax Allocation Fund when the tax increment revenue is received as a result of the assisted housing units and shall be calculated annually.<sup>2</sup>

Any school district seeking payment shall, after July 1 and before September 30 of each year, provide the municipality with reasonable evidence to support its claim for reimbursement before the municipality shall be required to approve or make the payment to the school district. If the school district fails to provide the information during this period in any year, it shall forfeit any claim to reimbursement for that year. School districts may adopt a resolution waiving the right to all or a portion of the reimbursement otherwise required by the Act. By acceptance of this reimbursement the school district waives the right to directly or indirectly set aside, modify, or contest in any manner the establishment of the redevelopment project area or projects. Certain library district costs may also be paid as provided for in the Act;

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<sup>2</sup> The calculation is as follows: (A) for foundation districts, excluding any school district in a municipality with a population in excess of 1,000,000, by multiplying the district's increase in attendance resulting from the net increase in new students enrolled in that school district who reside in housing units within the redevelopment project area that have received financial assistance through an agreement with the municipality or because the municipality incurs the cost of necessary infrastructure improvements within the boundaries of the housing sites necessary for the completion of that housing as authorized by the Act since the designation of the redevelopment project area by the most recently available per capita tuition cost as defined in Section 10-20.12a of the School Code less any increase in general State aid as defined in Section 18-8.05 of the School Code attributable to these added new students subject to the following annual limitations: (i) for unit school districts with a district average 1995-96 Per Capita Tuition Charge of less than \$5,900, no more than 25% of the total amount of property tax increment revenue produced by those housing units that have received tax increment finance assistance under the Act; (ii) for elementary school districts with a district average 1995-96 Per Capita Tuition Charge of less than \$5,900, no more than 17% of the total amount of property tax increment revenue produced by those housing units that have received tax increment finance assistance under the Act; and (iii) for secondary school districts with a district average 1995-96 Per Capita Tuition Charge of less than \$5,900, no more than 8% of the total amount of property tax increment revenue produced by those housing units that have received tax increment finance assistance under the Act. (B) For alternate method districts, flat grant districts, and foundation districts with a district average 1995-96 Per Capita Tuition Charge equal to or more than \$5,900, excluding any school district with a population in excess of 1,000,000, by multiplying the district's increase in attendance resulting from the net increase in new students enrolled in that school district who reside in housing units within the redevelopment project area that have received financial assistance through an agreement with the municipality or because the municipality incurs the cost of necessary infrastructure improvements within the boundaries of the housing sites necessary for the completion of that housing as authorized by the Act since the designation of the redevelopment project area by the most recently available per capita tuition cost as defined in Section 10-20.12a of the School Code less any increase in general state aid as defined in Section 18-8.05 of the School Code attributable to these added new students subject to the following annual limitations: (i) for unit school districts, no more than 40% of the total amount of property tax increment revenue produced by those housing units that have received tax increment finance assistance under the Act; (ii) for elementary school districts, no more than 27% of the total amount of property tax increment revenue produced by those housing units that have received tax increment finance assistance under the Act; and (iii) for secondary school districts, no more than 13% of the total amount of property tax increment revenue produced by those housing units that have received tax increment finance assistance under the Act. (C) For any school district in a municipality with a population in excess of 1,000,000, additional provisions apply.

- (7) *Relocation Costs* – To the extent that a municipality determines that relocation costs shall be paid or is required to make payment of relocation costs by federal or State law or in order to satisfy subparagraph (7) of subsection (n) of the Act;
- (8) *Payment in Lieu of Taxes*;
- (9) *Other Job Training* – Costs of job training, retraining, advanced vocational education or career education, including but not limited to courses in occupational, semi-technical or technical fields leading directly to employment, incurred by one or more taxing districts, provided that such costs (i) are related to the establishment and maintenance of additional job training, advanced vocational education or career education programs for persons employed or to be employed by employers located in a redevelopment project area; and (ii) when incurred by a taxing district or taxing districts other than the municipality, are set forth in a written agreement by or among the municipality and the taxing district or taxing districts, which agreement describes the program to be undertaken, including but not limited to the number of employees to be trained, a description of the training and services to be provided, the number and type of positions available or to be available, itemized costs of the program and sources of funds to pay for the same, and the term of the agreement. Such costs include, specifically, the payment by community college districts of costs pursuant to Sections 3-37, 3-38, 3-40 and 3-40.1 of the Public Community College Act and by school districts of costs pursuant to Sections 10-22.20a and 10-23.3a of The School Code;
- (10) *Developer Interest Cost* – Interest cost incurred by a redeveloper related to the construction, renovation or rehabilitation of a redevelopment project provided that:
  - (A) Such costs are to be paid directly from the special tax allocation fund established pursuant to the Act;
  - (B) Such payments in any one year may not exceed 30% of the annual interest costs incurred by the redeveloper with regard to the redevelopment project during that year;
  - (C) If there are not sufficient funds available in the special tax allocation fund to make the payment then the amounts so due shall accrue and be payable when sufficient funds are available in the special tax allocation fund;
  - (D) The total of such interest payments paid pursuant to the Act may not exceed 30% of the total (i) cost paid or incurred by the redeveloper for the redevelopment project plus (ii) redevelopment project costs excluding any property assembly costs and any relocation costs incurred by a municipality pursuant to the Act;
  - (E) The cost limits set forth in subparagraphs (B) and (D) of paragraph shall be modified for the financing of rehabilitated or new housing units for low-income households and very low-income households, as defined in Section 3



of the Illinois Affordable Housing Act. The percentage of 75% shall be substituted for 30% in subparagraphs (B) and (D); and

- (F) Instead of the eligible costs provided by subparagraphs (B) and (D), as modified by this subparagraph, and notwithstanding any other provisions of the Act to the contrary, the municipality may pay from tax increment revenues up to 50% of the cost of construction of new housing units to be occupied by low-income households and very low-income households as defined in Section 3 of the Illinois Affordable Housing Act. The cost of construction of those units may be derived from the proceeds of bonds issued by the municipality under the Act or other constitutional or statutory authority or from other sources of municipal revenue that may be reimbursed from tax increment revenues or the proceeds of bonds issued to finance the construction of that housing. The eligible costs provided under this subparagraph (F) shall be an eligible cost for the construction, renovation, and rehabilitation of all low and very low-income housing units, as defined in Section 3 of the Illinois Affordable Housing Act, within the redevelopment project area. If the low and very low-income units are part of a residential redevelopment project that includes units not affordable to low and very low-income households, only the low and very low-income units shall be eligible for benefits under subparagraph (F).<sup>3</sup>

The TIF Act prohibits certain costs. Unless explicitly stated herein the cost of construction of new privately-owned buildings shall not be an eligible redevelopment project cost. In addition, the statute prohibits costs related to retail development that results in the closing of nearby facilities of the same retailers. Specifically, none of the redevelopment project costs enumerated in the Act shall be eligible redevelopment project costs if those costs would provide direct financial support to a retail entity initiating operations in the redevelopment project area while terminating operations at another Illinois location within 10 miles of the redevelopment project area but outside the boundaries of the redevelopment project area municipality.<sup>4</sup>

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<sup>3</sup> The standards for maintaining the occupancy by low-income households and very low-income households, as defined in Section 3 of the Illinois Affordable Housing Act, of those units constructed with eligible costs made available under the provisions of this subparagraph (F) of paragraph (11) shall be established by guidelines adopted by the municipality. The responsibility for annually documenting the initial occupancy of the units by low-income households and very low-income households, as defined in Section 3 of the Illinois Affordable Housing Act, shall be that of the then current owner of the property. For ownership units, the guidelines will provide, at a minimum, for a reasonable recapture of funds, or other appropriate methods designed to preserve the original affordability of the ownership units. For rental units, the guidelines will provide, at a minimum, for the affordability of rent to low and very low-income households. As units become available, they shall be rented to income-eligible tenants. The municipality may modify these guidelines from time to time; the guidelines, however, shall be in effect for as long as tax increment revenue is being used to pay for costs associated with the units or for the retirement of bonds issued to finance the units or for the life of the redevelopment project area, whichever is later.

<sup>4</sup> Termination means a closing of a retail operation that is directly related to the opening of the same operation or like retail entity owned or operated by more than 50% of the original ownership in a redevelopment project area, but it does not mean closing an operation for reasons beyond the control of the retail entity, as documented by the retail entity, subject to a reasonable finding by the municipality that the current location contained inadequate space, had become economically obsolete, or was no longer a viable location for the retailer or serviceman.

No cost shall be a redevelopment project cost in a redevelopment project area if used to demolish, remove, or substantially modify a historic resource, after August 26, 2008, unless no prudent and feasible alternative exists. "Historic Resource" means (i) a place or structure that is included or eligible for inclusion on the National Register of Historic Places or (ii) a contributing structure in a district on the National Register of Historic Places. This restriction does not apply to a place or structure for which demolition, removal, or modification is subject to review by the preservation agency of a Certified Local Government designated as such by the National Park Service of the United States Department of the Interior.

If a special service area has been established pursuant to the Special Service Area Tax Act or Special Service Area Tax Law, then any tax incremental revenues derived from the tax imposed pursuant to Special Service Area Tax Act or Special Service Area Tax Law may be used within the redevelopment project area for the purposes permitted by that Act or Law as well as the purposes permitted by the TIF Act.

### **Projected Redevelopment Project Costs**

Estimated project costs are shown in Table 4 below. Adjustments to estimated line-item costs below are expected and may be made without amendment to the Plan. Each individual project cost will be reevaluated in light of the projected private development and resulting tax revenues as it is considered for public financing under the provisions of the Act.

Further, the projected cost of an individual line-item as set forth below is not intended to place a limit on the described line-item expenditure. Adjustments may be made in line-items, either increasing or decreasing line-item costs for redevelopment. The specific items listed below are not intended to preclude payment of other eligible redevelopment project costs in connection with the redevelopment of the RPA, provided the *total amount* of payment for eligible redevelopment project costs (the "Total Estimated TIF Budget" in Table 4) shall not exceed the amount set forth below, as adjusted pursuant to the Act. As explained in the following sub-section, incremental property tax revenues from any contiguous RPA may be used to pay eligible costs for the RPA.

Table 4  
RPA Project Cost Estimates

Program Actions/Improvements	Estimated Costs
Costs of studies, surveys, development of plans, and specifications, implementation and administration of the redevelopment plan including but not limited to staff and professional service costs for architectural, engineering, legal, financial, planning or other services	\$3,500,000
Costs of marketing sites within the redevelopment project area to prospective businesses, developers, and investors	\$500,000
Property assembly costs, including but not limited to acquisition of land and other property, real or personal, or rights or interests therein, demolition of buildings, site preparation, site improvements that serve as an engineered barrier addressing ground level or below ground environmental contamination, including, but not limited to parking lots and other concrete or asphalt barriers, and the clearing and grading of land	\$10,000,000
Costs of rehabilitation, reconstruction of repair or remodeling of existing public or private buildings, fixtures, and leasehold improvements; and the cost of replacing an existing public building if pursuant to the implementation of a redevelopment project the existing public building is to be demolished to use the site for private investment or devoted to a different use requiring private investment; including any direct or indirect costs relating to Green Globes or LEED certified construction elements or construction elements with an equivalent certification	\$15,000,000

<b>Costs of the construction of public works or improvements, including any direct or indirect costs relating to Green Globes or LEED certified construction elements or construction elements with an equivalent certification</b>	<b>\$15,000,000</b>
<b>Costs of job training and retraining projects</b>	<b>\$500,000</b>
<b>Financing costs, including but not limited to all necessary and incidental expenses related to the issuance of obligations and which may include payment of interest on any obligations issued hereunder including interest accruing during the estimated period of construction of any redevelopment project for which such obligations are issued and for not exceeding 36 months thereafter and including reasonable reserves related thereto</b>	<b>\$500,000</b>
<b>A taxing district's capital costs resulting from the redevelopment project necessarily incurred or to be incurred within a taxing district in furtherance of the objectives of the redevelopment plan and project</b>	<b>\$100,000</b>
<b>Statutory School Payments</b>	<b>\$2,500,000</b>
<b>Relocation costs to the extent that a municipality determines that relocation costs shall be paid or is required to make payment of relocation costs by federal or State law</b>	<b>\$50,000</b>
<b>Payments in lieu of taxes</b>	<b>\$50,000</b>
<b>Costs of job training, retraining, advanced vocational education or career education, including but not limited to courses in occupational, semi-technical or technical fields leading directly to employment, incurred by one or more taxing districts</b>	<b>\$50,000</b>

<b>Interest cost incurred by a redeveloper related to the construction, renovation or rehabilitation of a redevelopment project as set forth in the Act</b>	<b>\$2,150,000</b>
<b>Transfers to contiguous TIF District(s) 4</b>	<b>\$100,000</b>
<b>TOTAL ESTIMATED TIF BUDGET</b>	<b>\$50,000,000</b>

**Notes:**

- (1) All project cost estimates are in 2018 dollars. Costs may be adjusted for inflation per the TIF Act.
- (2) In addition to the costs identified in the table above, any bonds issued to finance a phase of the Project may include an amount sufficient to pay (a) customary and reasonable charges associated with the issuance of such obligations, (b) interest on such bonds, and (c) capitalized interest and reasonably required reserves.
- (3) Adjustments to the estimated line-item costs above are expected. Adjustments may be made in line-items within the total, either increasing or decreasing line-items costs for redevelopment. Each individual project cost will be reevaluated in light of the projected private development and resulting tax revenues as it is considered for public financing under the provisions of the Act. The totals of the line-items set forth above are not intended to place a total limit on the described expenditures, as the specific items listed above are not intended to preclude payment of other eligible redevelopment project costs in connection the redevelopment of the RPA – provided the total amount of payment for eligible redevelopment project costs shall not exceed the overall budget amount outlined above.
- (4) Per 65 ILCS 5/11-74.4-4(q), as amended, the Village may utilize revenues, other than State sales tax increment revenue, received under the Act from one redevelopment project area for eligible costs in another redevelopment project area that is either: (i) contiguous to the redevelopment project area from which the revenues are received, (ii) separated only by a public right of way from the redevelopment project area from which the revenues are received, or (iii) separated by forest preserve property from the redevelopment project area from which the revenues are received if the closest boundaries of the redevelopment project areas that are separated by the forest preserve property are less than one mile apart.

### **Sources of Funds to Pay Redevelopment Project Costs**

Funds necessary to pay for public improvements and other project costs eligible under the Act are to be derived principally from incremental property tax revenues, proceeds from municipal obligations to be retired primarily with such revenues, and interest earned on resources available but not immediately needed for the Plan. In addition, pursuant to the TIF Act and this Plan, the Village may utilize net incremental property tax revenues received from other contiguous RPAs to pay eligible redevelopment project costs or obligations issued to pay such costs in contiguous project areas. This would include contiguous TIFs that the Village may establish in the future. (Conversely, incremental revenues from the TIF may be allocated to any contiguous TIF Districts.)

Redevelopment project costs as identified in Table 4 specifically authorize those eligible costs set forth in the Act and do not address the preponderance of the costs to redevelop the area. The majority of development costs will be privately financed. TIF or other public sources are to be used, subject to approval by the Village Board, only to leverage and commit private redevelopment activity consistent with Village goals and objectives and the TIF redevelopment plan.



The incremental tax revenues which will be used to pay debt service on the municipal obligations (if any) and to directly pay redevelopment project costs shall be the incremental increase in property taxes. The property tax increment would be attributable to the increase in the equalized assessed value of each taxable lot, block, tract or parcel of real property in the RPA – over and above the initial equalized assessed value of each such lot, block, tract or parcel in the RPA in the 2016 tax year for the RPA.

Among the other sources of funds which may be used to pay for redevelopment project costs and debt service on municipal obligations issued to finance project costs are the following: certain local sales or utility taxes, special service area taxes, the proceeds of property sales, certain land lease payments, certain Motor Fuel Tax revenues, certain state and federal grants or loans, certain investment income, and such other sources of funds and revenues as the Village may from time to time deem appropriate.

### **Nature and Term of Obligations to Be Issued**

The Village may issue obligations secured by the Special Tax Allocation Fund established for the Redevelopment Project Area pursuant to the Act or such other funds as are available to the Village by virtue of its power pursuant to the Illinois State Constitution. Any and all obligations issued by the Village pursuant to this Plan and the Act shall be retired not more than twenty-three (23) years after the date of adoption of the ordinance approving the RPA, or as such a later time permitted pursuant to the Act and to the extent such obligations are reliant upon the collection of incremental property tax revenues from the completion of the twenty-third year of the TIF, with taxes collected in the twenty-fourth year. However, the final maturity date of any obligations issued pursuant to the Act may not be later than twenty (20) years from their respective date of issuance.

One or more series of obligations may be issued from time to time in order to implement this Plan. The total principal and interest payable in any year on all obligations shall not exceed the amount available in that year or projected to be available in that year. The total principal and interest may be payable from tax increment revenues and from bond sinking funds, capitalized interest, debt service reserve funds, and all other sources of funds as may be provided by ordinance.

Certain revenues may be declared as surplus funds if not required for: principal and interest payments, required reserves, bond sinking funds, redevelopment project costs, early retirement of outstanding securities, or facilitating the economical issuance of additional bonds necessary to accomplish the Redevelopment Plan. Such surplus funds shall then become available for distribution annually to taxing districts overlapping the RPA in the manner provided by the Act.

Securities may be issued on either a taxable or tax-exempt basis, as general obligation or revenue bonds. Further, the securities may be offered on such terms as the Village may determine, with or without the following features: capitalized interest; deferred principal retirement; interest rate limits (except as limited by law); and redemption provisions. Additionally, such securities may be issued with either fixed rate or floating interest rates.

**Most Recent Equalized Assessed Valuation**

The most recent equalized assessed valuation for the RPA is based on the 2016 EAV, and is estimated to be approximately \$18,864,345.

**Anticipated Equalized Assessed Valuation**

Upon completion of the anticipated private development of the RPA over a twenty-three (23) year period, it is estimated that the EAV of the property within the RPA would increase to approximately \$40,000,000 to \$55,000,000 depending upon market conditions and the scope of the redevelopment projects.

## VII. DESCRIPTION AND SCHEDULING OF REDEVELOPMENT PROJECT

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### **Potential Redevelopment Project Actions**

The Village will implement a strategy with full consideration given to the availability of both public and private funding. It is anticipated that a phased redevelopment will be undertaken.

The Redevelopment Project will begin as soon as the private entities have obtained financing approvals for appropriate projects and such uses conform to Village zoning and planning requirements, or if the Village undertakes redevelopment activities pursuant to this Plan. Depending upon the scope of the development as well as the actual uses, the following activities may be undertaken by the Village:

Land Assembly and Relocation: Certain properties in the RPA may be acquired and assembled into an appropriate redevelopment site, with relocation costs undertaken as provided by the Act. It is expected that the Village would facilitate private acquisition through reimbursement or write-down of related costs, including the acquisition of land needed as part of redevelopment activities.

Demolition and Site Preparation: The existing improvements located within the RPA may have to be reconfigured or prepared to accommodate new uses or expansion plans. Demolition of certain parcels may be necessary for future projects. Additionally, the redevelopment plan contemplates site preparation, or other requirements including environmental remediation necessary to prepare the site for desired redevelopment projects.

Rehabilitation: The Village may assist in the rehabilitation of buildings or site improvements located within the RPA.

Landscaping/Buffering/Streetscaping: The Village may fund certain landscaping projects, which serve to beautify public properties or rights-of-way and provide buffering between land uses.

Water, Sanitary Sewer, Storm Sewer and Other Utility Improvements: Certain utilities may be extended or re-routed to serve or accommodate the new development. Upgrading of existing utilities may be undertaken. The Village may also undertake the provision/upgrade of necessary detention or retention ponds.

Roadway/Street/Parking Improvements: The Village may widen and/or vacate existing roads. Certain secondary streets/roads may be extended or constructed. Related curb, gutter, and paving improvements could also be constructed as needed. Parking facilities may be constructed that would be available to the public. Utility services may also be provided or relocated in order to accommodate redevelopment activities.

Traffic Control/Signalization: Traffic control or signalization improvements that improve access to the RPA and enhance its redevelopment may be constructed.

Public Facility-Related Infrastructure: Certain public facility improvements including, but not limited to, public signage, public facilities, and streetlights may be rehabilitated, constructed or implemented.

School District Costs: Provide for the payment of such costs pursuant to the requirements of the TIF Act.

Interest Costs Coverage: The Village may fund certain interest costs incurred by a developer for construction, renovation or rehabilitation of a redevelopment project. Such funding would be paid for out of annual tax increment revenue generated from the RPA as allowed under the Act.

