



VILLAGE OF RIVER FOREST

SPECIAL VILLAGE BOARD MEETING

Monday July 9, 2018 – 6:00 PM

Village Hall – 400 Park Avenue – River Forest, IL 60305

Community Room

AGENDA

1. Call to Order/Roll Call
2. Citizen Comments
3. Elected Official Comments & Announcements
 - a. Presentation from West Suburban Consolidated Dispatch Center (WSCDC)
4. Consent Agenda
 - a. Regular Village Board Meeting Minutes – June 11, 2018
 - b. Executive Session Meeting Minutes – June 11, 2018
 - c. Right-of-Way Encroachment Waiver and License Agreement – 315 Ashland – Lawn Sprinkler System
 - d. Right-of-Way Encroachment Waiver and License Agreement – 847 Clinton Place – Lawn Sprinkler System
 - e. Award Bid and Contract for 2018 Street Maintenance Program (Pavement Crack Sealing) to A.C. Pavement Striping, Co. for \$45,828.00
 - f. Request for Minor Amendment to the Planned Development Permit for 1101-1111 Bonnie Brae – Construction Commencement Deadline – March 30, 2019 – Ordinance
 - g. Extension of Lease through August 15, 2018 with Lutheran Child and Family Services for the property located at 7620 Madison, River Forest – Resolution
 - h. Accounts Payable – May 2018 - \$1,632,962.08
 - i. Financial Report – May 2018
 - j. Village Administrator's Report
5. Consent Items for Separate Consideration (Trustee Vazquez Common Law Conflict of Interest)
 - a. Accounts Payable – May 2018 – TIF-Madison Street Fund (\$1,242.67) and TIF-North Avenue Fund (\$5,770.00)
6. Recommendations of Boards, Commissions and Committees
 - a. Development Review Board – Amendment to Concordia University Chicago Planned Unit Development Permit – Verizon Wireless/Garage Height – Ordinance
 - b. Development Review Board – Amendment to Concordia University Chicago Planned Unit Development Permit – West Annex/Christopher Center Link – Ordinance
 - c. Appointment to the Sustainability Commission – Andrew Basney (Vacancy Due to Resignation of Mary Masella) – Term ending April 30, 2019
 - d. Appointment to the Historic Preservation Commission – Owen Dowling (Vacancy Due to Resignation of Tom Zurowski) – Term
7. Unfinished Business
8. New Business
 - a. Amend Title 8 of the Village Code Relative to the Permitting, Regulation and Deployment of Small Cell Wireless Facilities – Ordinance
9. Executive Session
10. Adjournment

West Suburban Consolidated Dispatch Center





What We Do

- WSCDC is the primary Public Service Answering Point (PSAP) and dispatch center for 9 agencies including:

River Forest Police Department
Oak Park Police Department
Elmwood Park Police Department
Park Ridge Police Department
Forest Park Police Department

River Forest Fire Department
Oak Park Fire Department
Elmwood Park Police Department
Forest Park Fire Department



WSCDC History

- 2002 – Began Operation with the Village of River Forest and Oak Park
- 2004 – Added the Village of Elmwood Park
- 2014 – Added the Park Ridge Police Department
- 2017– Added the Village of Forest Park



WSCDC Staffing & Budget

WSCDC has a total staff of 35 people

- Executive Director
 - Deputy Director
 - 4 Shift Supervisors
 - 28 Telecommunicators
 - 1 Support Administrative Assistant
-
- WSCDC FY2018 budget is \$4.6 million



WSCDC Statistics

Population Served – 138,966

Area Covered – 19 square miles

2017:

- Total Calls Received – 151,588
- Total 9-1-1 Calls Received – 65,584 (83% Wireless, 17% Landline)
- 99.6% of all 9-1-1 which exceeds the NFPA Call Answering Standard

- Total Calls For Service – 166,762
- Police – 152,305 (91.3%) Fire – 14,457 (8.7%)

- Village of River Forest (18.1%)
- Police – 28,059 Fire – 2,117



WSCDC Telecommunicator Duties

- Answer 911/non emergency calls
- Case entry
- Dispatch of units
- Monitoring police and fire units
- Monitor Law Enforcement Agency Data System (LEADS) and National Crime Information Computer (NCIC) inquiries



WSCDC Telecommunicator Specialty Duties

- MABAS Division 11
- Primary Dispatch Center for the WEDGE Task Force
- Illinois Telecommunication Emergency Response Team Members



WSCDC Telecommunicators are Licensed Professionals

- LEADS Certified
 - IDPH Licensed
 - CPR Certified
 - NIMS Certified
 - Emergency Medical Dispatch Certified
-
- All Telecommunicators must keep their licenses and certifications up to date through continuous training and education

West Suburban Consolidated Dispatch Center



Any Questions?

Contact Information:

Brian Staunton

Executive Director

Office: (708) 771-9110

Email: bstaubton@wscdc.org

**VILLAGE OF RIVER FOREST
REGULAR MEETING OF THE BOARD OF TRUSTEES MINUTES
June 11, 2018**

A regular meeting of the Village of River Forest Board of Trustees was held on Monday, June 11, 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 7:02 p.m. Upon roll call, the following persons were:

Present: President Adduci, Trustees Conti, Vazquez, Henek, Gibbs, and Corsini
Absent: Trustee Cargie
Also Present: Village Clerk Kathleen Brand-White, Village Administrator, Eric Palm, Assistant Village Administrator, Lisa Scheiner, Management Analyst, Jonathan Pape, Police Chief James O'Shea, Fire Chief Kurt Bohlmann, Finance Director Joan Rock, Assistant Finance Director Cheryl Scott, Public Works Director John Anderson, Village Attorney Greg Smith

2. PLEDGE OF ALLEGIANCE

President Adduci led the pledge of allegiance.

3. CITIZENS COMMENTS

None.

4. ELECTED OFFICIALS COMMENTS AND ANNOUNCEMENTS

It was noted that June 14th is Flag Day. Trustee Gibbs wished all the fathers a Happy Father's Day.