Professional Services: The Village may fund necessary planning, legal, engineering, administrative and financing costs during project implementation. The Village may reimburse itself from annual tax increment revenue if available.

### **Commitment to Fair Employment Practices and Affirmative Action**

As part of any Redevelopment Agreement entered into by the Village and any private developers, both parties will agree to establish and implement an honorable, progressive, and goal-oriented affirmative action program that serves appropriate sectors of the Village. The program will conform to the most recent Village policies and plans.

With respect to the public/private development's internal operations, both entities will pursue employment practices which provide equal opportunity to all people regardless of sex, color, race or creed. Neither party will discriminate against any employee or applicant because of sex, marital status, national origin, age, or the presence of physical handicaps. These nondiscriminatory practices will apply to all areas of employment, including: hiring, upgrading and promotions, terminations, compensation, benefit programs, and education opportunities.

All those involved with employment activities will be responsible for conformance to this policy and compliance with applicable state and federal regulations.

The Village and private developers will adopt a policy of equal employment opportunity and will include or require the inclusion of this statement in all contracts and subcontracts at any level. Additionally, any public/private entities will seek to ensure and maintain a working environment free of harassment, intimidation, and coercion at all sites, and in all facilities at which all employees are assigned to work. It shall be specifically ensured that all on-site supervisory personnel are aware of and carry out the obligation to maintain such a working environment, with specific attention to minority and/or female individuals.

Finally, the entities will utilize affirmative action to ensure that business opportunities are provided and that job applicants are employed and treated in a nondiscriminatory manner. Underlying this policy is the recognition by the entities that successful affirmative action programs are important to the continued growth and vitality of the community.

### **Completion of Redevelopment Project and Retirement of Obligations to Finance Redevelopment Costs**

This Redevelopment Project and retirement of all obligations to finance redevelopment costs will be completed within twenty-three (23) years after the adoption of an ordinance designating the Redevelopment Project Area. The actual date for such completion and retirement of obligations shall not be later than December 31 of the year in which the payment to the municipal treasurer pursuant to the Act is to be made with respect to ad valorem taxes levied in the twenty-third calendar year after the ordinance approving the RPA is adopted.



## **VIII. PROVISIONS FOR AMENDING THE TIF PLAN AND PROJECT**

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This Plan may be amended pursuant to the provisions of the Act.

**APPENDIX A**  
**LEGAL DESCRIPTION OF PROJECT AREA**

**LEGAL DESCRIPTION (RIVER FOREST NORTH AVENUE TIF):**

THAT PART OF THE NORTH HALF OF SECTION 1 IN TOWNSHIP 39 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS, BEING DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID SECTION 1; THENCE SOUTHERLY ALONG THE EAST LINE OF SAID SECTION 1 TO A POINT OF INTERSECTION WITH THE EASTERLY EXTENSION OF THE SOUTH LINE OF THE NORTH 20 FEET 11 INCHES OF LOT 30 IN BLOCK 1 IN ROSSELL'S BONNIE BRAE ADDITION TO RIVER FOREST, BEING A SUBDIVISION IN SAID NORTH HALF OF SECTION 1, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 8, 1926 AS DOCUMENT NO. 9301663; THENCE WESTERLY ALONG SAID EASTERLY EXTENSION AND SOUTH LINE OF THE NORTH 20 FEET 11 INCHES OF LOT 30 TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF THE NORTH-SOUTH ALLEY IN SAID BLOCK 1; THENCE SOUTHERLY ALONG SAID EAST RIGHT-OF-WAY LINE TO A POINT OF INTERSECTION WITH THE EASTERLY EXTENSION OF THE SOUTH LINE OF THE NORTH 15 FEET OF LOT 18 IN BLOCK 2 OF SAID ROSSELL'S BONNIE BRAE ADDITION TO RIVER FOREST; THENCE WESTERLY ALONG SAID EASTERLY EXTENSION AND SOUTH LINE OF THE NORTH 15 FEET OF LOT 18 AND ALONG THE WESTERLY EXTENSION THEREOF TO A POINT ON THE WEST RIGHT-OF-WAY LINE BONNIE BRAE PLACE; THENCE NORTHERLY ALONG SAID WEST RIGHT-OF-WAY LINE TO THE SOUTHEAST CORNER OF LOT 30 IN BLOCK 3 OF SAID ROSSELL'S BONNIE BRAE ADDITION TO RIVER FOREST; THENCE WESTERLY ALONG THE SOUTH LINE OF SAID LOT 30 TO THE SOUTHWEST CORNER THEREOF, SAID SOUTHWEST CORNER ALSO BEING THE SOUTHEAST CORNER OF LOT 17 IN SAID BLOCK 3; THENCE WESTERLY ALONG THE SOUTH LINE OF SAID LOT 17 TO THE SOUTHWEST CORNER THEREOF; THENCE WESTERLY ALONG A LINE TO THE SOUTHEAST CORNER OF LOT 6 IN BLOCK 1 OF O.C. BRAESE'S SUBDIVISION, BEING A SUBDIVISION IN SAID NORTH HALF OF SECTION 1, ACCORDING TO THE PLAT THEREOF RECORDED JANUARY 29, 1923 AS DOCUMENT NO. 7788819; THENCE WESTERLY ALONG THE SOUTH LINE OF SAID LOT 6 TO THE SOUTHWEST CORNER THEREOF, SAID SOUTHWEST CORNER ALSO BEING THE

SOUTHEAST CORNER OF LOT 6 IN SAID BLOCK 2 OF SAID O.C. BRAESE'S SUBDIVISION ;  
THENCE WESTERLY ALONG THE SOUTH LINE OF SAID LOT 6 TO THE SOUTHWEST CORNER  
THEREOF; THENCE WESTERLY ALONG A LINE TO THE SOUTHEAST CORNER OF LOT 6 IN  
BLOCK 3 OF SAID O.C. BRAESE'S SUBDIVISION; THENCE WESTERLY ALONG THE SOUTH  
LINE OF SAID LOT 6 TO THE SOUTHWEST CORNER THEREOF, SAID SOUTHWEST CORNER  
ALSO BEING THE SOUTHEAST CORNER OF LOT 6 IN BLOCK 1 IN WILLIAM H. BECKMAN'S  
SUBDIVISION, BEING A SUBDIVISION IN SAID NORTH HALF OF SECTION 1, ACCORDING TO  
THE PLAT THEREOF RECORDED JANUARY 29, 1923 AS DOCUMENT NO. 7790766; THENCE  
WESTERLY ALONG THE SOUTH LINE OF SAID LOT 6 TO THE SOUTHWEST CORNER  
THEREOF, SAID SOUTHWEST CORNER BEING A POINT ON THE EAST RIGHT-OF-WAY LINE  
OF JACKSON AVENUE; THENCE SOUTHERLY ALONG SAID EAST RIGHT-OF-WAY LINE TO A  
POINT OF INTERSECTION WITH THE SOUTH RIGHT-OF-WAY LINE OF LEMOYNE STREET;  
THENCE WESTERLY ALONG SAID SOUTH RIGHT-OF-WAY LINE TO A POINT OF  
INTERSECTION WITH THE WEST RIGHT-OF-WAY LINE OF LATHROP AVENUE; THENCE  
NORTHERLY ALONG SAID WEST RIGHT-OF-WAY LINE TO A POINT OF INTERSECTION WITH  
THE NORTH LINE OF THE SOUTH 2.67 FEET OF LOT 56 IN EDWIN E. WOOD'S SUBDIVISION,  
BEING A SUBDIVISION IN SAID NORTH HALF OF SECTION 1 ACCORDING TO THE PLAT  
THEREOF RECORDED AS TORRENS DOCUMENT NO. 202871; THENCE WESTERLY ALONG  
SAID NORTH LINE TO A POINT ON THE EAST LINE OF LOT 51 IN SAID EDWIN E. WOOD'S  
SUBDIVISION; THENCE SOUTHERLY ALONG SAID EAST LINE TO THE SOUTHEAST CORNER  
OF SAID LOT 51; THENCE WESTERLY ALONG THE SOUTH LINE OF SAID LOT 51 TO THE  
SOUTHWEST CORNER THEREOF; THENCE WESTERLY ALONG A LINE TO THE SOUTHEAST  
CORNER OF LOT 43 IN SAID EDWIN E. WOOD'S SUBDIVISION; THENCE WESTERLY ALONG  
THE SOUTH LINE OF SAID LOT 43 TO THE SOUTHWEST CORNER THEREOF, SAID  
SOUTHWEST CORNER ALSO BEING THE NORTHEAST CORNER OF LOT 33 IN SAID EDWIN E.  
WOOD'S SUBDIVISION; THENCE SOUTHERLY ALONG THE EAST LINE OF SAID LOT 33 TO A  
POINT ON THE SOUTH LINE OF THE NORTH 19 FEET OF SAID LOT 33; THENCE WESTERLY  
ALONG SAID SOUTH LINE AND WESTERLY EXTENSION THEREOF TO A POINT ON THE WEST

RIGHT-OF-WAY LINE OF FRANKLIN AVENUE; THENCE NORTHERLY ALONG SAID WEST RIGHT-OF-WAY LINE TO THE SOUTHEAST CORNER OF LOT 27 IN SAID EDWIN E. WOOD'S SUBDIVISION; THENCE WESTERLY ALONG THE SOUTH LINE OF SAID LOT 27 TO A POINT ON THE EAST LINE OF LOT 135 IN SAID EDWIN E. WOOD'S SUBDIVISION; THENCE NORTHERLY ALONG SAID EAST LINE TO THE NORTHEAST CORNER OF SAID LOT 135; THENCE WESTERLY ALONG THE NORTH LINE OF SAID LOT 135 TO THE NORTHWEST CORNER THEREOF; THENCE SOUTHERLY ALONG THE WEST LINE OF SAID LOT 135 TO A POINT OF INTERSECTION WITH THE EASTERLY EXTENSION OF THE SOUTH LINE OF LOT 2 IN THE RESUBDIVISION OF THAT PART OF LOT 2 IN OWNER'S SUBDIVISION LYING EAST OF THATCHER ROAD, BEING A RESUBDIVISION IN SAID NORTH HALF OF SECTION 1, ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 20, 1923 AS DOCUMENT NO. 8070779; THENCE WESTERLY ALONG SAID EASTERLY EXTENSION AND SOUTH LINE TO THE SOUTHWEST CORNER OF SAID LOT 2, SAID SOUTHWEST CORNER ALSO BEING THE SOUTHEAST CORNER OF LOT 7 IN SAID RESUBDIVISION OF THAT PART OF LOT 2 IN OWNER'S SUBDIVISION LYING EAST OF THATCHER ROAD; THENCE WESTERLY ALONG THE SOUTH LINE OF SAID LOT 7 TO THE SOUTHWEST CORNER THEREOF; THENCE WESTERLY ALONG A LINE TO THE SOUTHEAST CORNER OF LOT 10 IN SAID RESUBDIVISION OF THAT PART OF LOT 2 IN OWNER'S SUBDIVISION LYING EAST OF THATCHER ROAD; THENCE WESTERLY ALONG THE SOUTH LINE OF SAID LOT 10 TO THE SOUTHWEST CORNER THEREOF, SAID SOUTHWEST CORNER ALSO BEING THE SOUTHEAST CORNER OF LOT 14 IN SAID RESUBDIVISION OF THAT PART OF LOT 2 IN OWNER'S SUBDIVISION LYING EAST OF THATCHER ROAD; THENCE WESTERLY ALONG THE SOUTH LINE OF SAID LOT 14 AND WESTERLY EXTENSION THEREOF TO A POINT OF INTERSECTION WITH THE WESTERLY RIGHT-OF-WAY LINE OF THATCHER AVENUE; THENCE NORTHERLY ALONG SAID WESTERLY RIGHT-OF-WAY LINE AND NORTHERLY EXTENSION THEREOF TO A POINT OF INTERSECTION WITH THE NORTH LINE OF SAID SECTION 1; THENCE EASTERLY ALONG SAID NORTH LINE TO THE POINT OF BEGINNING.



**APPENDIX B**  
**BOUNDARY MAP OF RPA**



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**RIVER FOREST NORTH AVENUE TIF**  
 IN  
 VILLAGE OF RIVER FOREST, ILLINOIS  
 PREPARED FOR  
 KANE, MCKENNA AND ASSOCIATES, INC.

CALC.	KJR	PROJECT NO.
DRAW.	AJK	170329
CHKD.	JRM	SHEET 1 OF 1
SCALE	1"=200'	DRAWING NO.
DATE	07-10-2017	TIF170329

**APPENDIX C**  
**HOUSING IMPACT STUDY**

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**VILLAGE OF RIVER FOREST  
HOUSING IMPACT STUDY FOR THE  
PROPOSED NORTH AVENUE TAX INCREMENT FINANCING  
REDEVELOPMENT PROJECT STUDY AREA**

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A Housing Impact Study undertaken by the Village of River Forest pursuant to the requirements of the Tax Increment Allocation Redevelopment Act 65 ILCS 5/11-74.4-3, et. seq., as amended.

**Prepared by: The Village of River Forest**

**And**

**Kane, McKenna and Associates, Inc.**

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April, 2018

**VILLAGE OF RIVER FOREST  
HOUSING IMPACT STUDY FOR THE  
PROPOSED NORTH AVENUE  
REDEVELOPMENT PROJECT STUDY AREA**

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## I. RESIDENTIAL UNIT DATA

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Pursuant to the Tax Increment Allocation Redevelopment Act, 65 ILCS, Section 5/11-74.4-3 et seq., as amended (the "TIF Act" or "Act"), if a redevelopment plan would result in the displacement of residents from ten (10) or more inhabited residential units, or if the redevelopment project contains seventy-five (75) or more inhabited residential units and no certification stating that displacement will not occur is made, then the Village of River Forest, Illinois (the "Village") must prepare a Housing Impact Study ("HIS").

The Village has jointly prepared this document with Kane, McKenna and Associates, Inc. ("KMA") in order to conform to the provisions of the TIF Act.

### A. Introduction and Background

The Village is exploring the possibility of creating a Tax Increment Financing District ("TIF" or "TIF District") initiating a Redevelopment Project Area ("RPA"). The initial study area for the RPA is located at the north end of the Village along North Avenue between Harlem and Thatcher Avenues (see Map 1 in the Appendix). The Village proposes to redevelop the RPA promoting mixed uses, including commercial, retail, and residential uses. The aim of redevelopment is to encourage economic activity within the RPA while increasing the quality of life for the neighborhood residents. **The Village understands that the redevelopment of the RPA could result in the relocation of some residential units but the goal of the redevelopment project is to produce net positive housing for the RPA.** At the time of this report there are no specific plans for relocation activities; the purpose of the Housing Impact Study is to comply with the requirements of the TIF Act in the event that housing dislocation occurs as a result of future development.

This Housing Impact Study ("HIS") is being produced in compliance with the TIF Act due to the possibility that some redevelopment activity could result in the displacement of residential units. **The HIS is not a plan for the dislocation or relocation of residential units.** The Village has no current plans for such dislocations or relocations. The HIS will outline the current mix of housing stock, the vacancy rate in the housing stock, the racial and ethnic makeup of the residents, any plans for relocation and the relocation assistance to be made available.

The TIF Act has specific guidelines for a Housing Impact Study and these guidelines have been followed in this report. According to the Act:

Part I of the housing impact study shall include (i) data as to whether the residential units are single family or multi-family units, (ii) the number and type of rooms within the units, if that information is available, (iii) whether the units are inhabited or uninhabited, as determined not less than 45 days before the date that the ordinance or resolution required by subsection (a) of Section 11-74.4-5 is passed, and (iv) data as to the racial and ethnic composition of the residents in the inhabited residential units. The data requirement as to the racial and ethnic



composition of the residents in the inhabited residential units shall be deemed to be fully satisfied by data from the most recent federal census.

Part II of the housing impact study shall identify the inhabited residential units in the proposed redevelopment project area that are to be or may be removed. If inhabited residential units are to be removed, then the housing impact study shall identify (i) the number and location of those units that will or may be removed, (ii) the municipality's plans for relocation assistance for those residents in the proposed redevelopment project area whose residences are to be removed, (iii) the availability of replacement housing for those residents whose residences are to be removed, and shall identify the type, location, and cost of the housing, and (iv) the type and extent of relocation assistance to be provided.

I. Data Source

The Housing Impact Study will first examine the type of units in the RPA. The data used for this analysis was provided by the Village, Cook County, Kane McKenna and the US Census. Per the TIF Act, the following characteristics will be identified for the housing within the RPA: the type of housing, number of rooms, type of rooms, inhabitation, and racial and ethnic composition. The HIS will also make an identification of the potential impacted units, the Village plans for relocation assistance and the availability of replacement housing.

This study has used the most accurate and recent data available as of March 2018. Representatives from Kane McKenna made multiple site visits to the RPA concerning the structure type and vacancy rate. Village staff made the determination of potentially impacted sites. Data from the most recent US Census was used to determine the number of rooms per structure and the racial and ethnic composition.

II. Low Income Residents and Replacement Housing

Any residents who are deemed to be low-income or very low-income will be given the necessary support as dictated by the TIF Act and the Federal Uniform Relocation Act. The Village staff supplied a list of potential replacement housing for sale and rent generated by a Multiple Listing Service search by a real estate professional following strict parameters to replicate then price, type and location of housing in the RPA. Every effort was made to identify replacement housing as most similar to the original housing in location, structure, type and price.

B. Type of Units

The TIF Act requires that data regarding the nature of the housing, whether single-unit or multi-unit, be examined and a finding be placed in the Housing Impact Study. Based on data provided by the Village, Cook County and multiple site surveys, KMA has determined that there are 70 structures in the RPA with 365 units see Table 1 below for a breakout of the unit structures, quantities and type.

Table 1		
Type of Housing	Units	Buildings
Total Housing Units	365	70
Detached Single Family Units	29	29
Townhouses	54	10
Multi-Family	53	11
Condominiums	207	14
Mixed-Use (Commercial/Residential)	22	6
Data Source: Kane McKenna site visits		

C. Number of Rooms in Units

The TIF Act requires that the Village provide a breakdown of the number of rooms and types of rooms in the units in the RPA, if available. The US Census makes data available for the number of rooms within a Census Tract but not the type of rooms. The type of rooms within the units in the RPA is not available and therefore not a part of this report. The data used in the study was provided by the US Census and is based on Census Tracts, which are the most detailed level of data available from the most recent census. Census Tract 8119 listed in the table below encompasses a larger region than the RPA, but is the best fit in relation to the RPA boundaries. Although the US Census Bureau does collect data for smaller geographic units (Census Blocks and Census Block Groups), such data was not available. Please refer to Table 2 below.

Table 2				
Census Tract 8119	Estimate	Margin of Error	Percent	Margin of Error
<b>Total housing units</b>	1,881	+/-103	-	-
<b>1-unit, detached</b>	1,370	+/-104	72.8%	+/-3.9
<b>1-unit, attached</b>	64	+/-40	3.4%	+/-2.1
<b>2 units</b>	54	+/-34	2.9%	+/-1.8
<b>3 or 4 units</b>	11	+/-17	0.6%	+/-0.9
<b>5 to 9 units</b>	229	+/-73	12.2%	+/-3.8
<b>10 to 19 units</b>	49	+/-47	2.6%	+/-2.5
<b>20 or more units</b>	104	+/-38	5.5%	+/-2.0
<b>Mobile home</b>	0	+/-15	0.0%	+/-1.4
<b>Boat, RV, van, etc.</b>	0	+/-15	0.0%	+/-1.4
Data source: 2016 US Census. 2012-2016 ACS 5 Year Estimates DP04 Selected Housing Characteristics				

D. Status of Units

The TIF Act requires that a determination be made regarding the status of each unit's habitation in the RPA no less than forty-five (45) days before the date that the ordinance or resolution establishing the public hearing is adopted.

Based upon Kane McKenna's site visits and the Village's data, a determination has been made as of March, 2018 that 100% of the residential structures within the RPA are inhabited. Note that habitation status was determined at a fixed point in time and was based on Kane McKenna and the Village's assessment to the best of their abilities and is subject to change. This information will be updated as required by the TIF Act.

E. Racial and Ethnic Composition

The TIF Act requires that the racial and ethnic composition of the residents in the inhabited residential units in the RPA be identified. Under the TIF Act, the data requirement for the racial and ethnic composition of the residents in the inhabited residential units shall be deemed fully satisfied by data from the most recent US Census. Accordingly, the most recent US Census data was used to identify the racial and ethnic makeup of the area. For racial and ethnic composition, the most recent US Census makes data available at the Block Group level. **Please see Table 3 below. While many of the estimates reflect a value of zero please ensure that you review the entire table including the margin of error.**

Pursuant to the US Census 2012-16 ACS 5 Year Estimates it is important to note that: "Data are based on a sample and are subject to sampling variability. The degree of uncertainty for an estimate arising from sampling variability is represented through the use of a margin of error. The value shown here is the 90 percent margin of error. The margin of error can be interpreted roughly as providing a 90 percent probability that the interval defined by the estimate minus the margin of error and the estimate plus the margin of error (the lower and upper confidence bounds) contains the true value. In addition to sampling variability, the ACS estimates are subject to nonsampling error. The effect of nonsampling error is not represented in these tables."

Block Group 1 roughly encompasses the RPA east of Lathrop Avenue and Block Group 4 roughly encompasses the RPA west of Lathrop Avenue.

Table 3				
	Block Group 1 Census Tract 8119		Block Group 4 Census Tract 8119	
	Estimate	Margin of Error	Estimate	Margin of Error
Total	997	+/-298	2,327	+/-321
Not Hispanic or Latino:	951	+/-298	2,126	+/-338
White alone	751	+/-288	1,660	+/-321
Black or African American alone	189	+/-124	235	+/-221
American Indian and Alaska Native alone	0	+/-11	0	+/-11
Asian alone	0	+/-11	178	+/-107
Native Hawaiian and Other Pacific Islander alone	0	+/-11	0	+/-11
Hispanic or Latino:	46	+/-33	201	+/-117
White alone	46	+/-33	109	+/-63
Black or African American alone	0	+/-11	40	+/-60
American Indian and Alaska Native alone	0	+/-11	0	+/-11
Asian alone	0	+/-11	23	+/-33
Native Hawaiian and Other Pacific Islander alone	0	+/-11	0	+/-11
Data source: 2016 US Census 2012-2016 ACS 5 Year Estimates B03002 Hispanic or Latino by Race				

## II. IMPACTED SITES AND RELOCATION ASSISTANCE

Pursuant to the TIF Act, Section II of the Housing Impact Study must contain four components: (a) identification of units that may be removed in the proposed redevelopment project; (b) the Village's plan for relocation assistance; (c) relocation assistance to be provided; and (d) the identification of potential replacement housing.

### A. Potentially Impacted Units

The TIF Act requires that the Housing Impact Study identify those units, by location and number that may be removed, either through a voluntary sale or through eminent domain, as a result of the redevelopment plan. However, removal through eminent domain of the residences below marked with an asterisk (\*) shall not occur, as set forth in the restriction on the use of the eminent domain Section VI of the redevelopment plan. The residences below that are not subject to eminent domain remain on the list in the event there are voluntary sales of those residences in furtherance of the redevelopment plan, and to ensure any such residence voluntarily removed would be benefited by the relocation assistance set forth in the TIF Act.

In the RPA there are potentially 365 impacted units in 70 different structures (refer to Tables 4-8 for a detailed list). Although the Village does not contemplate any displacement as of the date of this study, at a future point in time it is possible that the Village could pursue redevelopment that results in removal of these potential dislocation of inhabited units.

Table 4					
PIN	Address	Unit #	Resident Type	# of Units	# of Buildings
15-01-103-026-0000*	1534 PARK AVE	101, 102, 201, 202, 203, 301	Apartments	6	1
15-01-103-077-0000	7827 NORTH AVE	1,2,3,4,5,6,7,8,9	Apartments	9	1
15-01-105-040-0000	7711 NORTH AVE	1,2,3,4,5,6,7,8	Apartments	8	1
15-01-202-017-0000*	1530 WILLIAM ST	1,2,3,4	Apartments	4	1
15-01-203-024-0000*	1534 CLINTON PL	1,2	Apartments	2	1
15-01-203-025-0000*	1530 CLINTON PL	1,2	Apartments	2	1
15-01-204-015-0000*	1535 CLINTON PL	1,2,3	Apartments	3	1
15-01-204-016-0000*	1531 CLINTON PL	1,2,3	Apartments	3	1
15-01-204-024-0000*	1534 BONNIE BRAE PL	GS, GN, 1S, 2S, 2N, 2S	Apartments	6	1
15-01-204-043-1001*	1530 BONNIE BRAE PL	1	Apartments	1	1
15-01-204-043-1002*	1530 BONNIE BRAE PL	2	Apartments	1	
15-01-204-043-1003*	1530 BONNIE BRAE PL	3	Apartments	1	
15-01-204-043-1004*	1530 BONNIE BRAE PL	4	Apartments	1	
15-01-205-063-0000	1534 N HARLEM AVE	1E, 1W, 2E, 2W, 3E, 3W	Apartments	6	1
			<b>Total:</b>	<b>53</b>	<b>11</b>



<b>Table 5</b>					
<b>PIN</b>	<b>Address</b>	<b>Unit #</b>	<b>Resident Type</b>	<b># of Units</b>	<b># of Buildings</b>
15-01-203-003-0000	7373 NORTH AVE	1NW, 2NW, 1SW, 2SW, 1, 2	Commercial/Residential	6	1
15-01-203-005-0000	7369 NORTH AVE		Commercial/Residential	2	1
15-01-203-006-0000	7367 NORTH AVE	1,2	Commercial/Residential	2	1
15-01-203-007-0000	7365 NORTH AVE	2 <sup>nd</sup> Floor	Commercial/Residential	4	1
15-01-203-013-0000	7353 NORTH AVE	2C,2D, 2E ,2F	Commercial/Residential	4	1
15-01-204-002-0000	7223 NORTH AVE	1, 2, 3, 4	Commercial/Residential	4	1
			<b>Total:</b>	<b>22</b>	<b>6</b>

<b>Table 6</b>					
<b>PIN</b>	<b>Address</b>	<b>Unit #</b>	<b>Resident Type</b>	<b># of Units</b>	<b># of Buildings</b>
15-01-103-080-1001	1535 FOREST AVE	201	Condominiums	1	1
15-01-103-080-1002	1535 FOREST AVE	202	Condominiums	1	
15-01-103-080-1003	1535 FOREST AVE	203	Condominiums	1	
15-01-103-080-1004	1535 FOREST AVE	204	Condominiums	1	
15-01-103-080-1005	1535 FOREST AVE	205	Condominiums	1	
15-01-103-080-1006	1535 FOREST AVE	206	Condominiums	1	
15-01-103-080-1007	1535 FOREST AVE	301	Condominiums	1	
15-01-103-080-1008	1535 FOREST AVE	302	Condominiums	1	
15-01-103-080-1009	1535 FOREST AVE	303	Condominiums	1	
15-01-103-080-1010	1535 FOREST AVE	304	Condominiums	1	
15-01-103-080-1011	1535 FOREST AVE	305	Condominiums	1	
15-01-103-080-1012	1535 FOREST AVE	306	Condominiums	1	
15-01-103-080-1013	1535 FOREST AVE	401	Condominiums	1	
15-01-103-080-1014	1535 FOREST AVE	402	Condominiums	1	
15-01-103-080-1015	1535 FOREST AVE	403	Condominiums	1	
15-01-103-080-1016	1535 FOREST AVE	404	Condominiums	1	
15-01-103-080-1017	1535 FOREST AVE	405	Condominiums	1	
15-01-103-080-1018	1535 FOREST AVE	501	Condominiums	1	
15-01-103-080-1019	1535 FOREST AVE	502	Condominiums	1	
15-01-103-080-1020	1535 FOREST AVE	503	Condominiums	1	
15-01-103-080-1021	1535 FOREST AVE	504	Condominiums	1	
15-01-103-080-1022	1535 FOREST AVE	505	Condominiums	1	
15-01-103-080-1023	1535 FOREST AVE	506	Condominiums	1	
15-01-103-081-1001*	1531 FOREST AVE	1	Condominiums	1	1
15-01-103-081-1002*	1531 FOREST AVE	2	Condominiums	1	
15-01-103-081-1003*	1531 FOREST AVE	3	Condominiums	1	
15-01-103-082-1001	1540 PARK AVE	1A	Condominiums	1	1
15-01-103-082-1002	1540 PARK AVE	1B	Condominiums	1	
15-01-103-082-1003	1540 PARK AVE	1C	Condominiums	1	

PIN	Address	Unit #	Resident Type	# of Units	# of Buildings
15-01-103-082-1004	1540 PARK AVE	1D	Condominiums	1	
15-01-103-082-1005	1540 PARK AVE	2A	Condominiums	1	
15-01-103-082-1006	1540 PARK AVE	2B	Condominiums	1	
15-01-103-082-1007	1540 PARK AVE	2C	Condominiums	1	
15-01-103-082-1008	1540 PARK AVE	2D	Condominiums	1	
15-01-103-082-1009	1540 PARK AVE	3A	Condominiums	1	
15-01-103-082-1010	1540 PARK AVE	3B	Condominiums	1	
15-01-103-082-1011	1540 PARK AVE	3C	Condominiums	1	
15-01-103-082-1012	1540 PARK AVE	3D	Condominiums	1	
15-01-104-057-1001*	1535 PARK AVE	201	Condominiums	1	1
15-01-104-057-1002*	1535 PARK AVE	202	Condominiums	1	
15-01-104-057-1003*	1535 PARK AVE	203	Condominiums	1	
15-01-104-057-1004*	1535 PARK AVE	204	Condominiums	1	
15-01-104-057-1005*	1535 PARK AVE	205	Condominiums	1	
15-01-104-057-1006*	1535 PARK AVE	301	Condominiums	1	
15-01-104-057-1007*	1535 PARK AVE	302	Condominiums	1	
15-01-104-057-1008*	1535 PARK AVE	303	Condominiums	1	
15-01-104-057-1009*	1535 PARK AVE	304	Condominiums	1	
15-01-104-057-1010*	1535 PARK AVE	305	Condominiums	1	
15-01-104-057-1011*	1535 PARK AVE	401	Condominiums	1	
15-01-104-057-1012*	1535 PARK AVE	402	Condominiums	1	
15-01-104-057-1013*	1535 PARK AVE	403	Condominiums	1	
15-01-104-057-1014*	1535 PARK AVE	404	Condominiums	1	
15-01-104-057-1015*	1535 PARK AVE	405	Condominiums	1	
15-01-104-057-1016*	1535 PARK AVE	501	Condominiums	1	
15-01-104-057-1017*	1535 PARK AVE	502	Condominiums	1	
15-01-104-057-1018*	1535 PARK AVE	503	Condominiums	1	
15-01-104-057-1019*	1535 PARK AVE	504	Condominiums	1	
15-01-104-057-1020*	1535 PARK AVE	505	Condominiums	1	
15-01-104-058-0000	1541 PARK AVE	Vacant	Condominiums	4	1
15-01-104-059-0000	1539 PARK AVE		Condominiums	4	
15-01-105-047-1001	1539 FRANKLIN AVE	1	Condominiums	1	1
15-01-105-047-1002	1539 FRANKLIN AVE	2	Condominiums	1	
15-01-105-047-1003	1539 FRANKLIN AVE	3	Condominiums	1	
15-01-105-047-1004	1539 FRANKLIN AVE	4	Condominiums	1	
15-01-105-047-1005	1539 FRANKLIN AVE	5	Condominiums	1	
15-01-105-047-1006	1539 FRANKLIN AVE	6	Condominiums	1	
15-01-105-048-1001	1540 ASHLAND AVE	1540-1	Condominiums	1	1
15-01-105-048-1002	1540 ASHLAND AVE	1540-2	Condominiums	1	
15-01-105-048-1003	7705 NORTH AVE	1542-1	Condominiums	1	
15-01-105-048-1004	1540 ASHLAND AVE	1542-2	Condominiums	1	
15-01-105-048-1005	1542 ASHLAND AVE	1544-1	Condominiums	1	

PIN	Address	Unit #	Resident Type	# of Units	# of Buildings
15-01-105-048-1006	1540 ASHLAND AVE	1544-2	Condominiums	1	
15-01-105-048-1007	7705 NORTH AVE	1546-1	Condominiums	1	
15-01-105-048-1008	7705 NORTH AVE	1546-2	Condominiums	1	
15-01-105-048-1009	1548 ASHLAND AVE	1548-1	Condominiums	1	
15-01-105-048-1010	1540 ASHLAND AVE	1548-2	Condominiums	1	
15-01-105-048-1011	7705 NORTH AVE	1550-1	Condominiums	1	
15-01-105-048-1012	1550 ASHLAND AVE	1550-2	Condominiums	1	
15-01-202-028-1001	1541 MONROE AVE	1/2	Condominiums	1	1
15-01-202-028-1002	1543 MONROE AVE	1543-1	Condominiums	1	
15-01-202-028-1003	1543 MONROE AVE	1543-2	Condominiums	1	
15-01-202-028-1004	1543 MONROE AVE	3	Condominiums	1	
15-01-202-028-1005	1545 MONROE AVE	1	Condominiums	1	
15-01-202-028-1006	1545 MONROE AVE	2	Condominiums	1	
15-01-202-028-1007	1545 MONROE AVE	3	Condominiums	1	
15-01-202-028-1008	1547 MONROE AVE	1	Condominiums	1	
15-01-202-028-1009	1547 MONROE AVE	2	Condominiums	1	
15-01-202-028-1010	1547 MONROE AVE	3	Condominiums	1	
15-01-202-028-1011	1549 MONROE AVE	1	Condominiums	1	
15-01-202-028-1012	1549 MONROE AVE	2	Condominiums	1	
15-01-202-028-1013	1549 MONROE AVE	3	Condominiums	1	
15-01-202-028-1014	1551 MONROE AV	1	Condominiums	1	
15-01-202-028-1015	1551 MONROE AV	2	Condominiums	1	
15-01-202-028-1016	1551 MONROE AV	3	Condominiums	1	
15-01-202-028-1017	1553 MONROE AVE	1	Condominiums	1	
15-01-202-028-1018	1553 MONROE AVE	2	Condominiums	1	
15-01-202-028-1019	1553 MONROE AVE	3	Condominiums	1	
15-01-202-028-1020	1555 MONROE AVE	1	Condominiums	1	
15-01-202-028-1021	1555 MONROE AVE	2	Condominiums	1	
15-01-202-028-1022	1555 MONROE AVE	3	Condominiums	1	
15-01-202-028-1023	1557 MONROE AVE	1	Condominiums	1	
15-01-202-028-1024	1557 MONROE AVE	2	Condominiums	1	
15-01-202-028-1025	1557 MONROE AVE	3	Condominiums	1	
15-01-202-028-1026	7417 NORTH AVE	C-1	Condominiums	1	
15-01-202-028-1027	7417 NORTH AVE	C-2	Condominiums	1	
15-01-202-028-1028	7417 NORTH AVE	C-3	Condominiums	1	
15-01-202-028-1029	7417 NORTH AVE	C-4	Condominiums	1	
15-01-202-028-1030	7429 NORTH AVE	G-1	Condominiums	1	
15-01-202-028-1031	7429 NORTH AVE	G-2	Condominiums	1	
15-01-202-028-1032	7429 NORTH AVE	G-3	Condominiums	1	
15-01-202-028-1033	7429 NORTH AVE	G-4	Condominiums	1	
15-01-202-028-1034	7429 NORTH AVE	G-5	Condominiums	1	
15-01-202-028-1035	1549 MONROE AVE	1	Condominiums	1	

PIN	Address	Unit #	Resident Type	# of Units	# of Buildings
15-01-202-030-1001	1531 MONROE AVE	1	Condominiums	1	1
15-01-202-030-1002	1531 MONROE AVE	2	Condominiums	1	
15-01-202-030-1003	1531 MONROE AVE	3	Condominiums	1	
15-01-202-030-1004	1533 MONROE AVE	1	Condominiums	1	
15-01-202-030-1005	1533 MONROE AVE	2	Condominiums	1	
15-01-202-030-1006	1533 MONROE AVE	3	Condominiums	1	
15-01-202-030-1007	1535 MONROE AVE	1	Condominiums	1	
15-01-202-030-1008	1535 MONROE AVE	2	Condominiums	1	
15-01-202-030-1009	1535 MONROE AVE	3	Condominiums	1	
15-01-202-030-1010	1537 MONROE AVE	1	Condominiums	1	
15-01-202-030-1011	1537 MONROE AVE	2	Condominiums	1	
15-01-202-030-1012	1537 MONROE AVE	3	Condominiums	1	
15-01-202-030-1013	1539 MONROE AVE	1	Condominiums	1	
15-01-202-030-1014	1539 MONROE AVE	2	Condominiums	1	
15-01-202-030-1015	1539 MONROE AVE	3	Condominiums	1	
15-01-202-030-1016	1541 MONROE AVE	1	Condominiums	1	
15-01-202-030-1017	1541 MONROE AVE	2	Condominiums	1	
15-01-202-030-1018	1541 MONROE AVE	3	Condominiums	1	
15-01-202-030-1019	1531 MONROE AVE	G-1	Condominiums	1	
15-01-202-030-1020	1531 MONROE AVE	G-2	Condominiums	1	
15-01-202-030-1021	1531 MONROE AVE	G-3	Condominiums	1	
15-01-202-030-1022	1531 MONROE AVE	G-4	Condominiums	1	
15-01-202-030-1023	1531 MONROE AVE	G-5	Condominiums	1	
15-01-202-030-1024	1531 MONROE AVE	G-6	Condominiums	1	
15-01-202-030-1025	1531 MONROE AVE	G-7	Condominiums	1	
15-01-202-030-1026	1531 MONROE AVE	G-8	Condominiums	1	
15-01-202-030-1027	1531 MONROE AVE	G-9	Condominiums	1	
15-01-203-039-1001*	1531 WILLIAM ST	1G	Condominiums	1	2
15-01-203-039-1002*	1531 WILLIAM ST	1	Condominiums	1	
15-01-203-039-1003*	1531 WILLIAM ST	2	Condominiums	1	
15-01-203-039-1004*	1533 WILLIAM ST	1E	Condominiums	1	
15-01-203-039-1005*	1533 WILLIAM ST	1W	Condominiums	1	
15-01-203-039-1006*	1533 WILLIAM ST	2E	Condominiums	1	
15-01-203-039-1007*	1533 WILLIAM ST	2W	Condominiums	1	
15-01-203-039-1008*	1535 WILLIAM ST	2G	Condominiums	1	
15-01-203-039-1009*	1535 WILLIAM ST	1-E	Condominiums	1	
15-01-203-039-1010*	1535 WILLIAM ST	1W	Condominiums	1	
15-01-203-039-1011*	1535 WILLIAM ST	2E	Condominiums	1	
15-01-203-039-1012*	1535 WILLIAM ST	2W	Condominiums	1	
15-01-203-039-1013*	1537 WILLIAM ST	1E	Condominiums	1	
15-01-203-039-1014*	1537 WILLIAM ST	1W	Condominiums	1	
15-01-203-039-1015*	1537 WILLIAM ST	2E	Condominiums	1	