Trustee Conti congratulated the firefighters who received a commendation from Loyola, Chief Bohlmann on his son's graduation, and Police Sergeant James Greenwood for graduating from the School of Police Staff and Command (SPSC) at Northwestern University's Center for Public Safety and receiving the Franklin M. Kreml Leadership Award.

Clerk Graham-White also wished all the dads a Happy Father's Day and reminded everyone that school is out for the summer, so please keep your eyes open driving around the Village as there will be more children out and about.

Trustee Vazquez thanked the Village, and announced that he and Trustee Henek have graduated from the Leadership Lab.

Trustee Corsini reiterated Trustee Conti's congratulations of staff achievements, and congratulated all Board and staff members whose children recently graduated from high school and college. Trustee Corsini also reported that although she had to miss the TripCom exercises this year, she wanted to congratulate all Public Safety personnel and staff who participated in the

event in order to prepare for any emergency, which will help protect the residents. She also complimented the Village's cooperation and collaboration with neighboring communities.

President Adduci echoed previous congratulations regarding Father's Day, graduations, and the achievements of the Public Safety staff. President Adduci attended the graduation of Trustees Henek and Vazquez from the Leadership Lab, and commended their presentations noting that each graduate not only had to identify a problem within the community, but also recommend a solution. President Adduci announced "Flamingo Friday", a weekly community event that is open to everyone so that community members can have a chance to get to know one another better. The schedule can be found at www.flamingofridayriverforest.com.

5. CONSENT AGENDA

Clerk Brand-White read aloud the Consent Agenda items.

- a. Regular Village Board Meeting Minutes –May 29, 2018
- b. Executive Session Meeting Minutes –May 29, 2018
- c. Right-of-Way License Encroachment Waiver and License Agreement for an Irrigation System Located at 918 Franklin
- d. Right-of-Way License Encroachment Waiver and License Agreement for an Irrigation System Located at 937 Jackson
- e. Establish the prevailing rate of wages for laborers, mechanics and other workers employed in performing construction public works projects for the Village - Ordinance
- f. Monthly Department Reports
- g. Monthly Performance Measurement Report
- h. Village Administrator's Report

Trustee Gibbs made a motion, seconded by Trustee Corsini, to approve the Consent Agenda.

Roll call:

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

Absent: Trustee Cargie

Nays: None

Motion Passes.

6. CONSENT AGENDA ITEMS REQUIRING SEPARATE CONSIDERATION

7. RECOMMENDATIONS OF BOARDS, COMMITTEES AND COMMISSIONS

- a. Historic Preservation Commission – Update on Historic Homes Brochure and Ongoing Educational Initiatives

President Adduci introduced Historic Preservation Commission Chairman, David Franek and Management Analyst Jon Pape for an update on the educational efforts of the Commission. Chairman Franek began by explaining that in June of 2013, the HPC adopted the results of a survey done by two architectural firms to determine homes and buildings in the Village of River Forest which meet the Secretary of the Interior's eight criteria (from 1965) for significance. The Commission has been focused on preserving these structures. Chairman Franek noted that there have been three significant structures that have been lost, and that the HPC was involved only

after a purchase contract was signed. The HPC would like to become more pro-active in their involvement in these situations. Chairman Franek thanked the Village and reported that he and Commissioner Popowits attended the traditional building conference in April which provided an opportunity to discuss the issue with a number of local and national preservation officials. Chairman Franek noted that after discussion on the topic, one response to the challenge was to increase visibility. After discussing the topic with the Village President, Chairman Franek proposed a list on the preservation page of the Village website, of significant properties, as well as homes which have been awarded for Preservation by the HPC, which are available for purchase. Chairman Franek noted that inclusion in the list would be purely voluntary and would include a letter to the property owner, as well as to the Oak Park Board of Realtors, with the hopes of expanding the base of purchasers. Chairman Franek stated that the HPC has the resources on the website, and feels that this would be a proactive way of increasing their educational efforts.

Trustee Corsini asked what the HPC would state in a letter to homeowners. Chairman Franek responded that it would be something along the lines of, "On behalf of the Historic Preservation Commission of the Village of River Forest, we're offering you the opportunity in the event you intend to sell your property, to have that listing noted on the Village's Historic Preservation website." Chairman Franek noted that is a purely voluntary act and that the HPC would ask for a contact number of the owner or real estate agent who has the listing on the property.

Trustee Corsini asked if there would be a separate section on the website for these listings, and Chairman Franek responded that there would. Trustee Corsini asked how many homes would qualify for this potential listing and Chairman Franek answered that there are currently 295 homes eligible, and that the HPC would notify all homeowners on the list (as well as realtors) to let them know that this option is available if and when they are ready to sell. Chairman Franek noted that he has spoken to a couple of realtors about this proposal and that none of them have shown any concern.

Chairman Franek shared that some Commissioners have heard rumors about a couple of the homes that were demolished that other River Forest residents communicated to realtors that they wished they would have known the property was available.

President Adduci confirmed that she discussed this idea with Chairman Franek and that she thinks it's a great idea to help the sellers of these beautiful homes, as well as celebrating the remodeling and refurbishment of homes in the River Forest community.

Chairman Franek added that the Commission hopes to share several more initiatives in the coming months to increase awareness, and that he believes it is important to be proactive rather than reactive.

Chairman Franek thanked Commissioner Popowits for several public presentations he has given recently, as well as creating videos for YouTube. President Adduci thanked Commissioner Popowits and Chairman Franek for all the work they do on behalf of the HPC.

Management Analyst Jon Pape spoke about the brochure the HPC has created which features 33 properties, as well as other properties categorized together by architect, and also recognizes past winners of the Historic Preservation Award. Management Analyst Pape explained that one of the goals of the brochure is to continue preservation through education about these properties,

noting that a 400-page preservation report not a document the average walker would want to carry with them to look at properties. The HPC hopes that the new brochure (which includes a walking map) will be a user friendly way for interested parties to learn more about the River Forest properties and historic preservation. Management Analyst Pape noted that the members of the HPC took the photos and wrote the descriptions of the homes, and that although no official board action is required, the HPC is looking for consensus from the Village Board to finalize the brochure, print it and begin distribution.