PIN	Address	Unit #	Resident Type	# of Units	# of Buildings
15-01-203-039-1016*	1537 WILLIAM ST	2W	Condominiums	1	
15-01-203-039-1017*	1533 WILLIAM ST	P-1	Condominiums	1	
15-01-203-039-1018*	1533 WILLIAM ST	P-2	Condominiums	1	
15-01-203-039-1019*	1533 WILLIAM ST	P-3	Condominiums	1	
15-01-203-039-1020*	1533 WILLIAM ST	P-4	Condominiums	1	
15-01-203-039-1021*	1533 WILLIAM ST	P-5	Condominiums	1	
15-01-203-039-1022*	1533 WILLIAM ST	P-6	Condominiums	1	
15-01-203-039-1023*	1533 WILLIAM ST	P-7	Condominiums	1	
15-01-203-039-1024*	1533 WILLIAM ST	P-8	Condominiums	1	
15-01-203-039-1025*	1533 WILLIAM ST	P-9	Condominiums	1	
15-01-203-039-1026*	1533 WILLIAM ST	P-10	Condominiums	1	
15-01-203-039-1027*	1533 WILLIAM ST	P-11	Condominiums	1	
15-01-203-039-1028*	1533 WILLIAM ST	P-12	Condominiums	1	
15-01-203-039-1029*	1533 WILLIAM ST	P-13	Condominiums	1	
15-01-203-039-1030*	1533 WILLIAM ST	P-14	Condominiums	1	
15-01-203-039-1031*	1533 WILLIAM ST	P-15	Condominiums	1	
15-01-203-039-1032*	1533 WILLIAM ST	P-16	Condominiums	1	
15-01-205-060-1001*	1521 BONNIE BRAE PL	1	Condominiums	1	1
15-01-205-060-1002*	1521 BONNIE BRAE PL	2	Condominiums	1	
15-01-205-060-1003*	1521 BONNIE BRAE PL	3	Condominiums	1	
15-01-205-060-1004*	1521 BONNIE BRAE PL	4	Condominiums	1	
15-01-205-060-1005*	1521 BONNIE BRAE PL	5	Condominiums	1	
15-01-205-060-1006*	1521 BONNIE BRAE PL	6	Condominiums	1	
15-01-205-065-1001*	1531 BONNIE BRAE PL	1	Condominiums	1	1
15-01-205-065-1002*	1531 BONNIE BRAE PL	6	Condominiums	1	
15-01-205-065-1003*	1531 BONNIE BRAE PL	7	Condominiums	1	
15-01-205-065-1004*	1531 BONNIE BRAE PL	2	Condominiums	1	
15-01-205-065-1005*	1531 BONNIE BRAE PL	8	Condominiums	1	
15-01-205-065-1006*	1531 BONNIE BRAE PL	5	Condominiums	1	
15-01-205-065-1007*	1531 BONNIE BRAE PL	10	Condominiums	1	
15-01-205-065-1008*	1531 BONNIE BRAE PL	4	Condominiums	1	
15-01-205-065-1009*	1531 BONNIE BRAE PL	11	Condominiums	1	
15-01-205-065-1010*	1531 BONNIE BRAE PL	3	Condominiums	1	
15-01-205-065-1011*	1533 BONNIE BRAE PL	9	Condominiums	1	
15-01-205-066-1001	1530 N HARLEM AVE	1W	Condominiums	1	1
15-01-205-066-1002	1530 N HARLEM AVE	1E	Condominiums	1	
15-01-205-066-1003	1530 N HARLEM AVE	2W	Condominiums	1	
15-01-205-066-1004	1530 N HARLEM AVE	2E	Condominiums	1	
15-01-205-066-1005	1530 N HARLEM AVE	3W	Condominiums	1	
15-01-205-066-1006	1530 N HARLEM AVE	3E	Condominiums	1	
15-01-205-066-1007	1530 N HARLEM AVE	1N	Condominiums	1	
15-01-205-066-1008	1530 N HARLEM AVE	1S	Condominiums	1	

PIN	Address	Unit #	Resident Type	# of Units	# of Buildings
15-01-205-066-1009	1530 N HARLEM AVE	2N	Condominiums	1	
15-01-205-066-1010	1530 N HARLEM AVE	2S	Condominiums	1	
15-01-205-066-1011	1530 N HARLEM AVE	3N	Condominiums	1	
15-01-205-066-1012	1530 N HARLEM AVE	3S	Condominiums	1	
			<b>Total:</b>	<b>207</b>	<b>14</b>

**Table 7**

PIN	Address	Unit #	Resident Type	# of Units	# of Buildings
15-01-102-029-0000*	1524 FOREST AVE		Single Family Home	1	1
15-01-102-070-0000*	1526 FOREST AVE		Single Family Home	1	1
15-01-102-104-0000*	1530 FOREST AVE		Single Family Home	1	1
15-01-103-006-0000*	1523 FOREST AVE		Single Family Home	1	1
15-01-103-027-0000*	1530 PARK AVE		Single Family Home	1	1
15-01-103-056-0000*	1526 PARK AVE		Single Family Home	1	1
15-01-104-025-0000*	1525 PARK AVE		Single Family Home	1	1
15-01-104-028-0000*	1530 FRANKLIN AVE		Single Family Home	1	1
15-01-104-029-0000*	1526 FRANKLIN AVE		Single Family Home	1	1
15-01-104-061-0000*	1534 FRANKLIN AVE		Single Family Home	1	1
15-01-105-025-0000*	1534 ASHLAND AVE		Single Family Home	1	1
15-01-105-026-0000*	1530 ASHLAND AVE		Single Family Home	1	1
15-01-105-028-0000*	1526 ASHLAND AVE		Single Family Home	1	1
15-01-105-035-0000*	1535 FRANKLIN AVE		Single Family Home	1	1
15-01-105-037-0000*	1531 FRANKLIN AVE		Single Family Home	1	1
15-01-105-038-0000*	1525 FRANKLIN AVE		Single Family Home	1	1
15-01-106-009-0000*	1533 ASHLAND AVE		Single Family Home	1	1
15-01-106-010-0000*	1531 ASHLAND AVE		Single Family Home	1	1
15-01-106-023-0000*	1527 ASHLAND AVE		Single Family Home	1	1
15-01-106-028-0000*	1526 LATHROP AVE		Single Family Home	1	1
15-01-106-042-0000*	1530 LATHROP AVE		Single Family Home	1	1
15-01-201-018-0000*	1526 MONROE AVE		Single Family Home	1	1
15-01-201-028-0000*	1527 JACKSON AVE		Single Family Home	1	1
15-01-202-009-0000*	1527 MONROE AVE		Single Family Home	1	1
15-01-202-018-0000*	1526 WILLIAM ST		Single Family Home	1	1
15-01-203-017-0000*	1527 WILLIAM ST		Single Family Home	1	1
15-01-203-026-0000*	1526 CLINTON PL		Single Family Home	1	1
15-01-204-017-0000*	1527 CLINTON PL		Single Family Home	1	1
15-01-204-026-0000*	1526 BONNIE BRAE PL		Single Family Home	1	1
			<b>Total:</b>	<b>29</b>	<b>29</b>



**Table 8**

<b>PIN</b>	<b>Address</b>	<b>Unit #</b>	<b>Resident Type</b>	<b># of Units</b>	<b># of Buildings</b>
15-01-102-077-0000	1546 FOREST AVE		Townhouse	1	1
15-01-102-078-0000	1544 FOREST AVE		Townhouse	1	
15-01-102-079-0000	1542 FOREST AVE		Townhouse	1	
15-01-102-080-0000	1540 FOREST AVE		Townhouse	1	
15-01-102-081-0000	1538 FOREST AVE		Townhouse	1	
15-01-102-085-0000	7919 NORTH AVE	A	Townhouse	1	1
15-01-102-086-0000	7919 NORTH AVE	B	Townhouse	1	
15-01-102-087-0000	7919 NORTH AVE	C	Townhouse	1	
15-01-102-088-0000	7919 NORTH AVE	D	Townhouse	1	
15-01-102-089-0000	7919 NORTH AVE	E	Townhouse	1	
15-01-102-090-0000	7919 NORTH AVE	F	Townhouse	1	
15-01-102-092-0000	7915 NORTH AVE	A	Townhouse	1	1
15-01-102-093-0000	7915 NORTH AVE	B	Townhouse	1	
15-01-102-094-0000	7915 NORTH AVE	C	Townhouse	1	
15-01-102-095-0000	7915 NORTH AVE	D	Townhouse	1	
15-01-102-096-0000	7915 NORTH AVE	E	Townhouse	1	
15-01-102-097-0000	7915 NORTH AVE	F	Townhouse	1	
15-01-102-098-0000	7911 NORTH AVE	A	Townhouse	1	1
15-01-102-099-0000	7911 NORTH AVE	B	Townhouse	1	
15-01-102-100-0000	7911 NORTH AVE	C	Townhouse	1	
15-01-102-101-0000	7911 NORTH AVE	D	Townhouse	1	
15-01-102-102-0000	7911 NORTH AVE	E	Townhouse	1	
15-01-102-103-0000	7911 NORTH AVE	F	Townhouse	1	
15-01-102-107-0000	7907 NORTH AVE	A	Townhouse	1	1
15-01-102-108-0000	7907 NORTH AVE	B	Townhouse	1	
15-01-102-109-0000	7907 NORTH AVE	C	Townhouse	1	
15-01-102-110-0000	7907 NORTH AVE	D	Townhouse	1	
15-01-102-111-0000	7907 NORTH AVE	E	Townhouse	1	
15-01-102-112-0000	7907 NORTH AVE	F	Townhouse	1	
15-01-103-068-0000	7813 NORTH AVE	D	Townhouse	1	1
15-01-103-069-0000	7813 NORTH AVE	C	Townhouse	1	
15-01-103-070-0000	7813 NORTH AVE	B	Townhouse	1	
15-01-103-071-0000	7813 NORTH AVE	A	Townhouse	1	
15-01-103-072-0000	7811 NORTH AVE	D	Townhouse	1	1
15-01-103-073-0000	7811 NORTH AVE	C	Townhouse	1	
15-01-103-074-0000	7811 NORTH AVE	B	Townhouse	1	
15-01-103-075-0000	7811 NORTH AVE	A	Townhouse	1	
15-01-104-045-0000	7761 NORTH AVE	A	Townhouse	1	1
15-01-104-046-0000	7759 NORTH AVE	B	Townhouse	1	
15-01-104-047-0000	7757 NORTH AVE	C	Townhouse	1	
15-01-104-048-0000	7755 NORTH AVE	D	Townhouse	1	

PIN	Address	Unit #	Resident Type	# of Units	# of Buildings
15-01-104-049-0000	7753 NORTH AVE	E	Townhouse	1	
15-01-104-050-0000	1544 NORTH AVE	F	Townhouse	1	
15-01-104-051-0000	1540 FRANKLIN AVE	A	Townhouse	1	1
15-01-104-052-0000	1540 FRANKLIN AVE	B	Townhouse	1	
15-01-104-053-0000	1540 FRANKLIN AVE	C	Townhouse	1	
15-01-104-054-0000	1540 FRANKLIN AVE	D	Townhouse	1	
15-01-104-055-0000	1540 FRANKLIN AVE	E	Townhouse	1	
15-01-104-056-0000	1540 FRANKLIN AVE	F	Townhouse	1	
15-01-105-041-0000	1545 FRANKLIN AVE		Townhouse	1	1
15-01-105-042-0000	1545 FRANKLIN AVE		Townhouse	1	
15-01-105-043-0000	1545 FRANKLIN AVE		Townhouse	1	
15-01-105-044-0000	1543 FRANKLIN AVE		Townhouse	1	
15-01-105-045-0000	1543 FRANKLIN AVE		Townhouse	1	
			<b>Total:</b>	<b>54</b>	<b>10</b>

**B. The Village Plans for Relocation Assistance**

The TIF Act requires that the Village establish a plan for relocation assistance for those units that may be removed as a result of the potential redevelopment of the RPA.

The Village will provide relocation assistance pursuant to regulations promulgated under the Federal Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 ("URA") and as specified in the TIF Act. Said laws shall serve as the basis for the Village's relocation plan for any residents who would be displaced as a result of the TIF related redevelopment efforts. In addition to such guidelines, the Village may undertake assistance based upon the needs of the residents or the projects. Any low-income or very low-income residents will be given the needed assistance in compliance with the URA and other Federal requirements.

As stated above, the Village's plan for relocation assistance for those residents in the RPA whose residences may be removed shall be consistent with the requirements set forth in the TIF Act and other Federal requirements. Until such a redevelopment project is approved, there is no certainty that any removal of residences will actually occur.

**C. Relocation Assistance to Be Provided**

In addition to the relocation plan as identified above, the TIF Act states that the type and extent of relocation assistance to be provided by the Village must be identified. The Village plans on providing relocation assistance to those individuals who qualify under the TIF Act. As stated,

the Village will utilize URA guidelines and other Federal requirements as the basis for its relocation assistance where required.

**D. Identification of Replacement Housing Alternatives**

The TIF Act states that the Village shall identify the availability of replacement housing for those residents whose residences are to be removed and shall identify the type, location and costs of the housing. Kane McKenna, with assistance of the Village and a real estate professional, identified replacement housing within the market area of the RPA. The replacement housing was identified based on a hierarchy of needs: type, price and location. Replacement housing was identified for both renters and for potential home buyers. These different groups of housing will be identified in different tables as well.

**The information contained in this section is not meant to be exhaustive, but serves as an example of alternative housing available in price ranges similar to the existing housing within the RPA.**

**Replacement Housing for Rent**

Table 9				
Address	City	List Rent	Type	Rooms
506 Bonnie Brae Pl Unit G2	River Forest	1,250	Condo, Courtyard	4
8225 Forest Ave Unit D2	River Forest	1,295	Other	4
508 Bonnie Brae Pl Unit J3	River Forest	1,300	Condo, Courtyard	4
1540 Ashland Ave Unit 2	River Forest	1,300	Condo	5
1510 N Harlem Ave Unit 1N	River Forest	1,300	Other	5
1534 Park Ave Unit 201	River Forest	1,375	Condo	5
1553 Monroe Ave Unit 1	River Forest	1,395	Other	5
7225 Thomas St Unit 2	River Forest	1,400	Other	5
7212 Oak Ave Unit 4SE	River Forest	1,450	Condo	4
508 Bonnie Brae Pl Unit J3	River Forest	1,300	Condo, Courtyard	4
407 Park Ave Unit 2	River Forest	1,700	Vintage	5
150 Forest Ave	River Forest	1,813	High Rise (7+ Stories)	4
341 S Taylor Ave Unit 1	Oak Park	2,100	1/2 Duplex, Low Rise (1-3 Stories)	8
1136 S Elmwood Ave Unit 2	Oak Park	1,950	2 Stories	6
338 S Euclid Ave Unit 2	Oak Park	1,200	Condo	3
2 Chicago Ave Unit 2W	Oak Park	1,200	Condo	4
511 N Humphrey Ave Unit 3W	Oak Park	1,200	Condo	4
845 Clarence Ave Unit 3	Oak Park	1,250	Condo	3
431 S Euclid Ave Unit 6B	Oak Park	1,250	Condo	4

Address	City	List Rent	Type	Rooms
317 Wisconsin Ave Unit 2A	Oak Park	1,265	Condo	4
501 N Harlem Ave Unit 3	Oak Park	1,275	Condo	4
1010 N Austin Blvd Unit 2S	Oak Park	1,400	Condo	5
426 S Lombard Ave Unit 205	Oak Park	1,450	Condo	5
632 Harrison St Unit 3	Oak Park	1,550	Condo	4
401 S Grove Ave Unit 3H	Oak Park	1,700	Condo	5
435 N Lombard Ave Unit 3	Oak Park	1,700	Condo	4
1041 W Susan Collins Ln Unit 105	Oak Park	1,700	Condo	5
431 S Kenilworth Ave Unit 1N	Oak Park	1,950	Condo	6
531 S Cuyler St South Unit 1	Oak Park	2,500	Condo	8
242 S Maple Ave Unit 3E	Oak Park	1,250	Condo, Vintage	4
1046 Chicago Ave Unit 2E	Oak Park	1,850	Flat	5
917 Wenonah Ave Unit 2	Oak Park	1,890	Flat	6
701 Gunderson Ave	Oak Park	2,200	Flat	6
150 Forest Ave	Oak park	1,643	High Rise (7+ Stories)	3
100 Forest Pl Unit 1506	Oak Park	1,955	High Rise (7+ Stories)	5
100 Forest Pl Unit C2	Oak Park	2,400	High Rise (7+ Stories)	5
426 Wesley Ave Unit 12	Oak Park	1,200	Low Rise (1-3 Stories)	3
846 S Humphrey Ave Unit 2	Oak Park	1,475	Low Rise (1-3 Stories)	6
101 Madison St Unit 400A	Oak Park	2,100	Other	4
101 Madison St Unit 400B	Oak Park	2,100	Other	4
101 Madison St Unit 400C	Oak Park	2,100	Other	4
100 Forest Pl Unit P13	Oak Park	2,150	Townhouse-2 Story	5
100 Forest Pl Unit P37	Oak Park	2,150	Townhouse-2 Story	5
1121 N Harlem Ave Unit B	Oak Park	2,150	Townhouse-2 Story	7
947 Hannah Ave	Forest Park	2,199	1.5 Story	6
7416 Madison St Unit 2E	Forest Park	1,900	Condo	4
7320 Madison St Unit 6	Forest Park	2,000	Condo-Loft	5
219 Brown Ave Unit 2	Forest Park	1,300	Flat	5
1021 Circle Ave Unit 1	Forest Park	1,350	Flat	6
7540 Brown Ave Unit 1	Forest Park	1,500	Flat	6
519 Jackson Blvd	Forest Park	1,250	Low Rise (1-3 Stories)	5
7300 Madison St West Unit 108	Forest Park	1,300	Low Rise (1-3 Stories)	4
420 Marengo Ave Unit 2F	Forest Park	1,595	Other	4
1343 Elgin Ave	Forest Park	2,195		9

Address	City	List Rent	Type	Rooms
2435 N 77th Ave Unit 1	Elmwood Park	1,275	1 Story	5
7935 W Belmont Ave Unit 1	Elmwood Park	1,200	Condo	5
7514 W Diversey Ave Unit 2S-E	Elmwood Park	1,595	Condo	5
7936 W Grand Ave	Elmwood park	1,700	Condo	6
2534 N Harlem Ave Unit 202	Elmwood Park	1,750	Condo	5
2925 N 72nd Ct North Unit 1	Elmwood Park	1,395	Flat	5
2327 W 75th Ave Unit 1	Elmwood Park	1,400	Flat	5
2651 N 73rd Ave Unit 3EW	Elmwood Park	1,600	Low Rise (1-3 Stories)	7

Sources: Multiple Listing Service, Zillow.com

## Replacement Housing for Sale

Table 10				
Address	City	List Price	Type	Rooms
1023 Bonnie Brae Pl	River Forest	549,000	Detached	8
550 Forest Ave	River Forest	549,000	Detached	6
1503 Monroe Ave	River Forest	596,900	Detached	11
320 Ashland Ave	River Forest	599,000	Detached	10
752 Ashland Ave	River Forest	599,900	Detached	10
38 Park Ave	River Forest	600,000	Detached	15
238 Lathrop Ave	River Forest	609,900	Detached	8
1047 Keystone Ave	River Forest	629,000	Detached	9
7979 Chicago Ave	River Forest	659,900	Detached	10
750 Keystone Ave	River Forest	689,000	Detached	7
749 Jackson Ave	River Forest	689,000	Detached	9
818 Park Ave	River Forest	735,000	Detached	11
550 Ashland Ave	River Forest	785,000	Detached	11
1426 Jackson Ave	River Forest	799,000	Detached	10
319 Forest Ave	River Forest	819,000	Detached	12
544 Keystone Ave	River Forest	869,000	Detached	10
223 Thatcher Ave	River Forest	885,000	Detached	11
1206 Lathrop Ave	River Forest	899,000	Detached	11
938 Monroe Ave	River Forest	978,000	Detached	11
811 Forest Ave	River Forest	983,500	Detached	9
618 Thatcher Ave	River Forest	995,000	Detached	12
1339 Ashland Ave	River Forest	999,000	Detached	12
1528 N Harlem Ave Unit 1E	River Forest	120,000	Attached	5
1516 N Harlem Ave Unit 2E	River Forest	134,900	Attached	5
1417 Bonnie Brae Unit 2C	River Forest	196,000	Attached	5
407 Franklin Ave Unit 5B	River Forest	215,000	Attached	5
1126 N Harlem Ave Unit A	River Forest	219,000	Attached	6
414 Clinton Pl Unit 504	River Forest	249,900	Attached	5
815 S Kenilworth Ave	Oak Park	500,000	Detached	9
322 S Lombard Ave	Oak Park	515,000	Detached	9
631 N Kenilworth Ave	Oak Park	519,000	Detached	10
1224 N Ridgeland Ave	Oak Park	519,000	Detached	10
713 N Marion St	Oak Park	524,900	Detached	8
829 Home Ave	Oak Park	524,900	Detached	8
622 Woodbine Ave	Oak Park	525,000	Detached	8
838 Clinton Ave	Oak Park	530,000	Detached	11
729 S Humphrey Ave	Oak Park	539,900	Detached	9
905 Wenonah Ave	Oak Park	549,000	Detached	8



Address	City	List Price	Type	Rooms
1002 Home Ave	Oak Park	572,000	Detached	9
1219 N Taylor Ave	Oak Park	574,990	Detached	8
723 N East Ave	Oak Park	575,000	Detached	9
1129 Columbian Ave	Oak Park	585,000	Detached	9
843 Home Ave	Oak Park	589,000	Detached	11
821 N Euclid Ave	Oak Park	595,000	Detached	7
1141 Wenonah Ave	Oak Park	600,000	Detached	8
533 S Kenilworth Ave	Oak Park	609,000	Detached	9
1213 Edmer Ave	Oak Park	610,000	Detached	9
206 Le Moyne Pkwy	Oak Park	619,800	Detached	12
708 S Elmwood Ave	Oak Park	624,900	Detached	10
1154 S Lombard Ave	Oak Park	625,000	Detached	
1104 S Cuyler Ave	Oak Park	625,000	Detached	10
545 S Oak Park Ave	Oak Park	625,000	Detached	13
1023 Chicago Ave	Oak Park	641,000	Detached	12
1167 S Humphrey Ave	Oak Park	649,000	Detached	13
232 N Taylor Ave	Oak Park	649,000	Detached	11
1101 N Grove Ave	Oak Park	649,000	Detached	10
515 Clinton Ave	Oak Park	650,000	Detached	12
830 N Elmwood Ave	Oak Park	654,900	Detached	10
1000 N Marion St	Oak Park	659,000	Detached	10
520 Washington Blvd	Oak Park	695,000	Detached	11
730 Fair Oaks Ave	Oak Park	699,000	Detached	9
1143 S Grove Ave	Oak Park	699,000	Detached	9
1159 S Cuyler Ave	Oak Park	699,000	Detached	11
1204 N Grove Ave	Oak Park	719,000	Detached	10
309 N Grove Ave	Oak Park	735,000	Detached	10
1230 N Grove Ave	Oak Park	749,000	Detached	9
730 N Grove Ave	Oak Park	750,000	Detached	10
1043 N Oak Park Ave	Oak Park	750,000	Detached	10
1212 Woodbine Ave	Oak Park	759,000	Detached	14
435 N Taylor Ave	Oak Park	775,000	Detached	9
926 N East Ave	Oak Park	775,000	Detached	11
917 N Marion St	Oak Park	785,000	Detached	9
725 Wenonah Ave	Oak Park	799,900	Detached	10
219 S Grove Ave	Oak Park	835,000	Detached	9
45 Washington Blvd	Oak Park	890,000	Detached	12
946 Clinton Ave	Oak Park	924,900	Detached	12
911 N Marion St	Oak Park	925,000	Detached	11
219 Forest Ave	Oak Park	949,000	Detached	11
546 N Oak Park Ave	Oak Park	965,000	Detached	10
841 N Euclid Ave	Oak Park	974,900	Detached	10

Address	City	List Price	Type	Rooms
809 Home Ave	Oak Park	975,000	Detached	12
209 S Grove Ave	Oak Park	989,000	Detached	10
845 S Clarence Ave Unit 3	Oak Park	121,900	Attached	3
415 S Lombard Ave Unit 305	Oak Park	124,500	Attached	5
916 S Austin Blvd Unit 3	Oak Park	124,900	Attached	6
1020 Washington Blvd Unit 2B	Oak Park	129,000	Attached	5
225 N Grove Ave Unit G	Oak Park	129,900	Attached	4
1025 Randolph St	Oak Park	129,900	Attached	4
922 North Blvd Unit 303	Oak Park	130,000	Attached	4
611 Washington Blvd Unit 1S	Oak Park	135,000	Attached	4
938 North Blvd Unit 201	Oak Park	139,000	Attached	5
420 S Kenilworth Ave	Oak Park	139,000	Attached	5
1003 S Oak Park Ave Unit 4	Oak Park	139,900	Attached	5
208 N Oak Park Ave Unit 3HH	Oak Park	140,000	Attached	4
242 1/2 S Maple Ave	Oak park	142,900	Attached	4
244 S Maple Ave Unit 2E	Oak Park	145,000	Attached	4
427 N Lombard Ave Unit 2	Oak Park	149,900	Attached	5
431 S Euclid Ave Unit 2B	Oak Park	150,000	Attached	5
40 Washington Blvd Unit 3W	Oak Park	154,000	Attached	5
936 Pleasant St Unit 3P	Oak Park	154,900	Attached	4
125 Clinton Ave Unit 2W	Oak Park	159,000	Attached	4
201 S Maple Ave Unit 403	Oak Park	160,000	Attached	3
930 S Humphrey Ave Unit 1S	Oak Park	164,000	Attached	4
1122 Washington Blvd Unit 3A	Oak Park	165,000	Attached	4
150 S Oak Park Ave Unit 302	Oak Park	165,000	Attached	5
605 Washington Blvd Unit 3N	Oak Park	169,500	Attached	5
337 S Maple Ave Unit 32	Oak Park	170,000	Attached	5
436 N Harvey Ave Unit 3	Oak Park	174,900	Attached	5
1439 N Harlem Ave Unit A	Oak Park	179,000	Attached	6
435 N Lombard Ave Unit 3	Oak Park	179,800	Attached	4
216 N Oak Park Ave Unit 2AA	Oak Park	179,900	Attached	5
200 Home Ave Unit 4C	Oak Park	199,000	Attached	5
6436 Roosevelt Rd Unit 210	Oak Park	245,000	Attached	5
151 N Kenilworth Ave Unit 3F	Oak Park	245,000	Attached	5
921 Ontario St Unit D	Oak Park	249,000	Attached	5
515 N Harlem Ave Unit 302	Oak Park	299,000	Attached	5
300 N Grove Ave Unit 3D	Oak Park	318,000	Attached	6
415 S East Ave	Oak Park	319,900	Attached	6
605 South Blvd	Oak Park	345,900	Attached	6
1193 S Grove Ave Unit 1	Oak Park	349,900	Attached	7
519 Beloit Ave	Forest Park	535,000	Detached	7
7432 Washington St	Forest Park	129,900	Attached	4

Address	City	List Price	Type	Rooms
132 Marengo Ave	Forest Park	131,900	Attached	4
7432 Washington St Unit 208	Forest Park	139,000	Attached	4
7251 Randolph St	Forest Park	139,000	Attached	5
7349 Madison St Unit B	Forest Park	159,000	Attached	5
211 Elgin Ave Unit 6J	Forest Park	185,000	Attached	5
7757 Van Buren St Unit 203	Forest Park	193,800	Attached	3
7757 Van Buren St Unit 318	Forest Park	259,000	Attached	5
505 Grove Ln	Forest Park	284,900	Attached	6
7320 Madison St	Forest Park	285,000	Attached	5
7551 Brown Ave Unit C	Forest Park	289,000	Attached	6
7521 Brown Ave Unit J	Forest Park	289,900	Attached	7
1818 N 78th Ave	Elmwood Park	699,900	Detached	8
7905 W Cressett Dr	Elmwood Park	849,900	Detached	12
2500 N 72nd Ct Unit 1W	Elmwood Park	125,000	Attached	6
7519 W Fullerton Ave	Elmwood Park	134,000	Attached	5
2146 N 72nd Ct North Unit 1	Elmwood Park	165,000	Attached	4
1930 N Harlem Ave Unit 705	Elmwood Park	179,000	Attached	4
2930 N Harlem Ave Unit 2D	Elmwood Park	198,700	Attached	5
2930 N Harlem Ave Unit 6A	Elmwood Park	198,900	Attached	5
7904 North Ave Unit 506E	Elmwood Park	203,000	Attached	5
2427 N 77th Ave Unit 1ST	Elmwood Park	215,000	Attached	6
1930 N Harlem Ave	Elmwood Park	249,000	Attached	5
2602 N 75th Ct Unit 3	Elmwood Park	288,800	Attached	5

Source: Multiple Listing Service

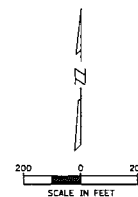
### **III. REQUIREMENTS FOR VERY LOW AND LOW-INCOME RESIDENTS**

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Per the TIF Act, no redevelopment plan shall remove residential housing units that are occupied by households of low-income and very low-income persons unless the plan provides, with respect to inhabited housing that are to be removed for households of low-income and very low-income persons, affordable housing and relocation assistance not less than that which would be provided under the Federal Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 (URA, as amended, and the regulations under the TIF Act. The Village shall make a good faith effort to ensure that this affordable housing is located in or near the redevelopment project area within the Village.

If the Village does relocate residents within the RPA, the Village will need to determine if those residents fall into the low-income and very low-income category. At that point, the Village will take appropriate action and provide relocation assistance to those residents that would be relocated pursuant to the requirements of the TIF Act and the URA. The Village intends to work with local housing agencies and organizations to ensure that relocated residents find comparable housing.

**Appendix A**  
**Study Area Map**



**CB** **CHRISTOPHER B. BURKE** ENGINEERING, LTD.  
 8575 West Higgins Road, Suite 600  
 Rosemont, Illinois 60018  
 (847) 823-0500

**RIVER FOREST NORTH AVENUE TIF**  
 IN  
**VILLAGE OF RIVER FOREST, ILLINOIS**  
 PREPARED FOR  
**KANE, MCKENNA AND ASSOCIATES, INC.**

CALC.	KJR	PROJECT NO.
DWN.	AJK	170329
CHD.	JRW	SHEET 1 OF 1
SCALE:	1"=200'	DRAWING NO.
DATE:	07-10-2017	TIF170329

REVISED: 07-14-2017, 07-27-2017

KANE, MCKENNA AND ASSOCIATES, INC.



**APPENDIX D**  
**TIF QUALIFICATION REPORT**

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**VILLAGE OF RIVER FOREST  
TIF QUALIFICATION REPORT  
NORTH AVENUE CORRIDOR**

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**A study to determine whether all or a portion of an area located in the Village of River Forest qualifies as a conservation area as set forth in the definitions in the Tax Increment Allocation Redevelopment Act, 65 ILCS 5/11-74.4-3, et seq., as amended.**

**Prepared for:  
The Village of River Forest, Illinois**

**Prepared by:  
Kane, McKenna and Associates, Inc.**

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**April, 2018**

**VILLAGE OF RIVER FOREST  
PRELIMINARY TIF ELIGIBILITY REPORT  
NORTH AVENUE CORRIDOR AREA**

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## **EXECUTIVE SUMMARY**

Kane, McKenna and Associates, Inc. ("KMA") has been retained by the Village of River Forest (the "Village") to conduct an analysis of the qualification of an area that could result in the establishment of the North Avenue Corridor Tax Increment Finance (TIF) District. The Village is pursuing the examination of the North Avenue Corridor as part of its strategy to promote the revitalization of key properties/areas located within the Village.

The Village has two principle aims in pursuing the potential TIF district. The first goal is to potentially implement recommendations set forth in the Village of River Forest Corridors Plan adopted in 2010. The TIF District formation would enable the Village to address ongoing impediments to redevelopment as well as certain area-wide issues relating to existing conditions and proposed improvements to area appearance and functionality.

Secondly, TIF establishment would address the limited opportunities the Village has to encourage new commercial and mixed use growth within a "land-locked" community. Because the Village (a) is a mature community that can no longer grow through annexation, (b) has few parcels of undeveloped land remaining within Village limits, and (c) has few clusters of properties served by major roadways, the targeted redevelopment area provides a rare opportunity to undertake major new reinvestment projects. By so doing, it would support the Village's strategy for the encouragement of growth through the reuse and redevelopment of older or under-utilized properties.

Based upon the analysis completed to date, KMA has reached the following conclusions regarding the qualification of the TIF District:

1) *Improved land within the TIF District qualifies as a "conservation area" pursuant to the Act* – The TIF District qualifies as a conservation area under the Illinois Tax Increment Allocation Redevelopment Act (ILCS 5/11-74.4-1 et. seq., as amended; hereinafter referred to as the "TIF Act" or "Act"). This condition prevents, or threatens to prevent, the healthy economic and physical development of properties in a manner that the community deems essential to its overall economic health.

2) *Current conditions impede redevelopment* – The existence of certain conditions found within the TIF District present impediments to the area's successful redevelopment. This is because the factors negatively impact coordinated and substantial private sector investment in the overall TIF District. Without the use of Village planning and economic development resources to mitigate such factors, potential redevelopment projects (along with other activities that require private sector investment) are not likely to be economically feasible.

3) *Viable redevelopment sites could produce incremental revenue* – Within the TIF District, there are parcels which potentially could be redeveloped or rehabilitated and thereby produce incremental property tax revenue. Such revenue, used in combination with other Village resources for redevelopment incentives or public improvements, would likely stimulate private investment and reinvestment in these sites and ultimately throughout the TIF District.

4) *TIF designation recommended* – To mitigate redevelopment area conditions, promote private sector investment, and foster the economic viability of the TIF District, the Village could proceed with the formal TIF designation process for the entire area.

## **I. INTRODUCTION AND BACKGROUND**

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In the context of planning for the designation of the North Avenue Corridor Tax Increment Financing District, the Village of River Forest has evaluated certain parcels located along the corridor to determine whether they qualify under the TIF Act for inclusion in the district. Kane, McKenna and Associates, Inc. has agreed to undertake the study of the Redevelopment Project Area (RPA) on the Village's behalf.

### **Corridor Development Goals.**

The Village's "Corridors Plan" adopted in 2010 sets forth the goals and objectives for long range redevelopment and revitalization of the Village's corridors.

"The River Forest Corridors Plan should serve as the foundation for future decision-making for matters relating to all aspects of the corridors. The Plan should be used as a guide to implement needed changes in the Zoning Ordinance and should be used as a guide when reviewing and evaluating development proposals for properties within the corridors. Although the Plan contains detailed recommendations and policies for a number of improvements and actions, it also sets the basic framework to guide activities and change, allowing room for adjustment as conditions and potentials change. Finally, the Plan serves as an important marketing tool to promote River Forest and the corridor's unique assets and advantages. The Plan should be used to achieve the desired vision for the corridors, while helping to attract desirable new development to the Village."

In addition, the Introduction states that:

"The Village's commercial/mixed-use corridors represent the community's primary commercial areas and contribute significantly to the economic health of the community. However, redevelopment and commercial revitalization along the corridors is hindered by shallow lot depths, lack of parking, adjacency to residential areas, and obsolete/dated building inventory. The corridors also generally lack the image, appearance, and overall character that is reflective of the River Forest community. It is for these reasons that the *River Forest Corridors Plan* was initiated."

(Source: Village of River Forest Corridors Plan, 2010, p.3)

In addition, the Village's "North Avenue and Madison Street Market Analysis Report", adopted on January 25, 2016 identifies both potential redevelopment opportunities and the ability to utilize TIF resources in order to spur redevelopment properties.



The TIF resources are important due to the presence of older building inventory and lower rental rates.

Because of the conditions observed in the area and the required coordination for future land uses, the Village is favorably disposed toward supporting redevelopment efforts. The Village has determined that redevelopment should take place through the benefit and guidance of comprehensive economic planning by the Village. Through this coordinated effort, conditions are expected to improve and development barriers to be mitigated.

The creation and utilization of a TIF redevelopment plan is intended by the Village to help provide the assistance required to eliminate conditions detrimental to successful redevelopment of the North Avenue Corridor.

The use of TIF relies upon induced private redevelopment in the RPA to create higher real estate values that would otherwise decline without such investment. This would result in increased property taxes compared to the previous land use (or lack of use). In this way, the existing tax base for all tax districts would be protected and a portion of future increased taxes pledged to attract the requisite private investment.

### **Current Land Use.**

The North Avenue Corridor occupies the south side of North Avenue extending west from Thatcher Avenue to Harlem Avenue on the east. Land uses are categorized by primarily commercial/retail with some residential use and institutional use (Montessori and St. Vincent Ferrer church) extending west from Harlem Avenue to Ashland Avenue. Residential uses predominate extending west from Ashland Avenue to Thatcher Avenue (except for the CVS store at Thatcher and limited service/office uses located along the first floors of residential structures).

The Corridors Plan states:

“The North Avenue Corridor Land-Use Plan emphasized commercial land uses along the corridor and maintains the single-family area south of the commercial/mixed-use businesses fronting North Avenue. Retail and restaurant uses should be prioritized, although a healthy mix of uses along the Corridor should be the Village’s ultimate goal. Residential uses exist within the Corridor, but no new “stand alone” residential development is recommended. If new residential is realized, it should be part of the upper floors of a commercial/mixed-use development.

With the heavy volume of traffic, the Corridor presents excellent opportunities for commercial development. The commercial parcels along North Avenue range in depth from approximately 115 feet to 235 feet. The majority of commercial lots now along the corridor (mainly found from Harlem Avenue to William Street) are only about 115 feet deep. Because new commercial developments along such corridors, if unconstrained by lot depth, are typically 200 feet deep, the 115 foot depth is a challenging obstacle to be overcome and it does have implications for the types of buildings and businesses that can be expected. Where deeper development parcels exist or can be created, the variety of potential users increases.”

(Source: Village of River Forest Corridors Plan, 2010, p. 61)

The Village believes that there are redevelopment opportunities, if the Village were to pursue tax increment financing and coordination of redevelopment strategies. Despite these opportunities and despite certain advantages (discussed in Section III) that could be leveraged, many parcels in the area remain underutilized. The TIF District as a whole suffers from a variety of economic development impediments as identified in the TIF Act, such as deleterious layout and obsolescence. Furthermore, in comparison to the rest of the Village’s property (as measured by EAV), the TIF district property valuations have lagged behind the Village’s annual growth rates, or declined. Section V of this report identifies other impediments to redevelopment.

## **General Scope and Methodology.**

KMA formally began its analysis by conducting a series of discussions with Village staff, starting in 2014 and updating the analysis in 2016, and continuing periodically up to the date of this report’s issuance. The purpose of the meetings was to identify preliminary boundaries for the TIF District and to gather data related to the qualification criteria for properties included in the TIF District. These meetings were complemented by a series of field surveys of the entire area to evaluate the condition of the TIF District on a parcel-by-parcel basis. The field surveys and data collected have been utilized to test the likelihood that the area as a whole would qualify for TIF designation.

For the purpose of the study, properties within the TIF District were examined in the context of the TIF Act governing improved areas (separate provisions of the TIF Act address unimproved areas). The qualification factors discussed in this report qualify the area as a conservation area, as the term is defined under the TIF Act.

During the course of its work, KMA reported to Village staff its findings regarding TIF qualification and redevelopment prospects for the area under study. Based on these findings the Village may make refinements to the TIF District boundaries and/or decide to move forward with TIF designation.

For additional information about KMA's data collection and evaluation methods, refer to Section IV of this report.

## **II. QUALIFICATION CRITERIA USED**

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With the assistance of Village staff, Kane, McKenna and Associates, Inc. evaluated the TIF District to determine the presence or absence of qualifying factors listed in the TIF Act. The relevant sections of the TIF Act are found below.

The TIF Act sets out specific procedures which must be adhered to in designating a TIF District/Redevelopment Project Area. By definition, a Redevelopment Project Area is:

“An area designated by the municipality, which is not less in the aggregate than 1 1/2 acres and in respect to which the municipality has made a finding that there exist conditions which cause the area to be classified as an industrial park conservation area or a blighted area or a conservation area, or a combination of both blighted areas and conservation areas.”

Under the Act, “conservation area” means any improved area within the boundaries of a Redevelopment Project Area located within the territorial limits of the municipality where certain conditions are met, as identified below.

### **TIF Qualification Factors for a Conservation Area.**

In accordance with the Illinois TIF Act, KMA performed a two-step assessment to determine if the proposed RPA qualified as a conservation area. First, KMA analyzed the threshold factor of age to determine if a majority of structures were 35 years of age or older.

Secondly, the area was examined to determine if a combination of three (3) or more of the following factors were present, each of which is (i) present, with that presence documented to a meaningful extent so that a municipality may reasonably find that the factor is clearly present within the intent of the Act and (ii) reasonably distributed throughout the improved part of the redevelopment project area. Per the TIF Act, such an area is not yet a blighted area but because of a combination of the following factors is detrimental to the public safety, health; morals or welfare and such an area may become a blighted area.

(A) Dilapidation. An advanced state of disrepair or neglect of necessary repairs to the primary structural components of building or improvements in such a combination that a documented building condition analysis determines that major repair is required or the defects are so serious and so extensive that the buildings must be removed.

(B) Obsolescence. The condition or process of falling into disuse. Structures become ill-suited for the original use.

(C) Deterioration. With respect to buildings, defects including, but not limited to, major defects in the secondary building components such as doors, windows, porches, gutters, downspouts, and fasciae. With respect to surface improvements, that the condition of roadways, alleys, curbs, gutters, sidewalks, off-street parking and surface storage areas evidence deterioration, including, but limited to, surface cracking, crumbling, potholes, depressions, loose paving material and weeds protruding through paved surfaces.

(D) Presence of Structures Below Minimum Code Standards. All structures that do not meet the standards of zoning, subdivision, building, fire and other governmental codes applicable to property, but not including housing and property maintenance codes.

(E) Illegal Use of Individual Structures. The use of structures in violation of applicable federal, State, or local laws, exclusive of those applicable to the presence of structures below minimum code standards.