There was a brief discussion about promoting the brochure in the Village water bills, and the cost of printing. Trustee Gibbs commented on the importance of getting the brochures out to all the Village residents.

Trustee Gibbs asked how homes are nominated for the Historic Preservation Award. Chairman Franek answered that homeowners can nominate themselves and the members of the HPC review applications in the late spring or early summer. Trustee Corsini suggested that the Village Board of Trustees invite Historic Preservation award winners to be recognized at a Board meeting, and President Adduci agreed.

President Adduci stated that the Board was in consensus that the brochure looks good and encouraged the HPC to find ways to distribute it widely throughout the community.

Trustee Henek asked about a homeowner who requested that their property not be included on the map. Chairman Franek responded that the resident was concerned about privacy, and that the HPC will take the property off the map. Chairman Franek added that there is language in the brochure reminding users that the homes listed are private residences and to respect the privacy of the homeowners.

Trustee Corsini asked about signs throughout the Village notating "Historic District" commenting that that she is confused about how they came to be established as historic. Management Analyst Pape answered that there is often clarification needed to differentiate between historic district residences and historically and architecturally significant residences. Chairman Franek added that the HPC has been around for approximately 12 years and that the Historic District predates the establishment of the Commission. Chairman Franek further noted that the Historic District is listed in the Village Survey and several other Village maps. Trustee Gibbs asked if the Historic District could be somehow added to the map in the brochure. There was board discussion about how to add the Historic District to the map.

Chairman Franek suggested that the Historic District was probably established due to concerns about how to memorialize significant properties before there was an Historic Preservation Commission, and before there was an ordinance, and since then he believes the HPC has taken steps towards preservation and education that are ideally more user friendly than the original establishment of the Historic District.

Management Analyst Pape suggested that an option to add the Historic District to the map would be to create an overlay of the outline of the district to the map, and Chairman Franek endorsed the idea stating that it would achieve the purpose without making the map more complicated.

Village Administrator Eric Palm added that homes that receive Historic Preservation awards are being featured in short videos that are being produced to be shown on YouTube and on the

Village's Facebook page.

President Adduci and the Board thanked Chairman Franek for speaking and complimented the entire HPC on the brochure, videos and all their work.

b. Board & Commission Appointment

- i. Zoning Board of Appeals – Appoint Michael Smetana to a five-year term expiring 4/30/23

President Adduci stated that after 15 years of service, Commissioner Charles Lucchese has opted not to be reappointed to the Zoning Board of Appeals. She stated that she is recommending that Michael Smetana be appointed to the ZBA.

Trustee Conti made a motion, seconded by Trustee Corsini, to concur with the recommendation of the Village President for the appointment of Michael Smetana to the Zoning Board of Appeals for a five-year term expiring April 30, 2023.

Roll call:

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

Absent: Trustee Cargie

Nays: None

Motion Passes.

8. UNFINISHED BUSINESS

a. Parking Designations and Fees Regarding Village Owned Parking Spaces

- i. Amend Title 9 of the Village Code – Parking Fees – Ordinance

Trustee Gibbs made a motion, seconded by Trustee Vazquez, to pass an ordinance amending Title 9 of the Village Code.

President Adduci stated that she had a conversation with Police Chief O'Shea regarding parking fees and that Chief O'Shea has done some analysis, as has the Village, and that they both agree that there is a need to make the parking fee structure more efficient.

Village Administrator Palm recapped the Village Board's previous discussion regarding parking, specifically the daily commuter parking spaces, the monthly Metra commuter permit parking for residents, overnight parking spaces and 24-hour parking spaces. Village Administrator Palm reported that the plan that was suggested was to create more 24 hour and overnight parking in the main lots by the Depot, convert the West Thatcher lot to monthly permits, and rely on the existing spaces on Central and Hawthorne for daily parking.

Village Administrator Palm directed the Board to the second page of the memorandum dated June 7, 2018 regarding parking fees which proposes a three-year phase in of fees for all three levels; daily fee, monthly commuter, overnight and 24-hour. Village Administrator Palm reported that the proposed ordinance reflects the change in fees and the dates they take effect so that by May 1, 2020 the daily fee for parking would increase from \$3.00 to \$5.00. Mr. Palm stated that the proposed schedule of fees would be as follows: Daily Parking: July 1, 2018 - \$3; May 1, 2019 -

\$4, May 1, 2020 - \$5 Monthly Commuter Parking: July 1, 2018 - \$45; May 1, 2019 - \$50, May 1, 2020 - \$55.00; Overnight Parking: July 1, 2018 - \$55, May 1, 2019 - \$60, May 1, 2020 - \$65; and 24 Hour Parking: July 1, 2018 - \$100, May 1, 2019 - \$110, May 1, 2020 - \$120.

Trustee Vazquez commented that in the past, the daily parking fee has gone up one increase at a time and is wondering why the increase is being proposed as a phase over three years this time? Village Administrator Eric Palm answered that the last time Village parking fees were reviewed it was 2014. After researching what other communities charge and determining that fees are increased on an annual basis, the incremental increase was proposed as opposed to a one-time increase.

Trustee Vazquez responded that other municipalities such as Forest Park are already charging \$5 a day for parking and the Village is somewhat behind. He said consideration should be given to increasing the fee all at once. Trustee Vazquez continued by stating that he felt the same principal applies to the monthly commuter parking fee, and that perhaps it too should be increased at one time. President Adduci agreed with Trustee Vazquez.

Trustee Gibbs asked if other villages are selling parking on streets or in lots. Village Administrator Palm responded that he wasn't sure but thought Forest Park only had lots. Trustee Gibbs commented that a street is the property of River Forest residents and when it isn't being used to park, it is being used as a street for vehicular traffic, whereas a lot is used only for the purpose of parking. Trustee Gibbs continued that he is concerned that if the majority of the people using the daily parking are River Forest residents, who already pay property taxes, then an increase from \$3 to \$5 might be something he would have to give careful consideration.