(F) Excessive Vacancies. The presence of buildings that are unoccupied or under-utilized and that represent an adverse influence on the area because of the frequency, extent, or duration of the vacancies.

(G) Lack of Ventilation, Light, or Sanitary Facilities. The absence of adequate ventilation for light or air circulation in spaces or rooms without windows, or that require the removal of dust, odor, gas, smoke or other noxious airborne materials. Inadequate natural light and ventilation means the absence of skylights or windows for interior spaces or rooms and improper window sizes and amounts by room area to window area ratios. Inadequate sanitary facilities refers to the absence or inadequacy of garbage storage and enclosure, bathroom facilities, hot water and kitchens and structural inadequacies preventing ingress and egress to and from all rooms and units within a building.

(H) Inadequate Utilities. Underground and overhead utilities such as storm sewers and storm drainage, sanitary sewers, water lines and gas, telephone and electrical services that are shown to be inadequate. Inadequate utilities are those that are: (i) of insufficient capacity to serve the uses in the Redevelopment Project Area; (ii) deteriorated, antiquated, obsolete or in disrepair; or (iii) lacking within the Redevelopment Project Area.



(I) Excessive Land Coverage and Overcrowding of Structures and Community Facilities. The over-intensive use of property and the crowding of buildings and accessory facilities onto a site. Examples of problem conditions warranting the designation of an area as exhibiting excessive land coverage are: (i) the presence of buildings either improperly situated on parcels or located on parcels of inadequate size and shape in relation to present-day standards of development for health and safety and (ii) the presence of multiple buildings on a single parcel. For there to be a finding of excessive land coverage, these parcels must exhibit one or more of the following conditions: insufficient provision for light and air within or around buildings, increased threat of spread of fire due to the close proximity of buildings, lack of adequate or proper access to a public right-of-way, lack of reasonably required off-street parking or inadequate provision for loading service.

(J) Deleterious Land-Use or Layout. The existence of incompatible land-use relationships, buildings occupied by inappropriate mixed-uses or uses considered to be noxious, offensive or unsuitable for the surrounding area.

(K) Environmental Clean-Up. The Redevelopment Project Area has incurred Illinois Environmental Protection Agency or United States Environmental Protection Agency remediation costs for (or a study conducted by an independent consultant recognized as having expertise in environmental remediation has determined a need for) the clean-up of hazardous waste, hazardous substances or underground storage tanks required by State or federal law. Any such remediation costs would constitute a material impediment to the development or redevelopment of the Redevelopment Project Area.

(L) Lack of Community Planning. The Redevelopment Project Area was developed prior to or without the benefit or guidance of a community plan. This means that the development occurred prior to the adoption by the municipality of a comprehensive or other community plan or that the plan was not followed at the time of the area's development. This factor must be documented by evidence of adverse or incompatible land-use relationships, inadequate street layout, improper subdivision, parcels of inadequate shape and size to meet contemporary development standards or other evidence demonstrating an absence of effective community planning.

(M) Declining or Lagging EAV. The total equalized assessed value (EAV) of the Redevelopment Project Area has declined for three (3) of the last five (5) calendar years prior to the year in which the Redevelopment Project Area is designated, or is increasing at an annual rate that is less than the balance of the municipality for three (3) of the last five (5) calendar years, for which information is available or increasing at an annual rate that is less than the Consumer Price Index for All

Urban Consumers published by the United States Department of Labor or successor agency for three (3) of the last five (5) calendar years prior to the year in which the Redevelopment Project Area is designated.

### III. THE TIF DISTRICT

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The North Avenue Corridor contains primarily frontage parcels located south of North Avenue from Thatcher Avenue on the west to Harlem Avenue on the east. Please refer to Exhibit A which contains a map showing the preliminary boundaries of the proposed TIF District.

As stated above, multiple uses categorize the area with largely residential uses along the western end and retail/commercial along the eastern end.

Despite the existing conditions within the area, there are a number of important assets:

- a) Potential for infill redevelopment of smaller properties located west of Harlem Avenue;
- b) Reuse of the former Dominick's store as a Fresh Thyme Farmer's Market serving as a economic catalyst for the corridor;
- c) Visibility along North Avenue;
- d) Existing traffic volume; and
- e) Coordination with the balance of commercial properties on the north side of the corridor providing area wide synergy.

#### **IV. METHODOLOGY OF EVALUATION**

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In evaluating the North Avenue Corridor area for qualification as a TIF District, the following methodology was utilized:

- 1) Site surveys of the TIF District were undertaken by representatives from Kane, McKenna and Associates, Inc., supplemented with photographic analysis of the sites. Site surveys were completed for each parcel within the TIF District.
- 2) KMA performed EAV trend analysis to ascertain whether EAV growth in the TIF District underperformed EAV growth in the remaining part of the Village.
- 3) KMA conducted evaluations of exterior structures and associated site improvements, noting such conditions as deterioration and obsolescence. Additionally, KMA reviewed the following data: 2011 – 2016 tax information from Cook County, tax parcel maps, site data, local history (based on discussions with Village staff), and an evaluation of area-wide factors that have affected the area's development (e.g., lack of community planning, code violations, obsolescence, etc.).
- 4) Existing structures and site conditions were initially surveyed for the purpose of comparing said conditions against the TIF Act criteria, to the best and most reasonable extent possible.
- 5) The TIF District was examined to assess the applicability of the factors required for qualification for TIF designation under the TIF Act. KMA evaluated parcels by reviewing the information obtained for each factor against the relevant statutory criteria. Improved land within the RPA was examined to determine the applicability of the thirteen (13) different conservation area factors for qualification for TIF designation under this statute (referenced in Section II of this report).

## V. QUALIFICATION FINDINGS FOR TIF DISTRICT

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Based upon KMA's evaluation of parcels in the area and analysis of each of the eligibility factors summarized in Section II, the following factors are presented to support qualification of the TIF District as a conservation area. These factors are found to be clearly present and reasonably distributed throughout the TIF District, as required under the TIF Act. The factors are summarized in the table below.

Exhibit 2  
Summary of Findings

Maximum Possible Factors per Statute	Minimum Factors Needed to Qualify per Statute	Qualifying Factors Present in TIF District
13	3	6 <ul style="list-style-type: none"><li>• Lagging/Declining EAV</li><li>• Obsolescence</li><li>• Deleterious Layout</li><li>• Excessive Coverage</li><li>• Deterioration</li><li>• Inadequate Utilities</li></ul>

### Findings for Conservation Area.

The TIF District is found to qualify as a conservation area under the statutory criteria set forth in the TIF Act. As a first step, KMA determined that 84 of 93 structures (96%) were 35 years in age or older. Secondly, KMA reviewed the 13 statutory criteria needed to qualify the area as a conservation area, determining that 6 factors were present:

- 1) Lagging or Declining EAV. The EAV of the TIF District has grown at a rate slower than the Village-wide EAV for three (3) of the last five (5) years (refer to Exhibit 3). Additionally, the EAV has lagged the Consumer Price Index (CPI) for five (5) of the past five (5) years, and has declined for five (5) of the past five (5) years. Therefore, a finding of lagging and declining EAV is made pursuant to the TIF Act.

Exhibit 3  
EAV Trends for TIF District

	2016	2015	2014	2013	2012	2011
Total EAV for TIF District	18,864,345	19,009,032	19,915,821	21,437,010	22,946,764	24,419,698
EAV Change (%)	-0.76%	-4.55%	-7.10%	-6.58%	-6.03%	
Village-wide EAV (Excluding TIF)	\$466,720,165	\$451,348,398	\$468,475,118	\$471,749,283	\$505,504,192	\$548,684,766
Village EAV Change (%)	3.41%	-3.66%	-0.69%	-6.86%	-7.69%	
CPI	1.3%	0.1%	1.6%	1.5%	2.1%	

Source: Cook County and U.S. Bureau of Labor Statistics

- 2) Obsolescence. The Act states that obsolescence is the condition or process of falling into disuse or structures that have become “ill-suited” for their original use. The area exhibits both economic and functional obsolescence.

Economic obsolescence is evidenced primarily by the absolute and relative decline in EAV as well as the age of the structures.

Functionally, the area is experiencing obsolescence related to its general age. Ninety percent (90%) of structures are over 35 years in age, according to Cook County Assessor data. The combination of age and certain evolving standards in general commercial and institutional building design limits the competitiveness of the older buildings – i.e., limits their utility as efficient, marketable workspace. For example, certain commercial buildings and certain institutional buildings (e.g., the Montessori school) are special use. These structures as well as other structures also are inadequately configured relative to modern commercial and institutional space requirements requiring coordination of parking and access/egress to the larger sites.

Area-wide factors such as excessive coverage and deleterious layout (discussed below) also contribute toward the obsolescence factor and act as a development impediment for the local businesses. The Village’s Corridors Plan indicates that:

“The North Avenue Corridor is a heavily trafficked Strategic Regional Arterial (SRA). North Avenue runs the length of River Forest’s northern border and adjoins the community of Elmwood Park. Between Harlem and Thatcher Avenues, the Corridor experiences an average of 35,000 vehicles a day making it the most heavily trafficked corridor in River



Forest. Residential uses are most prominent on the western third of the Corridor where multi-family buildings front both the north and south sides of the street. As one travels east, these residential uses give way to a commercial corridor with a mix of retail, office and service uses.

Development along the corridor is challenging due to the shallow lot depths, adjacent residential neighborhoods, existing built-out development pattern, and access issues related to the volume and speed of corridor traffic. Commercial uses should remain the priority along North Avenue, with residential uses remaining in their current locations or as part of the upper floors of mixed-use development. Similar to the other corridors, North Avenue presents a tremendous opportunity to improve the overall appearance and character of the Village. Also similar to other corridors, revitalization and successful redevelopment along the Corridor will likely require a creative and cooperative approach involving the Village, property owners, and developers.”

(Source: Village of River Forest Corridors Plan, 2010, p. 55)

- 3) Deleterious Layout. As noted in Section II, a municipality can make a finding of deleterious layout or land use when there exists (a) incompatible land-use relationships, (b) buildings occupied by inappropriate mixed-uses or uses considered to be noxious, or (c) uses offensive or unsuitable for the surrounding area. Most of the problems in the area reflect incompatible land use relationships.

The area reflects piece-meal, uncoordinated development, in which competing land uses abut each other -- e.g., multi-family and residential uses inside and outside the TIF District abut both commercial uses within the TIF District and multi/single family uses outside of the TIF District. Other incompatible or deficient land-use relationships include the following:

- The presence of larger land uses (such as the Montessori school or the Fresh Thyme Store are “framed” by multi-family uses or institutional uses (the church to the west of the Fresh Thyme Store).
- Forty (40) to fifty (50) year old residential buildings located west of Ashland Avenue with varying set backs and curb cuts. Uses also include townhouses and apartment/condo buildings.
- The need for coordinated parking and access/egress of smaller uses between Harlem Avenue and William Street is important given the multiplicity of uses (auto, restaurant, service, and medical uses) are present.

Properties were initially developed without foresight into the intensity of commercial operations present day, in part due to the importance of automobile traffic and the need for sufficient parking. In terms of land uses, commercial, retail, and residential uses inappropriately overlap in some areas.

In general, poor parcel layout and lack of buffering account for deleterious land use/layout. Regarding the parcel layout, certain commercial and retail facilities are not configured to easily accommodate the daily movement of consumer traffic or the loading of truck traffic. In the lots adjacent to residential uses, there are loading/unloading difficulties in terms of truck traffic going down narrow alley ways or narrow rear lots or areas. The parcel layout is also affected by issues related to the coordination of individual uses to the significant traffic flow along Harlem Avenue.

As a result, similar to other Village corridors, there are certain issues pertaining to ingress/egress. Many of the retail businesses at the eastern end of the area have little space for ingress/egress, much less “transitional” frontage roads that would separate slower moving traffic approaching a business (e.g., to park and shop) from faster moving traffic. A majority of the businesses have shallow parcel depths that do not afford much room for loading, unloading, or parking, in comparison to modern uses. Additionally, the execution of turns into retail establishments is difficult since (a) vehicles have to slow rapidly to execute the turn, (b) turns need to be made into a tight space due to the narrow/shallow parking lots, and (c) entering the parking lot areas customers need to avoid closely situated cars already parked in the narrow lots (or which may be backing up to leave the store). Residential uses at the western end could also benefit from both coordinated internal circulation and efficient parking configurations.

- 4) Excessive Coverage. Excessive land coverage can be defined as an over-intensive use of property and the crowding of buildings and accessory facilities onto a site. For there to be a finding of excessive land coverage, these parcels must exhibit one or more of the following conditions: insufficient provision for light and air within or around buildings; increased threat or spread of fire due to the close proximity of buildings; lack of adequate or proper access to a public right-of-way; lack of reasonably required off-street parking; or inadequate provision for loading services.

Certain buildings are located close together and exhibit limited off-street parking as well as limited set backs. This condition is prevalent for commercial uses located at the eastern end of the area and also in the area between Lathrop and Ashland Avenues.

The majority of these structures have greater land coverage than would be suitable or acceptable for today's development standards. There exists a very high proportion of the zero lot line parcels more common in the decades prior to construction of modern shopping areas and residential properties. This condition is manifested most significantly in the lack of on-site parking facilities for many of the commercial structures. Lack of on-site parking acts as a detriment to healthy private sector redevelopment efforts.

Given the mix of uses (primarily residential to the west, primarily commercial to the east), any effort for expansion to create on-site parking for more efficient operation is discouraged due to the costs of acquisition and/or demolition that make redevelopment economically infeasible for the private sector alone. This factor compounds the problem of deleterious layout/land use and obsolescence found throughout the area as there is little room for additional on-site parking with the exception of either the former Dominick's site or the church site.

In general, the historical development of the properties within the RPA has resulted in a more intensive land use than would be the case if it had developed in conformance with current market standards. The results are that current land uses in the area are over-intensive when compared to current requirements for parking and internal circulation.

Many of the same indicators associated with deleterious layout also apply to excessive coverage/overcrowding. For example, the poor land use coordination results in a lack of space for loading. Loading and unloading of goods for certain businesses must be initiated in front of stores (ideally, loading facilities would use separate, amply sized off-street loading zones). Other businesses' loading facilities serve a dual use as both loading and off-street parking, with limited space for the unloading bays. As a result, these streets are essentially supporting three competing functions: transit, loading and parking. In contrast, modern commercial facilities would have facilities with loading bays situated so that trucks could maneuver easily into loading bays without interfering with street traffic flow – and without having to navigate around parked cars.

- 5) Deterioration. As noted in Section II, "deterioration" under the TIF Act is defined to include deteriorated surface improvements or structures (specifically evidenced by surface cracking, crumbling, potholes, depressions, loose paving material and weeds). Various degrees of deterioration were observed throughout the Study Area. Much of the observed deterioration centered around the condition of surface improvements such as the alleys and parking lots. These surface improvements had multiple potholes, uneven pavement and cracks.

Building site improvement conditions were mixed: the rear portions of commercial buildings exhibited elements of deterioration. Overall, most instances of deterioration related to site improvements, including parking lots and driveways throughout the area. Building components such as window frames, concrete stairs, and exterior façade or facing exhibit deterioration as well. Rear drives and sidewalks were also in need of repair.

- 6) Inadequate Utilities. Based upon the Village's review, the area has inadequate utilities. Water service and sewer service are in need of improvement and upgrades would be needed if the area were to be redeveloped due to the age of the system and a record of main breaks (including the adjacent area and service to frontage properties).

## **VI. SUMMARY OF FINDINGS / GENERAL ASSESSMENT OF QUALIFICATION**

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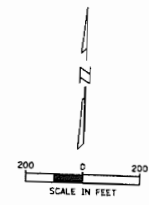
The following is a summary of relevant qualification findings as it relates to the Village's potential designation of the TIF District.

1. The area is contiguous and is greater than 1½ acres in size;
2. The RPA will qualify as a conservation area. Further, the qualification factors found in the RPA are present to a meaningful extent and are reasonably distributed throughout the area. A more detailed analysis of the qualification findings is outlined in Section V of this report;
3. All property in the area is expected to substantially benefit by the redevelopment project improvements;
4. The sound growth of taxing districts applicable to the area, including the Village, has been impaired by the factors found present in the area; and
5. The area would not be subject to redevelopment without the investment of public funds, including incremental property tax revenue.

In the judgment of KMA, these findings provide the Village with sufficient justification to consider designation of the TIF District for inclusion within the North Avenue Corridor.

**EXHIBIT A**  
**TIF Boundary Map and**  
**Tax Parcel List**





**CB**  
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**RIVER FOREST NORTH AVENUE TIF**  
 IN  
 VILLAGE OF RIVER FOREST, ILLINOIS  
 PREPARED FOR  
 KANE, MCKENNA AND ASSOCIATES, INC.

CALC.	KJR	PROJECT NO.
DWN.	AJK	170329
CHKD.	JRM	SHEET 1 OF 1
SCALE	1"=200'	DRAWING NO.
DATE	07-10-2017	TIF170329

River Forest EAV Analysis  
Proposed North Ave. TIF

No.	PIN	Tax Code	Class	2016 EAV	2015 EAV	2014 EAV	2013 EAV	2012 EAV	2011 EAV
1	15-01-102-001-0000	33001	5-17	101,574	96,693	110,238	132,008	139,124	147,306
2	15-01-102-002-0000	33001	5-17	326,077	310,408	356,456	418,434	440,990	466,925
3	15-01-102-006-0000	33001	5-17	303,844	289,244	307,149	367,971	387,807	410,614
4	15-01-102-029-0000	33001	2-08	251,662	264,222	269,846	275,992	270,162	287,463
5	15-01-102-069-0000	33001	2-41	26,863	25,572	26,117	25,511	26,886	28,467
6	15-01-102-070-0000	33001	2-09	218,425	293,516	299,912	280,607	312,238	485,760
7	15-01-102-077-0000	33001	2-95	25,439	23,880	24,537	35,942	38,257	41,919
8	15-01-102-078-0000	33001	2-95	25,441	23,883	24,540	35,873	38,184	41,842
9	15-01-102-079-0000	33001	2-95	23,441	21,883	22,540	33,873	36,184	41,842
10	15-01-102-080-0000	33001	2-95	30,193	28,742	31,540	27,952	45,184	47,842
11	15-01-102-081-0000	33001	2-95	25,441	23,883	24,540	35,873	38,184	41,842
12	15-01-102-082-0000	33001	2-95	32,483	18,923	19,581	30,940	33,254	37,916
13	15-01-102-085-0000	33001	2-95	25,413	30,856	24,513	35,934	38,249	41,910
14	15-01-102-086-0000	33001	2-95	30,008	28,566	29,174	26,754	33,227	36,592
15	15-01-102-087-0000	33001	2-95	14,754	14,754	14,754	14,754	32,536	37,904
16	15-01-102-088-0000	33001	2-95	23,098	21,652	22,262	19,762	37,466	41,081
17	15-01-102-089-0000	33001	2-95	20,357	18,802	19,458	31,097	33,420	38,091
18	15-01-102-090-0000	33001	2-95	25,408	23,851	24,507	36,091	38,414	42,085
19	15-01-102-091-0000	33001	2-90	42,810	40,753	41,621	7,920	8,347	8,838
20	15-01-102-092-0000	33001	2-95	25,506	23,944	24,603	36,036	38,355	42,023
21	15-01-102-093-0000	33001	2-95	32,332	30,778	31,434	43,110	45,434	48,106
22	15-01-102-094-0000	33001	2-95	25,332	23,778	24,434	36,110	38,434	42,106
23	15-01-102-095-0000	33001	2-95	25,483	23,923	24,581	36,012	38,330	41,996
24	15-01-102-096-0000	33001	2-95	25,332	23,778	24,434	36,110	38,434	42,106
25	15-01-102-097-0000	33001	2-95	25,304	23,752	24,406	35,958	38,274	41,937
26	15-01-102-098-0000	33001	2-95	32,439	30,880	31,537	42,937	38,252	41,913
27	15-01-102-099-0000	33001	2-95	20,332	18,778	19,434	36,110	38,434	42,106
28	15-01-102-100-0000	33001	2-95	25,483	23,923	24,581	36,012	38,330	41,996
29	15-01-102-101-0000	33001	2-95	25,483	23,923	24,581	36,012	38,330	41,996
30	15-01-102-102-0000	33001	2-95	18,778	18,778	14,434	31,110	33,434	38,106
31	15-01-102-103-0000	33001	2-95	25,506	23,944	24,603	19,754	38,369	42,038
32	15-01-102-104-0000	33001	2-34	89,635	89,635	89,635	124,288	89,635	91,635
33	15-01-102-107-0000	33001	2-95	32,405	30,848	24,504	36,033	38,353	42,020
34	15-01-102-108-0000	33001	2-95	32,402	30,845	31,502	43,086	45,409	48,079
35	15-01-102-109-0000	33001	2-95	32,276	30,725	24,379	35,985	38,302	41,966
36	15-01-102-110-0000	33001	2-95	25,402	23,845	24,502	36,086	38,409	42,079
37	15-01-102-111-0000	33001	2-95	32,402	30,845	31,502	43,086	45,409	48,079
38	15-01-102-112-0000	33001	2-95	25,237	23,688	24,341	36,121	38,445	42,118
39	15-01-102-113-0000	33001	1-00	5,046	4,803	4,906	2,494	2,629	2,783
40	15-01-102-114-0000	33001	1-00	12,513	11,912	12,166	16,092	16,960	17,957
41	15-01-103-006-0000	33001	2-05	110,340	104,461	106,940	128,716	133,043	135,043
42	15-01-103-026-0000	33001	2-11	235,469	224,154	242,361	133,010	140,558	150,236
43	15-01-103-027-0000	33001	2-04	128,805	122,039	124,892	133,683	141,536	159,514
44	15-01-103-056-0000	33001	2-04	126,345	125,093	130,682	133,311	140,875	157,680
45	15-01-103-068-0000	33001	2-95	26,908	25,278	25,965	36,246	38,577	42,257
46	15-01-103-069-0000	33001	2-95	26,857	32,230	32,916	43,291	45,625	48,308
47	15-01-103-070-0000	33001	2-95	26,759	32,137	32,821	36,137	38,462	42,136
48	15-01-103-071-0000	33001	2-95	26,742	25,121	25,804	36,254	38,585	42,266
49	15-01-103-072-0000	33001	2-95	26,720	25,099	25,783	36,382	38,720	42,409
50	15-01-103-073-0000	33001	2-95	33,759	32,137	32,821	31,137	45,462	48,136
51	15-01-103-074-0000	33001	2-95	26,756	32,134	32,818	43,174	45,501	48,177

River Forest EAV Analysis  
Proposed North Ave. TIF

No.	PIN	Tax Code	Class	2016 EAV	2015 EAV	2014 EAV	2013 EAV	2012 EAV	2011 EAV
52	15-01-103-075-0000	33001	2-95	20,022	20,022	20,704	31,256	45,588	27,561
53	15-01-103-077-0000	33001	3-15	122,009	116,146	118,619	122,334	125,649	135,329
54	15-01-103-080-1001	33001	2-99	32,476	30,338	31,240	43,050	46,017	61,429
55	15-01-103-080-1002	33001	2-99	38,320	24,478	25,255	33,985	36,464	49,905
56	15-01-103-080-1003	33001	2-99	23,635	23,635	24,394	28,521	28,521	30,521
57	15-01-103-080-1004	33001	2-99	22,165	22,165	22,165	22,165	22,165	24,165
58	15-01-103-080-1005	33001	2-99	27,132	32,492	33,183	42,250	44,528	47,146
59	15-01-103-080-1006	33001	2-99	37,647	35,838	36,601	46,600	49,112	52,000
60	15-01-103-080-1007	33001	2-99	28,184	26,253	32,067	49,293	52,327	56,816
61	15-01-103-080-1008	33001	2-99	37,476	35,338	36,240	48,050	51,017	55,429
62	15-01-103-080-1009	33001	2-99	38,320	24,478	25,255	35,276	37,825	49,905
63	15-01-103-080-1010	33001	2-99	22,070	22,070	22,070	22,070	22,070	24,070
64	15-01-103-080-1011	33001	2-99	18,959	17,471	18,098	25,152	27,155	38,394
65	15-01-103-080-1012	33001	2-99	22,151	32,510	33,202	38,273	50,419	20,639
66	15-01-103-080-1013	33001	2-99	75,314	71,695	73,221	105,504	111,192	117,731
67	15-01-103-080-1014	33001	2-99	39,741	37,831	38,637	47,652	25,244	27,244
68	15-01-103-080-1015	33001	2-99	31,765	29,903	30,688	47,304	57,231	60,597
69	15-01-103-080-1016	33001	2-99	24,057	24,057	24,824	35,244	37,791	49,210
70	15-01-103-080-1017	33001	2-99	16,172	16,172	30,529	16,172	16,172	18,172
71	15-01-103-080-1018	33001	2-99	42,998	40,932	45,777	26,893	28,342	65,035
72	15-01-103-080-1019	33001	2-99	28,627	26,675	39,498	50,122	40,824	53,511
73	15-01-103-080-1020	33001	2-99	27,741	37,831	38,637	37,031	39,674	52,121
74	15-01-103-080-1021	33001	2-99	26,765	24,903	25,688	34,512	37,019	50,597
75	15-01-103-080-1022	33001	2-99	32,377	30,821	31,477	31,848	40,942	40,613
76	15-01-103-080-1023	33001	2-99	20,933	24,255	28,181	13,993	17,232	49,607
77	15-01-103-081-1001	33001	2-99	23,067	21,622	22,232	17,947	21,648	12,168
78	15-01-103-081-1002	33001	2-99	54,502	51,547	52,793	44,027	51,603	98,264
79	15-01-103-081-1003	33001	2-99	38,101	35,933	36,847	11,131	14,856	18,849
80	15-01-103-082-1001	33001	2-99	22,141	22,141	17,867	25,815	27,854	32,197
81	15-01-103-082-1002	33001	2-99	17,438	16,264	16,759	18,766	20,155	22,752
82	15-01-103-082-1003	33001	2-99	24,660	23,475	23,974	26,001	27,402	29,014
83	15-01-103-082-1004	33001	2-99	22,071	22,071	22,797	25,735	27,769	42,108
84	15-01-103-082-1005	33001	2-99	30,563	28,758	29,519	32,604	34,739	38,194
85	15-01-103-082-1006	33001	2-99	24,769	23,579	24,081	26,115	27,523	29,142
86	15-01-103-082-1007	33001	2-99	17,587	16,405	16,904	18,924	20,321	22,928
87	15-01-103-082-1008	33001	2-99	30,493	28,691	29,451	32,530	34,660	38,110
88	15-01-103-082-1009	33001	2-99	30,639	28,830	29,593	32,684	34,823	38,283
89	15-01-103-082-1010	33001	2-99	18,105	16,899	17,408	14,843	20,896	29,537
90	15-01-103-082-1011	33001	2-99	25,105	23,899	24,408	26,469	27,896	29,537
91	15-01-103-082-1012	33001	2-99	29,714	27,949	28,693	31,710	33,796	37,195
92	15-01-104-025-0000	33001	2-05	96,797	91,809	93,912	97,871	103,524	111,024
93	15-01-104-028-0000	33001	2-06	122,907	116,424	119,158	125,141	142,260	153,332
94	15-01-104-029-0000	33001	2-06	132,184	125,496	136,411	140,217	148,152	158,277
95	15-01-104-061-0000	33001	2-04	151,381	150,770	153,979	143,408	151,516	161,839
96	15-01-104-032-0000	33001	2-12	206,453	196,532	200,716	163,022	213,582	226,143
97	15-01-104-033-0000	33001	2-01	5,609	5,340	5,453	5,327	5,614	5,944
98	15-01-104-034-0000	33001	2-01	2,876	2,738	2,796	2,731	2,879	3,048
99	15-01-104-035-0000	33001	2-01	2,873	2,735	2,793	2,729	2,876	3,045
100	15-01-104-036-0000	33001	2-01	2,876	2,738	2,796	2,731	2,879	3,048
101	15-01-104-037-0000	33001	2-01	2,876	2,738	2,796	2,731	2,879	3,048
102	15-01-104-038-0000	33001	2-01	3,053	2,906	2,968	2,899	3,055	3,235

River Forest EAV Analysis  
Proposed North Ave. TIF

No.	PIN	Tax Code	Class	2016 EAV	2015 EAV	2014 EAV	2013 EAV	2012 EAV	2011 EAV
103	15-01-104-039-0000	33001	2-01	3,053	2,906	2,968	2,899	3,055	3,235
104	15-01-104-040-0000	33001	2-01	2,876	2,738	2,796	2,731	2,879	3,048
105	15-01-104-041-0000	33001	2-01	2,876	2,738	2,796	2,731	2,879	3,048
106	15-01-104-042-0000	33001	2-01	2,876	2,738	2,796	2,731	2,879	3,048
107	15-01-104-043-0000	33001	2-01	2,876	2,738	2,796	2,731	2,879	3,048
108	15-01-104-044-0000	33001	2-01	3,835	3,651	3,728	3,642	3,838	4,064
109	15-01-104-045-0000	33001	2-95	35,368	33,332	34,190	35,937	38,252	41,913
110	15-01-104-046-0000	33001	2-95	35,583	33,537	34,400	35,940	38,254	41,916
111	15-01-104-047-0000	33001	2-95	9,015	9,015	9,015	9,015	9,015	11,015
112	15-01-104-048-0000	33001	2-95	35,600	33,553	34,416	40,057	45,277	11,122
113	15-01-104-049-0000	33001	2-95	35,583	33,537	34,400	33,429	35,609	41,916
114	15-01-104-050-0000	33001	2-95	35,575	33,529	34,392	36,105	38,428	42,100
115	15-01-104-051-0000	33001	2-95	35,407	33,369	34,228	36,014	38,333	41,999
116	15-01-104-052-0000	33001	2-95	35,457	33,417	34,277	36,038	38,358	42,026
117	15-01-104-053-0000	33001	2-95	35,457	33,417	34,277	36,038	38,358	42,026
118	15-01-104-054-0000	33001	2-95	35,457	33,417	34,277	36,038	38,358	42,026
119	15-01-104-055-0000	33001	2-95	35,457	40,417	34,277	33,105	35,266	38,752
120	15-01-104-056-0000	33001	2-95	42,494	40,452	41,313	43,001	45,319	47,984
121	15-01-104-057-1001	33001	2-99	40,688	47,489	48,499	40,584	42,771	45,287
122	15-01-104-057-1002	33001	2-99	29,030	35,053	35,948	28,938	30,876	34,103
123	15-01-104-057-1003	33001	2-99	32,511	39,117	40,099	39,412	41,537	43,980
124	15-01-104-057-1004	33001	2-99	28,584	28,584	28,584	28,584	30,771	45,287
125	15-01-104-057-1005	33001	2-99	29,030	35,053	35,948	28,938	30,876	34,103
126	15-01-104-057-1006	33001	2-99	29,263	36,161	37,186	29,159	31,377	35,928
127	15-01-104-057-1007	33001	2-99	24,615	30,733	31,643	24,521	26,490	30,754
128	15-01-104-057-1008	33001	2-99	28,105	39,805	40,802	33,001	35,157	38,636
129	15-01-104-057-1009	33001	2-99	29,263	36,161	49,186	41,159	43,377	45,928
130	15-01-104-057-1010	33001	2-99	24,615	29,418	30,299	29,521	31,490	34,754
131	15-01-104-057-1011	33001	2-99	22,021	22,021	22,021	22,021	22,021	24,021
132	15-01-104-057-1012	33001	2-99	37,201	43,416	32,341	25,104	27,104	31,404
133	15-01-104-057-1013	33001	2-99	33,688	40,489	41,499	33,584	30,771	39,287
134	15-01-104-057-1014	33001	2-99	29,742	29,742	29,742	29,742	31,992	36,579
135	15-01-104-057-1015	33001	2-99	37,201	43,416	44,341	37,104	39,104	41,404
136	15-01-104-057-1016	33001	2-99	30,440	37,533	38,587	30,333	37,615	41,238
137	15-01-104-057-1017	33001	2-99	37,776	44,089	45,027	37,679	39,710	42,046
138	15-01-104-057-1018	33001	2-99	29,263	36,161	37,186	29,159	31,377	35,928
139	15-01-104-057-1019	33001	2-99	25,005	28,927	38,587	42,333	44,615	37,238
140	15-01-104-057-1020	33001	2-99	25,776	44,089	45,027	30,679	32,710	36,046
141	15-01-104-058-0000	33001	3-18	42,836	40,729	37,991	33,806	35,595	46,707
142	15-01-104-059-0000	33001	3-18	54,469	51,793	48,478	43,323	45,616	59,332
143	15-01-105-025-0000	33001	2-06	174,858	166,119	169,804	194,912	205,796	219,311
144	15-01-105-026-0000	33001	2-05	101,767	96,877	98,939	120,505	127,001	142,399
145	15-01-105-027-0000	33001	2-01	7,922	7,541	7,702	7,523	7,929	8,395
146	15-01-105-028-0000	33001	2-06	112,627	117,333	130,339	138,630	146,480	156,507
147	15-01-105-035-0000	33001	2-03	113,409	107,623	115,415	126,792	134,004	143,296
148	15-01-105-037-0000	33001	2-08	218,658	207,814	212,387	200,644	230,017	240,486
149	15-01-105-038-0000	33001	2-34	126,813	126,813	127,390	127,390	134,904	145,544
150	15-01-105-040-0000	33001	3-14	125,320	119,298	121,837	80,845	85,203	90,214

River Forest EAV Analysis  
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No.	PIN	Tax Code	Class	2016 EAV	2015 EAV	2014 EAV	2013 EAV	2012 EAV	2011 EAV
151	15-01-105-041-0000	33001	2-95	40,615	38,327	39,292	32,399	34,523	37,965
152	15-01-105-042-0000	33001	2-95	45,844	43,641	44,570	45,732	48,197	51,032
153	15-01-105-043-0000	33001	2-95	40,601	38,314	39,278	39,419	41,921	45,798
154	15-01-105-044-0000	33001	2-95	45,703	43,507	44,433	45,541	10,060	50,818
155	15-01-105-045-0000	33001	2-95	49,362	46,990	47,990	48,240	50,840	53,830
156	15-01-105-047-1001	33001	2-99	45,725	43,192	44,260	41,059	43,649	47,628
157	15-01-105-047-1002	33001	2-99	15,482	14,401	9,857	13,493	14,598	15,750
158	15-01-105-047-1003	33001	2-99	44,416	41,946	42,987	39,866	42,393	46,297
159	15-01-105-047-1004	33001	2-99	33,450	31,506	32,326	29,870	31,858	35,143
160	15-01-105-047-1005	33001	2-99	51,711	49,226	50,274	47,135	49,676	52,597
161	15-01-105-047-1006	33001	2-99	40,529	38,581	39,402	36,942	38,933	41,223
162	15-01-105-048-1001	33001	2-99	20,993	19,984	20,410	29,676	31,653	34,926
163	15-01-105-048-1002	33001	2-99	13,993	12,984	13,410	29,676	31,653	34,926
164	15-01-105-048-1003	33001	2-99	13,817	12,816	13,238	29,367	31,327	34,581
165	15-01-105-048-1004	33001	2-99	20,817	19,816	20,238	36,367	38,327	40,581
166	15-01-105-048-1005	33001	2-99	14,781	13,734	9,176	31,055	33,106	36,465
167	15-01-105-048-1006	33001	2-99	14,781	13,734	14,176	31,055	33,106	36,465
168	15-01-105-048-1007	33001	2-99	14,809	13,761	14,203	31,100	33,154	36,515
169	15-01-105-048-1008	33001	2-99	14,809	13,761	14,203	31,100	33,154	36,515
170	15-01-105-048-1009	33001	2-99	20,817	19,816	20,238	36,367	38,327	40,581
171	15-01-105-048-1010	33001	2-99	20,817	19,816	20,238	36,367	38,327	40,581
172	15-01-105-048-1011	33001	2-99	14,018	13,008	13,434	29,724	31,703	34,979
173	15-01-105-048-1012	33001	2-99	14,018	13,008	13,434	29,724	31,703	34,979
174	15-01-106-009-0000	33001	2-04	123,439	116,931	119,676	125,183	132,578	143,081
175	15-01-106-010-0000	33001	2-05	95,129	90,221	96,796	102,918	108,843	116,656
176	15-01-106-023-0000	33001	2-05	109,473	103,876	106,236	130,444	148,397	158,536
177	15-01-106-028-0000	33001	2-05	103,084	97,795	100,025	112,685	12,304	136,203
178	15-01-106-035-0000	33001	5-90			141,487	121,506	128,056	135,587
179	15-01-106-036-0000	33001	5-17	1,345,533	1,280,877	1,308,141	1,231,682	1,036,086	366,994
180	15-01-106-037-0000	33001	5-17	171,346	231,172	236,093	219,674	231,515	245,131
181	15-01-106-038-0000	33001	5-97	144,127	137,201	140,121	135,368	142,665	151,055
182	15-01-106-039-0000	33001	2-12	69,452	66,115	100,277	51,245	54,008	57,184
183	15-01-106-040-0000	33001	5-17			100,155	52,092	54,900	58,129
184	15-01-106-041-0000	33001	5-17			107,568	59,333	62,531	66,209
185	15-01-106-042-0000	33001	2-78	120,882	114,37	117,328	132,965	140,510	150,185
186	15-01-200-023-0000	33001	0-00		Exempt	Exempt	Exempt	Exempt	Exempt
187	15-01-200-024-0000	33001	0-00		Exempt	Exempt	Exempt	Exempt	Exempt
188	15-01-201-018-0000	33001	2-04	132,695	125,982	128,813	140,180	148,113	158,236
189	15-01-201-025-0000	33001	5-30	521,945	818,717	836,144	816,754	860,781	911,404
190	15-01-201-026-0000	33001	5-30	522,693	497,577	508,168	496,383	523,141	553,907
191	15-01-201-028-0000	33001	2-34	102,700	97,429	99,652	101,249	107,084	124,588
192	15-01-202-009-0000	33001	2-78	103,726	98,406	100,649	131,363	138,821	148,397
193	15-01-202-017-0000	33001	2-11	117,322	125,622	128,296	121,912	129,130	139,430
194	15-01-202-018-0000	33001	2-03	108,050	114,281	116,714	101,933	108,074	134,148
195	15-01-202-025-0000	33001	4-92	836,422	796,230	813,178	762,071	803,151	850,385
196	15-01-202-028-1001	33001	2-99	354	354	354	354	354	2,354
197	15-01-202-028-1002	33001	2-99	13,724	12,728	13,148	34,140	36,358	39,908
198	15-01-202-028-1003	33001	2-99	13,999	12,990	13,415	34,683	36,930	40,514
199	15-01-202-028-1004	33001	2-99	13,724	12,728	13,148	34,140	36,358	39,908
200	15-01-202-028-1005	33001	2-99	20,724	19,728	20,148	41,140	43,358	45,908