President Adduci responded that Trustee Gibbs had brought up a good point, and that she has had discussions with Chief O'Shea about this issue, and she has learned that the majority of daily parkers are not River Forest residents, but are residents of surrounding communities. Trustee Gibbs responded that if that is the case, he would agree with Trustee Vazquez.

President Adduci asked, and received clarification from Village Administrator Palm that the monthly and 24 hour parkers are all River Forest residents. Trustee Gibbs commented that by freeing up spaces in the two lots, there will be more parking available for residents who want to purchase monthly or 24- hour parking passes.

Village Administrator Palm reported that the Hawthorne lot improvements which included paver bricks, were paid for out of the parking fund, as was the resurfacing of the daily parking spaces by Keystone Park.

President Adduci stated that she feels that monthly and 24-hour lot parking fee increases should be gradually eased in. Trustee Gibbs discussed the importance of providing parking for apartment buildings, as it is much better to have apartments that have access to parking and therefore are more attractive to potential residents, than to potentially have empty parking spaces.

Trustee Corsini commented that she would not be opposed to the daily fee going up once and the other parking fee increases being phased in gradually. Clerk Brand-White asked if there is a waiting list for daily parking, and Village Administrator Palm replied that there is not, however, that there is a waiting list for monthly parking passes.

Trustee Corsini noted that the Passport (online parking payment app) sign is facing west on Central, and requests that an additional sign be installed facing east, so that the two signs are back to back and thus visible to commuters walking to the train without having to go around the corner and out of the way to read the directions.

The Board briefly discussed payment methods including the coin boxes and payment stations. President Adduci summed up by stating that it seemed to be the consensus of the Board to move directly to a \$5 daily parking fee, and gradually increasing the monthly and 24-hour parking fees. The Board members agreed.

Trustees Gibbs and Vazquez agreed to amend their motion, specifically page two, Daily Parking Zones, Section 9-2-25; the daily fee will be increased from \$2.50 to \$5.00 per day effective July 1, 2018, and the last sentence outlining the increase from \$4.00 to \$5.00 will be stricken.

Roll call:

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

Absent: Trustee Cargie

Nays: None

Motion Passes.

9. NEW BUSINESS

None.

10. EXECUTIVE SESSION

Trustee Henek made a motion, seconded by Trustee Corsini, to adjourn into Executive Session for the purpose of discussing the appointment, employment, compensation, discipline, performance, or dismissal of specific employees of the Village, and collective negotiating matters between the Village and its employees or its representatives, and deliberations concerning salary schedules for one or more classes of employees, and for setting of a price for sale or lease of property owned by the public body.

Roll call:

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

Absent: Trustee Cargie

Nays: None

Motion Passes.

11. ADJOURNMENT

Trustee Gibbs made a motion seconded by Trustee Vazquez, to adjourn the regular Village Board of Trustees Meeting at 8:35 p.m.

Roll call:

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

Absent: Trustee Cargie

Nays: None

Motion Passes.

Kathleen Brand-White, Village Clerk

DRAFT



Village of River Forest
Village Administrator's Office

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

MEMORANDUM

Date: June 13, 2018

To: Catherine Adduci, Village President
Village Board of Trustees

From: Lisa Scheiner, Assistant Village Administrator

Subj: License Agreement with Property Owner at 315 Ashland Avenue for a Lawn Sprinkler
System in the Public Right-of-Way

Issue

The Property Owner of 315 Ashland Avenue, Jon Milonas, 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 315 Ashland Avenue.

Attachment

License Agreement with Property Owner at 315 Ashland 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, Bruce Galt, as Jun Mylonas [of American National (insert business name)] represent that Jun Mylonas is the legal owner ("Legal Owner") of real property commonly known as:

315 Ashland, River Forest, Illinois 60305
(the "Benefitted Property").

PIN(S) #: 15-12-305-010-000
(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: Irrigation

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 _____ (the "Encroachment") within the Public Right-of-Way for the purpose of _____.

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.

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

SA

Name: SA Milner

Name: _____

Date: 5/24/18

Date: _____

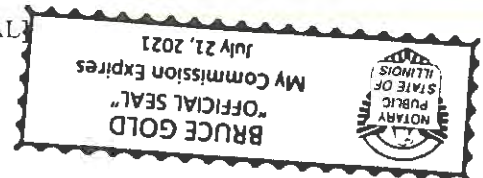
STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I, the undersigned, a Notary Public in Cook County, in the State of Illinois, do hereby certify that SA Milner, is/are personally known to me to be the owner and [of 315 Ashland], 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 owner 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 24th day of May, 2018.

Notary Signature: _____

[SEAL]