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No.	PIN	Tax Code	Class	2016 EAV	2015 EAV	2014 EAV	2013 EAV	2012 EAV	2011 EAV
201	15-01-202-028-1006	33001	2-99	20,999	19,990	20,415	41,683	43,930	40,198
202	15-01-202-028-1007	33001	2-99	20,999	19,990	20,415	34,683	36,930	40,198
203	15-01-202-028-1008	33001	2-99	8,933	8,168	8,491	31,628	26,333	35,294
204	15-01-202-028-1009	33001	2-99	8,933	8,168	8,491	24,628	26,333	28,567
205	15-01-202-028-1010	33001	2-99	9,208	8,429	3,758	25,171	26,906	29,193
206	15-01-202-028-1011	33001	2-99	3,933	3,168	3,491	31,628	33,333	35,294
207	15-01-202-028-1012	33001	2-99	16,208	15,429	15,758	32,171	33,906	35,900
208	15-01-202-028-1013	33001	2-99	16,208	15,429	15,758	32,171	33,906	35,900
209	15-01-202-028-1014	33001	2-99	8,933	8,168	8,491	24,628	26,333	29,294
210	15-01-202-028-1015	33001	2-99	15,933	15,168	15,491	31,628	33,333	35,294
211	15-01-202-028-1016	33001	2-99	9,208	8,429	8,758	25,171	26,906	29,193
212	15-01-202-028-1017	33001	2-99	3,371	3,371	-	3,371	3,371	5,371
213	15-01-202-028-1018	33001	2-99	1,018	3,429	3,758	10,136	10,136	12,136
214	15-01-202-028-1019	33001	2-99	8,933	8,168	8,491	24,628	26,333	28,567
215	15-01-202-028-1020	33001	2-99	9,208	8,429	8,758	25,171	26,906	29,193
216	15-01-202-028-1021	33001	2-99	9,208	8,429	8,758	22,576	24,170	27,003
217	15-01-202-028-1022	33001	2-99	15,933	3,168	3,491	19,628	21,333	24,567
218	15-01-202-028-1023	33001	2-99	1,168	1,168	-	17,628	19,333	22,567
219	15-01-202-028-1024	33001	2-99	9,208	8,429	8,758	22,576	24,170	27,003
220	15-01-202-028-1025	33001	2-99	15,933	15,168	15,491	31,628	26,333	28,567
221	15-01-202-028-1026	33001	5-99	42,959	40,895	41,765	37,434	43,358	51,986
222	15-01-202-028-1027	33001	5-99	42,959	40,895	41,765	37,434	43,358	51,986
223	15-01-202-028-1028	33001	5-99	42,959	40,895	41,765	37,434	43,358	51,986
224	15-01-202-028-1029	33001	5-99	35,320	33,623	34,339	37,434	43,358	51,986
225	15-01-202-028-1030	33001	2-99	799	761	777	1,587	1,672	1,770
226	15-01-202-028-1031	33001	2-99	799	761	777	1,587	1,672	1,770
227	15-01-202-028-1032	33001	2-99	799	761	777	1,587	1,672	1,770
228	15-01-202-028-1033	33001	2-99	799	761	777	1,587	1,672	1,770
229	15-01-202-028-1034	33001	2-99	799	761	777	1,587	1,672	1,770
230	15-01-202-028-1035	33001	2-99	799	761	777	1,587	1,672	1,770
231	15-01-202-030-1001	33001	2-99	9,090	8,317	16,687	21,942	30,014	33,191
232	15-01-202-030-1002	33001	2-99	16,337	15,552	23,258	29,392	37,587	39,797
233	15-01-202-030-1003	33001	2-99	9,337	8,552	17,042	22,392	30,587	33,797
234	15-01-202-030-1004	33001	2-99	4,090	8,317	15,701	21,942	30,014	29,237
235	15-01-202-030-1005	33001	2-99	9,090	8,317	15,701	21,942	30,014	29,237
236	15-01-202-030-1006	33001	2-99	9,337	8,552	17,042	18,540	25,539	33,797
237	15-01-202-030-1007	33001	2-99	16,090	15,317	22,903	28,942	37,014	39,191
238	15-01-202-030-1008	33001	2-99	9,090	8,317	16,687	16,293	30,014	39,191
239	15-01-202-030-1009	33001	2-99	16,337	15,552	23,258	29,392	37,587	39,797
240	15-01-202-030-1010	33001	2-99	9,090	8,317	16,687	21,942	30,014	33,191
241	15-01-202-030-1011	33001	2-99	9,337	8,552	17,042	22,392	30,587	29,819
242	15-01-202-030-1012	33001	2-99	9,337	8,552	17,042	22,392	30,587	29,819
243	15-01-202-030-1013	33001	2-99	9,090	8,317	22,903	28,942	37,014	39,191
244	15-01-202-030-1014	33001	2-99	9,090	8,317	13,260	16,293	25,043	33,191
245	15-01-202-030-1015	33001	2-99	9,090	8,317	16,687	21,942	30,014	29,237
246	15-01-202-030-1016	33001	2-99	4,090	3,317	22,903	3,128	3,128	5,128
247	15-01-202-030-1017	33001	2-99	9,337	8,552	17,042	22,392	30,587	29,819
248	15-01-202-030-1018	33001	2-99	9,337	8,552	12,602	22,392	30,587	29,819
249	15-01-202-030-1019	33001	2-99	732	696	1,041	1,318	1,683	1,782
250	15-01-202-030-1020	33001	2-99	732	696	1,041	1,318	1,683	1,782



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No.	PIN	Tax Code	Class	2016 EAV	2015 EAV	2014 EAV	2013 EAV	2012 EAV	2011 EAV
251	15-01-202-030-1021	33001	2-99	732	696	921	1,060	1,683	1,782
252	15-01-202-030-1022	33001	2-99	732	696	1,041	1,318	1,683	1,782
253	15-01-202-030-1023	33001	2-99	732	696	1,041	1,060	1,683	1,782
254	15-01-202-030-1024	33001	2-99	732	696	1,044	1,320	1,692	1,791
255	15-01-202-030-1025	33001	2-99	732	696	1,044	1,320	1,692	1,791
256	15-01-202-030-1026	33001	2-99	732	696	1,044	1,320	1,692	1,791
257	15-01-202-030-1027	33001	2-99	732	696	1,044	1,320	1,692	1,791
258	15-01-203-003-0000	33001	2-12	58,262	55,462	56,643	52,174	54,987	58,221
259	15-01-203-004-0000	33001	2-12	58,262	55,462	56,643	52,174	54,987	58,221
260	15-01-203-005-0000	33001	2-12	52,067	49,565	50,620	51,645	54,429	56,441
261	15-01-203-006-0000	33001	2-12	77,091	73,386	74,948	133,941	141,161	149,463
262	15-01-203-007-0000	33001	2-12	122,575	116,349	118,974	96,822	102,418	139,230
263	15-01-203-008-0000	33001	5-17	118,847	113,136	115,545	94,885	111,040	118,034
264	15-01-203-009-0000	33001	5-17	118,847	113,136	115,545	94,885	111,040	118,034
265	15-01-203-010-0000	33001	5-90	50,065	47,659	48,674	47,545	50,108	53,055
266	15-01-203-011-0000	33001	5-92	89,702	213,477	218,021	212,968	312,892	132,465
267	15-01-203-012-0000	33001	5-17	133,152	147,435	150,573	125,449	132,211	139,987
268	15-01-203-013-0000	33001	2-12	71,431	93,870	95,868	112,580	118,649	125,627
269	15-01-203-014-0000	33001	5-17	164,424	156,524	159,855	165,335	174,247	184,495
270	15-01-203-017-0000	33001	2-11	160,275	152,237	155,627	162,065	171,178	182,657
271	15-01-203-024-0000	33001	2-11	104,472	109,360	111,688	93,174	98,196	103,971
272	15-01-203-025-0000	33001	2-11	127,924	128,558	131,294	93,174	98,196	103,971
273	15-01-203-026-0000	33001	2-05	170,667	171,510	175,160	158,577	167,503	178,765
274	15-01-203-035-0000	33001	5-17	144,715	137,761	140,694	180,261	189,978	201,151
275	15-01-203-036-0000	33001	2-12	29,296	27,888	28,482	26,243	27,658	29,284
276	15-01-203-039-1001	33001	2-99	19,274	18,012	18,544	27,176	29,018	32,137
277	15-01-203-039-1002	33001	2-99	14,482	14,482	10,046	18,911	18,911	20,911
278	15-01-203-039-1003	33001	2-99	20,819	19,482	20,046	29,186	31,137	34,379
279	15-01-203-039-1004	33001	2-99	19,532	18,257	18,795	27,511	29,372	38,511
280	15-01-203-039-1005	33001	2-99	0	13,257	13,795	22,511	24,372	28,511
281	15-01-203-039-1006	33001	2-99	14,532	13,257	13,795	22,511	24,372	32,511
282	15-01-203-039-1007	33001	2-99	19,532	18,257	18,795	27,511	29,372	32,511
283	15-01-203-039-1008	33001	2-99	17,904	16,707	17,212	25,392	27,139	30,146
284	15-01-203-039-1009	33001	2-99	16,014	14,908	15,375	22,938	24,552	27,407
285	15-01-203-039-1010	33001	2-99	25,717	24,481	25,002	33,452	35,255	37,329
286	15-01-203-039-1011	33001	2-99	23,014	21,908	15,375	22,938	24,552	27,407
287	15-01-203-039-1012	33001	2-99	18,675	17,441	17,961	26,396	28,196	31,266
288	15-01-203-039-1013	33001	2-99	23,014	21,908	22,375	29,938	31,552	33,407
289	15-01-203-039-1014	33001	2-99	23,014	21,908	22,375	29,938	31,552	33,407
290	15-01-203-039-1015	33001	2-99	23,014	21,908	22,375	29,938	31,552	33,407
291	15-01-203-039-1016	33001	2-99	16,014	14,908	15,375	22,938	24,552	27,407
292	15-01-203-039-1017	33001	2-99	3,770	3,589	3,666	4,906	5,171	5,475
293	15-01-203-039-1018	33001	2-99	3,770	3,589	3,666	4,906	5,171	5,475
294	15-01-203-039-1019	33001	2-99	3,770	3,589	3,666	4,906	-	5,475
295	15-01-203-039-1020	33001	2-99	768	731	747	1,001	1,055	1,117
296	15-01-203-039-1021	33001	2-99	768	731	747	1,001	1,055	1,117
297	15-01-203-039-1022	33001	2-99	3,770	3,589	3,666	4,906	5,171	5,475
298	15-01-203-039-1023	33001	2-99	3,770	3,589	3,666	4,906	5,171	5,475
299	15-01-203-039-1024	33001	2-99	3,770	3,589	3,666	4,906	5,171	5,475
300	15-01-203-039-1025	33001	2-99	252	240	245	330	348	368

River Forest EAV Analysis  
Proposed North Ave. TIF

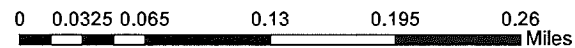
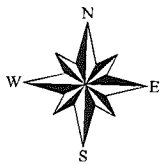
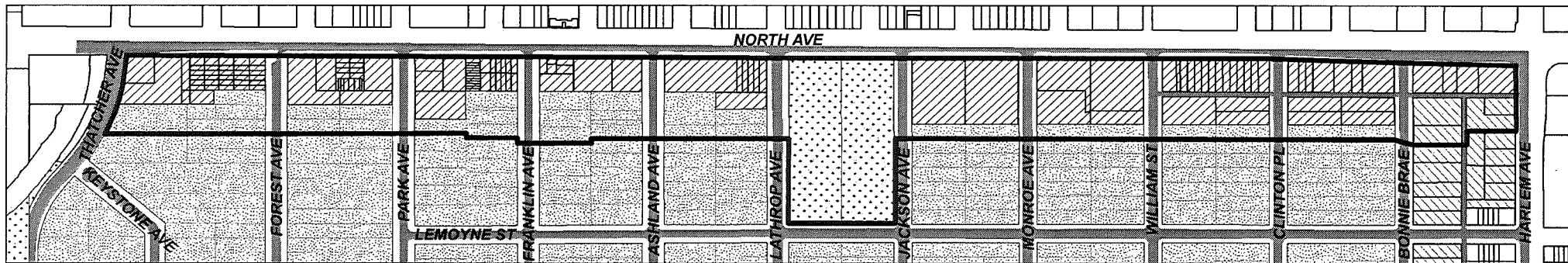
No.	PIN	Tax Code	Class	2016 EAV	2015 EAV	2014 EAV	2013 EAV	2012 EAV	2011 EAV
301	15-01-203-039-1026	33001	2-99	252	240	245	330	348	368
302	15-01-203-039-1027	33001	2-99	252	240	245	330	348	368
303	15-01-203-039-1028	33001	2-99	252	240	245	330	348	368
304	15-01-203-039-1029	33001	2-99	252	240	245	330	348	368
305	15-01-203-039-1030	33001	2-99	252	240	245	330	348	368
306	15-01-203-039-1031	33001	2-99	252	240	245	330	348	368
307	15-01-203-039-1032	33001	2-99	213	203	207	277	292	309
308	15-01-204-001-0000	33001	5-17	138,408	311,254	214,089	177,866	236,874	346,488
309	15-01-204-002-0000	33001	2-12	91,281	33,089	48,170	61,401	64,711	68,517
310	15-01-204-003-0000	33001	2-12	91,281	33,089	48,170	61,401	64,711	68,517
311	15-01-204-015-0000	33001	2-11	170,684	162,482	176,079	146,847	159,069	178,239
312	15-01-204-016-0000	33001	2-11	167,138	159,107	162,493	135,184	142,471	164,559
313	15-01-204-017-0000	33001	2-06	124,445	130,236	140,157	133,003	163,710	174,749
314	15-01-204-024-0000	33001	2-11	117,039	111,415	113,787	119,680	126,131	149,091
315	15-01-204-026-0000	33001	2-04	102,431	105,744	115,723	112,763	119,218	133,603
316	15-01-204-036-0000	33001	5-17	226,356	215,479	220,065	227,607	239,876	253,983
317	15-01-204-038-0000	33001	5-17	192,720	183,459	234,635	121,197	241,548	255,754
318	15-01-204-039-0000	33001	5-17	302,748	187,139	191,123	221,612	233,558	247,294
319	15-01-204-040-0000	33001	5-17	182,568	256,520	261,980	262,784	276,949	293,237
320	15-01-204-043-1001	33001	2-99			7,331	87,290	91,996	97,406
321	15-01-204-043-1002	33001	2-99			7,699	91,661	96,602	102,284
322	15-01-204-043-1003	33001	2-99			15,063	179,327	188,994	200,109
323	15-01-204-043-1004	33001	2-99			14,695	174,953	184,384	195,228
324	15-01-204-044-0000	33001	2-99	224,309	213,531				
325	15-01-205-054-0000	33001	5-22	176,882	168,382	171,966	234,648	247,297	261,841
326	15-01-205-055-0000	33001	5-17	172,397	164,113	167,606	163,719	172,544	182,692
327	15-01-205-056-0000	33001	5-23	166,003	158,026	161,294	168,066	177,126	187,543
328	15-01-205-057-0000	33001	5-23	261,715	249,139	254,300	264,173	278,414	294,787
329	15-01-205-060-1001	33001	2-99	40,358	38,418	44,927	39,543	95,935	101,577
330	15-01-205-060-1002	33001	2-99	25,128	2,920	28,054	26,582	48,854	48,986
331	15-01-205-060-1003	33001	2-99	15,412	14,335	16,329	22,951	24,013	46,749
332	15-01-205-060-1004	33001	2-99	15,541	14,457	18,165	23,124	43,105	47,052
333	15-01-205-060-1005	33001	2-99	11,359	10,813	13,561	433	27,001	18,535
334	15-01-205-060-1006	33001	2-99	12,205	116,019	13,627	16,313	27,133	28,729
335	15-01-205-063-0000	33001	2-11	208,132	198,131	202,348	182,601	195,329	206,816
336	15-01-205-065-1001	33001	2-99	46,477	56,633	57,988	67,536	104,579	139,587
337	15-01-205-065-1002	33001	2-99	11,823	21,561	22,169	33,272	35,443	36,177
338	15-01-205-065-1003	33001	2-99	18,630	28,270	28,872	39,865	42,014	55,604
339	15-01-205-065-1004	33001	2-99	25,860	24,617	25,141	34,711	36,582	48,418
340	15-01-205-065-1005	33001	2-99	18,860	17,617	18,141	27,711	29,582	28,418
341	15-01-205-065-1006	33001	2-99	18,439	21,946	22,413	39,455	41,582	35,036
342	15-01-205-065-1007	33001	2-99	18,439	27,982	28,577	39,455	29,582	55,036
343	15-01-205-065-1008	33001	2-99	17,181	26,069	26,623	36,758	38,740	51,273
344	15-01-205-065-1009	33001	2-99	17,181	20,147	20,576	29,406	38,740	51,273
345	15-01-205-065-1010	33001	2-99	17,441	30,087	37,876	40,294	43,113	48,946
346	15-01-205-065-1011	33001	2-99	31,959	30,087	30,876	45,294	48,113	46,313
347	15-01-205-065-1012	33001	2-99	6	5	5	5	6	6
348	15-01-205-065-1013	33001	2-99	6	5	5	5	6	6
349	15-01-205-065-1014	33001	2-99	6	5	5	5	6	6
350	15-01-205-065-1015	33001	2-99	6	5	5	5	6	6

River Forest EAV Analysis  
Proposed North Ave. TIF






No.	PIN	Tax Code	Class	2016 EAV	2015 EAV	2014 EAV	2013 EAV	2012 EAV	2011 EAV
351	15-01-205-065-1016	33001	2-99	6	5	5	5	6	6
352	15-01-205-065-1017	33001	2-99	6	5	5	5	6	6
353	15-01-205-065-1018	33001	2-99	6	5	5	5	6	6
354	15-01-205-065-1019	33001	2-99	6	5	5	5	6	6
355	15-01-205-065-1020	33001	2-99	6	5	5	5	6	6
356	15-01-205-065-1021	33001	2-99	6	5	5	5	6	6
357	15-01-205-065-1022	33001	2-99	6	5	5	5	6	6
358	15-01-205-065-1023	33001	2-99	6	5	5	5	6	6
359	15-01-205-065-1024	33001	2-99	6	5	5	5	6	6
360	15-01-205-065-1025	33001	2-99	6	5	5	5	6	6
361	15-01-205-066-1001	33001	2-99	14,801	14,090	14,223	26,307	27,725	31,025
362	15-01-205-066-1002	33001	2-99	7,731	7,023	8,380	19,179	20,590	24,873
363	15-01-205-066-1003	33001	2-99	14,801	14,090	14,223	19,307	20,725	25,025
364	15-01-205-066-1004	33001	2-99	14,731	14,023	14,155	26,179	27,590	30,873
365	15-01-205-066-1005	33001	2-99	15,507	14,762	14,902	23,299	24,555	26,501
366	15-01-205-066-1006	33001	2-99	15,597	14,848	14,986	22,165	23,359	29,231
367	15-01-205-066-1007	33001	2-99	7,731	14,023	14,155	19,179	20,590	24,873
368	15-01-205-066-1008	33001	2-99	7,874	7,159	8,519	19,435	20,860	25,176
369	15-01-205-066-1009	33001	2-99	7,731	7,023	8,380	19,179	20,590	24,873
370	15-01-205-066-1010	33001	2-99	7,874	7,159	8,519	19,435	20,860	25,176
371	15-01-205-066-1011	33001	2-99	8,577	7,829	9,195	20,686	22,178	26,653
372	15-01-205-066-1012	33001	2-99	15,561	14,813	9,179	20,654	22,145	26,614
RPA EAV				18,864,345	19,009,032	19,915,821	21,437,010	22,946,764	24,419,698
Percentage Change				-0.76%	-4.55%	-7.10%	-6.58%	-6.03%	
Village EAV				485,584,510	470,348,398	488,390,939	493,186,293	529,450,956	573,104,464
Village EAV less RPA EAV				466,720,165	451,339,366	468,475,118	471,749,283	506,504,192	548,684,766
Percentage Change				3.41%	-3.66%	-0.69%	-6.86%	-7.69%	
CPI-U				1.3	0.1	1.6	1.5	2.1	

**APPENDIX E**  
**EXISTING LAND USE MAP**

## North Avenue Corridor TIF - Current Land Use Map



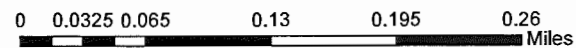
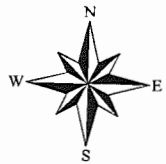
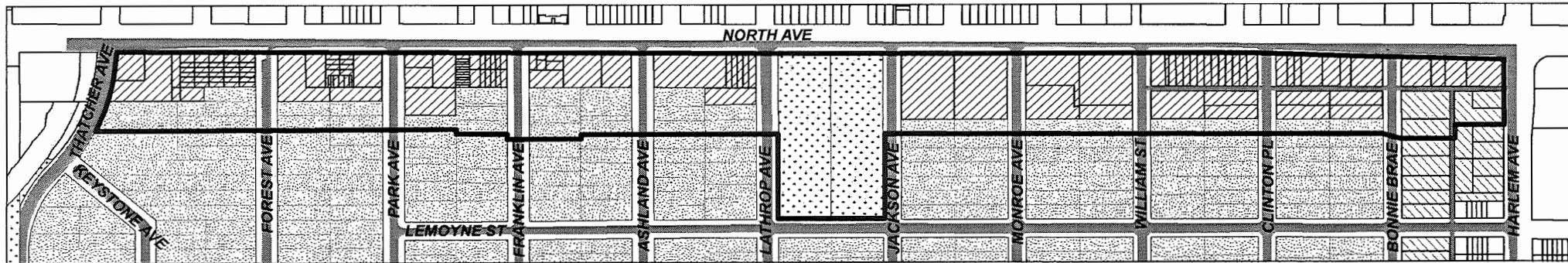
### Legend

-  Commercial (C1)
-  Institutional (PRI)
-  Single-Family Residential (R2)
-  Multi-Family Residential (R4)
-  North Ave TIF Boundary

**APPENDIX F**  
**FUTURE LAND USE MAP OF RPA**



## North Avenue Corridor TIF - Future Land Use Map



### Legend

-  Commercial/Multi-Family
-  Institutional
-  Single-Family Residential
-  Multi-Family Residential
-  North Ave TIF Boundary