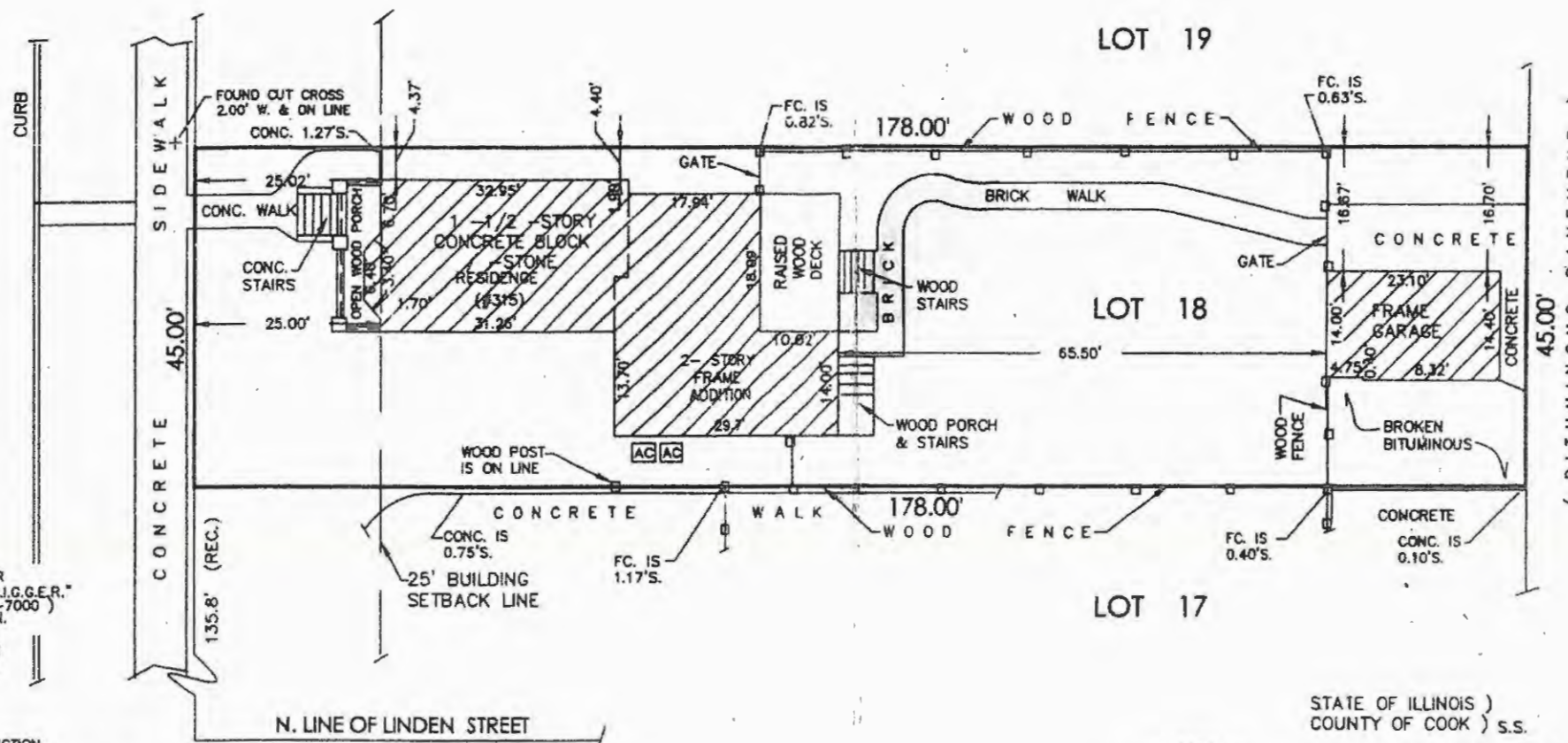
PLAT OF SURVEY

OF

LOT 18 IN BLOCK 2 IN HENRY FIELD'S SUBDIVISION OF THE EAST 1/2 OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 12,
TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

SCALE: 1" = 20.'

ASHLAND AVE.
(66.0' R.O.W.)



GENERAL NOTES:

- 1.) CALL: "J.U.L.I.E." @ 71-800-892-1234 PRIOR TO ANY DIGGING OR CONSTRUCTION. (CALL "D.I.G.G.E.R." FOR THE CITY OF CHICAGO ONLY @ 312-744-7000)
- 2.) NO UNDERGROUND UTILITIES SHOWN HEREON.
- 3.) REFER TO LOCAL ZONING AND SUBDIVISION ORDINANCES AND YOUR TITLE COMMITMENT FOR ANY PROPERTY RESTRICTIONS, SETBACKS AND EASEMENTS NOT SHOWN HEREON.
- 4.) THIS SURVEY IS NOT VALID WITHOUT THE SURVEYOR'S RAISED SEAL AFFIXED.
- 5.) COMPARE ALL POINTS AND REPORT ANY DIFFERENCES TO SURVEYOR PRIOR TO CONSTRUCTION AT ONCE.
- 6.) A CURRENT TITLE POLICY WAS MADE AVAILABLE AT TIME OF SURVEY.
- 7.) LEGAL DESCRIPTION SHOWN HEREON SHOULD BE COMPARED TO RECORDED DEED OR TITLE COMMITMENT.
- 8.) DO NOT SCALE DIMENSIONS FROM THIS PLAT.

COMMON ADDRESS: # 315 ASHLAND AVENUE

RIVER FOREST, IL

ORDER NO: R15-300.1S

SCALE: 1" = 20"

FIELD DATE: 11/26/2015

BOOK: 40 PAGE: 68

PREPARED FOR: LAW OFFICE OF:
JOHN J. O'LEARY
120 S. STATE STREET STE. 200
CHICAGO, ILLINOIS 60603

PROFESSIONAL LAND SERVICES, L.L.C.

LAND SURVEYING AND MAPPING
7518 W. MADISON AVE., STE. 2C - FOREST PARK, IL. 60130
PHONE: 708.488.1733 FAX: 708.488.1765 E-MAIL: prolandsurv@sbcglobal.net

RESIDENTIAL ■ COMMERCIAL ■ TOPOGRAPHIC ■ CONSTRUCTION ■ CONDOS ■ ALTA ■ MUNICIPAL ■ ENVIRONMENTAL

LEGEND

- FRS = FOUND RAILROAD SPIKE
- FIP = FOUND IRON PIPE
- FIR = FOUND IRON ROD
- FIB = FOUND IRON BAR
- FPK = FOUND PK NAIL
- FCC = FOUND CUT CROSS
- FN = FOUND CUT NOTCH
- SIP = SET IRON PIPE
- SCC = SET CUT CROSS
- SPK = SET PK NAIL
- REC = RECORD INFORMATION
- MEAS = MEASURED INFORMATION
- CALC = CALCULATED INFORMATION
- FC = FENCE CORNER
- TF = TOP OF FOUNDATION
- FF = FINISHED FLOOR
- FFG = FINISHED FLOOR GARAGE
- TC = TOP OF CURB
- FL = FLOW LINE
- INV = INVERT
- CONC = CONCRETE
- BIT = BITUMINOUS
- FRM = FRAME
- BRK = BRICK
- CMP = CORRUGATED METAL PIPE
- UE = UTILITY EASEMENT
- PUE = PUBLIC UTILITY EASEMENT
- PUMDE = PUBLIC UTILITY & DRAINAGE EASEMENT
- FC = FENCE CORNER
- N = NORTH
- S = SOUTH
- E = EAST
- W = WEST
- OH = OVERHANG
- FRM = FRAME
- O = IRON PIPE
- + = CUT CROSS
- X = CHAIN-LINK FENCE
- W = WOOD FENCE / PVC FENCE
- I = IRON FENCE
- TR = TRANSFORMER (PAD)
- AC = AIR CONDITIONER
- G = GAS METER
- E = ELECTRIC METER
- U = UTILITY PEDESTAL
- M = MANHOLE/CATCHBASIN
- S = STORM INLET
- U = UTILITY POLE
- A = ANCHOR (GUY WIRE)
- L = LIGHTPOLE
- T = TRAFFIC SIGNAL POLE
- S = SIGN
- M = MAILBOX

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

THIS IS TO CERTIFY THAT I, JOHN COLIN TOLINE, DO HEREBY CERTIFY THAT I HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY AND THAT THE PLAT HEREON DRAWN IS A CORRECT REPRESENTATION OF SAID SURVEY AND THAT ALL DIMENSIONS ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF CORRECTED TO A TEMPERATURE OF 68 DEGREES FAHRENHEIT.

"THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY, AS APPLICABLE TO PLATS OF SUBDIVISION" (ILCS 1270.56.B.6.P.)

DATE: NOVEMBER 26, 2015
JOHN COLIN TOLINE, P.L.S. # 35-3078
MY COMMISSION EXPIRES NOVEMBER 30, 2016
PROFESSIONAL LAND SERVICES, L.L.C.
ILLINOIS PROFESSIONAL DESIGN FIRM REGISTRATION # 184-004648



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

MEMORANDUM

Date: July 2, 2018

To: Catherine Adduci, Village President
Village Board of Trustees

From: Lisa Scheiner, Assistant Village Administrator

Subj: License Agreement with Property Owner at 847 Clinton Place Avenue for a Lawn Sprinkler System in the Public Right-of-Way

Issue: The Property Owner of 847 Clinton Place Avenue, John M. McAndrews, 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 847 Clinton Place Avenue.

Attachment: License Agreement with Property Owner at 847 Clinton Place Avenue for a Lawn Sprinkler System in the Public Right-of-Way

CALL ME when you get this
708 774-0143 - Gino

**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, _____, as _____ [of _____ (insert
business name)] represent that JOHN M. McANDREWS is the legal owner ("Legal Owner") of real property
commonly known as:

847 CLINTON PLACE, River Forest, Illinois 60305
(the "Benefitted Property").

PIN(S) #: 15014170010000

(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: IRRIGATION SYSTEM

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 _____ (the
"Encroachment") within the Public Right-of-Way for the purpose of _____.

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.

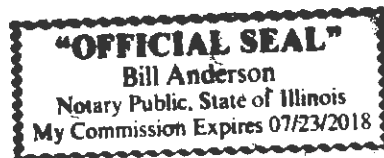
Name: *[Signature]* Name: _____
Date: 6/20/18 Date: _____

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 John M. McAndrews, 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 28 day of June, 2018.

Notary Signature: *Bill Anderson* [SEAL]





(assumed)

KABAL SURVEYING COMPANY

Land Surveying Services

Plat of Survey

Lot 1 (except the South 45 feet thereof) and also the North 8 feet of the East 35 feet of the South 45 feet of Lot 1, all in Block 15 in Subdivision in the Southeast quarter of Section 1, Township 39 North, Range 12, East of the Third Principal Meridian, in Cook County, Illinois.

Address: 847 Clinton Place, River Forest

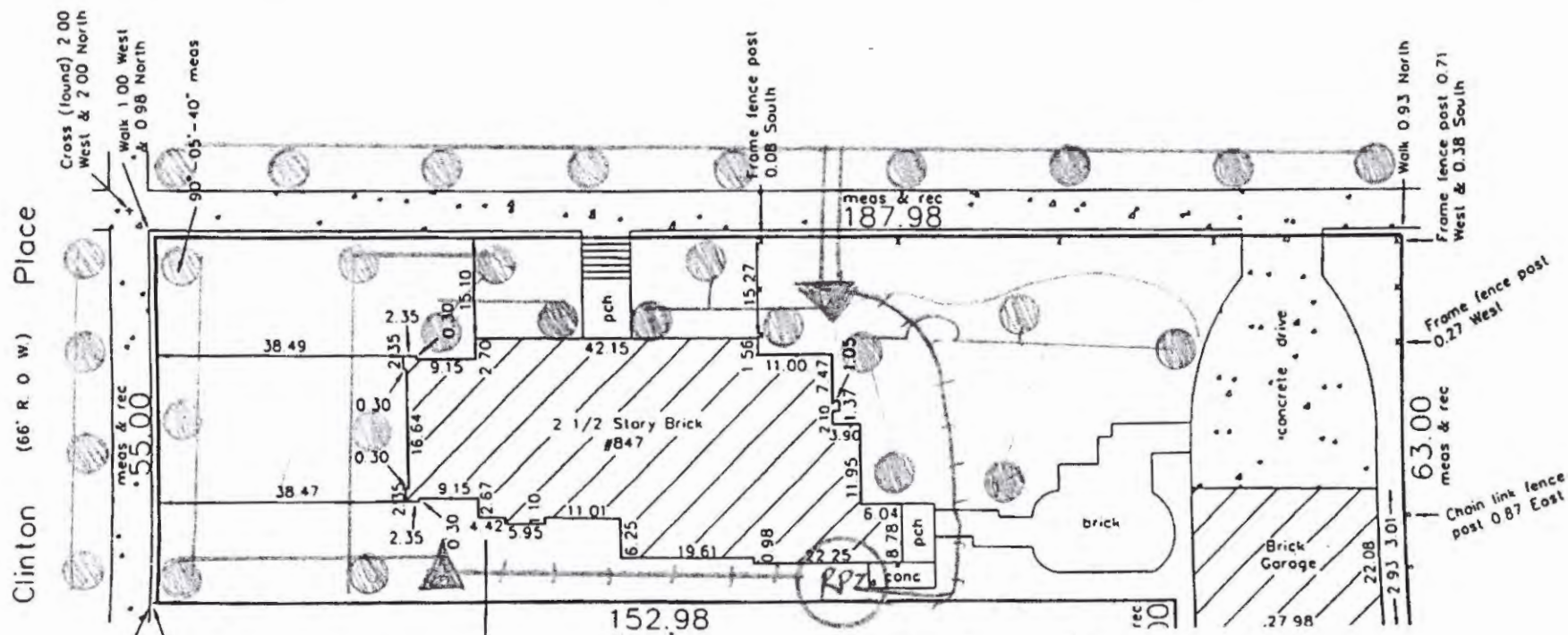
2411 Hawthorne Avenue
Westchester, Illinois 60154
(708) 562-2652
Fax (708) 562-7314
email: kabal-surveying@comcast.net
website: KabaISurveyingCompany.com
Registration No 184-003061

+++ Main Line 1" Poly
VALVE BOX
SPRINKLER HEAD

Iowa

(66' R O W)

Street





MEMORANDUM

DATE: July 9, 2018

TO: Eric J. Palm, Village Administrator

FROM: John Anderson, Director of Public Works

SUBJECT: Award of Contract - 2018 Street Maintenance Program
(Pavement Crack Sealing)

Issue: Staff is seeking approval of a contract for the 2018 Street Maintenance Program (Crack Sealing).

Analysis: In previous years the Street Maintenance Program has included the application of crack sealing products and pavement rejuvenation on various streets throughout the Village. A contract for the pavement rejuvenation work was recently awarded by the Village Board under separate cover. As such, this agenda item relates only to the Pavement Crack Sealing portion of the Street Maintenance Program.

The approved FY19 Budget includes \$50,000 for Pavement Crack Sealing. Similar to the past six years, Staff worked collaboratively with the Village of Oak Park to bid this 2018 project jointly in an attempt to lower unit pricing. On May 17th, one bid was received and opened. As the attached bid tabulation indicates, the low bidder for this project is A.C. Pavement Striping, Co. at a total project cost to the Village of River Forest of \$45,828.00.

A.C. Pavement Striping Co. has been awarded this contract in previous years and regularly performs well. They were most recently awarded this contract in 2017.

Recommendation: Staff recommends approval of this contract with the following motion: Motion to award a contract to A.C. Pavement Striping, Co. in the amount of \$45,828.00 for the 2018 Street Maintenance Program (Pavement Crack Sealing) and authorize the Village Administrator to execute the contract agreement.

Attachments: Bid Tabulation

Bid Tabulation, May 17, 2018

2018 Microsurfacing, Pavement Patching and Crak-Filling, 18-6

	PAY ITEM	UNIT	OAK PARK	RIVER FOREST	subtotal	UNIT PRICE	AC PAVEMENT STRIPING Co. /ELGIN
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AS READ: **\$526,258.00**

1	FIBER MODIFIED ASPHALT CRACK SEALIING	POUND	33,000	30,150	63,150	\$1.52	\$95,988.00
2	MICROSURFACING, 1 PASS TYPE II @ 20LB/SY	SQ YD	43,500		43,500	\$2.90	\$126,150.00
3	MICROSURFACING, 2 PASS TYPE II @ 30 LB/SY	SQ YD	22,000		22,000	\$4.45	\$97,900.00
4	PAVEMENT MARKING REMOVAL	SQ FT	1,200		1,200	\$1.25	\$1,500.00
5	THERMOPLASTIC PAVEMENT MARKINGS, L@S	SQ FT	100		100	\$6.00	\$600.00
6	THERMOPLASTIC PAVEMENT MARKINGS, LINE 4"	FOOT	750		750	\$1.00	\$750.00
7	THERMOPLASTIC PAVEMENT MARKINGS, LINE 6"	FOOT	2,350		2,350	\$1.50	\$3,525.00
8	THERMOPLASTIC PAVEMENT MARKINGS, LINE 12"	FOOT	2,000		2,000	\$2.75	\$5,500.00
9	THERMOPLASTIC PAVEMENT MARKINGS, LINE 24"	FOOT	1,050		1,050	\$5.50	\$5,775.00
10	BITUMINOUS MATERIAL PRIME COAT, ART 406	POUND	27,000		27,000	\$0.65	\$17,550.00
11	FINE AGGREGATE (FA-6)	TON	6		6	\$30.00	\$180.00
12	MICROSURFACING EDGE-RUT	SQ FT	450		450	\$15.00	\$6,750.00
13	MICROSURFACING BUTT JOINT	FOOT	1,450		1,450	\$5.00	\$7,250.00
14	TRAFFIC CONTROL AND PROTECTION	L SUM	1		1	\$4,500.00	\$4,500.00
15	BITUMINOUS SURFACE PATCHING 2", TY-II	SQ YD	690		690	\$23.00	\$15,870.00
16	BITUMINOUS SURFACE PATCHING 2", TY-III	SQ YD	1,270		1,270	\$22.00	\$27,940.00
17	BITUMINOUS SURFACE PATCHING 2", TY-IV	SQ YD	3,220		3,220	\$21.00	\$67,620.00
18	BITUMINOUS SURFACE PATCHING 4", TY-II	SQ YD	200		200	\$42.00	\$8,400.00
19	BITUMINOUS SURFACE PATCHING 4", TY-III	SQ YD	260		260	\$40.00	\$10,400.00
20	BITUMINOUS SURFACE PATCHING 4", TY-IV	SQ YD	420		420	\$38.00	\$15,960.00
21	PAVEMENT PATCHING SPECIAL 8"MAX TY-II	SQ YD	25		25	\$85.00	\$2,125.00
22	PAVEMENT PATCHING SPECIAL 8"MAX TY-III	SQ YD	25		25	\$82.00	\$2,050.00
23	PAVEMENT PATCHING SPECIAL 8"MAX TY-IV	SQ YD	25		25	\$79.00	\$1,975.00

CALCULATED TOTAL: \$526,258.00

Addenda Used for This Proposal (by numbers): 1 , 2 , 3 , , , None



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

MEMORANDUM

Date: July 3, 2018

To: Eric Palm, Village Administrator

From: Lisa Scheiner, Assistant Village Administrator

Subj: Request for Minor Amendment - Construction Commencement Deadline -
1101-1111 Bonnie Brae Planned Development

Issue

Bonnie Brae Construction LLC, which is the owner and developer of The Avalon condominium development at 1101 Bonnie Brae Place, is seeking Village Board approval for a second modification to the development timeline and deadline to commence construction.

Analysis

The Village Board of Trustees approved Ordinance 3628 on November 28, 2016, which granted a planned development permit for the construction of a 15-unit condominium development at 1101 Bonnie Brae Place and the de-conversion of an existing six-unit apartment building into three condominiums at 1111 Bonnie Brae Place. Section 10-19-7(D) of the River Forest Zoning Ordinance states that a planned development permit will be null and void if construction has not commenced within 15 months and completed within 33 months after the date of adoption of the zoning ordinance approving the planned development permit. Bonnie Brae LLC had until February 28, 2018 to commence construction. Section 10-3 of the Zoning Ordinance defines the commencement of construction as "the start of any construction activity, including demolition or excavation, in accordance with the approved plans." On January 8, 2018, the Village Board granted the developer's request to extend the construction commencement deadline to July 31, 2018. A building permit has not yet been issued for this project.

As noted in the attached letter from Bonnie Brae Construction LLC, the developer will be unable to commence construction by the July 31, 2018 deadline for the reasons outlined in the attached letter that is dated, and was received, on June 26, 2018. He is requesting that the deadline be extended to March 30, 2019.

Section 10-19-7(G) of the River Forest Zoning Ordinance states that an extension of the time requirements noted earlier may be granted by the Board of Trustees for good cause shown by the applicant, provided a written request is filed with the Village at least four weeks prior to the respective deadline.

Section 10-19-8(B) of the River Forest Zoning Ordinance identifies what constitutes a major and minor amendment to the planned development. Specifically, a change is not minor if it increases density, building height or footprint, the proportion of housing types, reduces the number of parking spaces, creates a greater demand or burden on Village services or alters the alignment of roads, increases the amount of stormwater conveyed to the Village's stormwater sewer system; or amends final governing agreements, provisions or covenants, or provides any other change inconsistent with any standard or condition imposed by the Board of Trustees in approving the planned development permit. Modifying the construction timeline for this project and extending the construction commencement deadline does not constitute a major amendment.

Recommendation

If the Village Board of Trustees finds that there has been good cause shown by the applicant to extend the construction commencement deadline and modify the development schedule then the following motion listed below would be appropriate:

Motion to grant approval of an ordinance amending the planned development permit for 1101-1111 Bonnie Brae Place modifying the development schedule and extending the deadline to commence construction to March 30, 2019

Attachments

- Ordinance Amending the Planned Development Permit for 1101-1111 Bonnie Brae Place Regarding Construction Commencement Deadline
- Letter from Bonnie Brae Construction LLC
- Revised Development Schedule
- Ordinance 3674 Granting an Extension to the Construction Commencement Deadline
- Ordinance 3628 Granting a Planned Development Permit for 1101-1111 Bonnie Brae Place

ORDINANCE NO. ____

**AN ORDINANCE AMENDING THE PLANNED DEVELOPMENT PERMIT FOR 1101-1111
BONNIE BRAE PLACE TO MODIFY THE DEVELOPMENT SCHEDULE AND EXTEND THE
DEADLINE TO COMMENCE CONSTRUCTION**

WHEREAS, the VILLAGE OF RIVER FOREST (the "Village") on November 28, 2016, adopted Ordinance 3628 which granted a planned development permit for the construction of a 15-unit condominium development at 1101 Bonnie Brae Place and the de- conversion of a six-unit apartment building into three condominium units at 1111 Bonnie Brae Place in River Forest, Illinois; and

WHEREAS; the Village on January 8, 2018, adopted Ordinance 3674 which granted a minor amendment to the planned development permit to modify the approved development schedule and extend the construction commencement deadline from February 28, 2018 to July 30, 2018; and

WHEREAS, on July 9, 2018, the Corporate Authorities of the Village considered the proposed minor changes to the approved planned development which include modification to the approved development schedule and extension of the construction commencement deadline from July 30, 2018 to March 30, 2019; and

WHEREAS, the Corporate Authorities of the Village find that the proposed modified development schedule constitutes a minor change to the Permit, as set forth in Section 10-19-8(B) of the Village of River Forest Municipal Code; and

WHEREAS, the Corporate Authorities of the Village find that good cause has been shown to extend the construction commencement deadline and that a written request was filed with the Village at least four weeks prior to the respective deadline, as set forth in Section 10-19-7(G) of the Village of River Forest Municipal Code; and

WHEREAS, the Corporate Authorities of the Village find that approving the minor changes to the Permit set forth in this Ordinance will best serve the health, safety and welfare of the Village and its residents.

NOW, THEREFOR, BE IT RESOLVED by the President and the Board of Trustees of the Village of River Forest, Cook County, Illinois as follows:

SECTION 1: The foregoing recitals shall be and are hereby made a part of, and operative provisions of, this Ordinance as fully as if completely repeated at length herein

SECTION 2: That all parts of the Permit, or Ordinances, or parts of ordinances in conflict with this Ordinance are hereby expressly repealed.

SECTION 3: Except as to the amendments set forth above in this Ordinance, the Permit 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.

ADOPTED by roll call vote of the Corporate Authorities of the Village of River Forest on this 9th day of July, 2018.

AYES:

NAYS:

ABSENT:

APPROVED by me this 9th day of July, 2018.

Catherine Adduci
Village President

Kathleen Brand-White
Village Clerk

Bonnie Brae Construction, LLC.

3528 Walnut Ave., Wilmette, Illinois 60091

Tel: (847) 728-0584

Fax: (847) 728-0585

June 26 2018

Lisa Scheiner
Assistant Village Administrator
400 Park Avenue, River Forest, Illinois 60305

Re: Bonnie Brae condominium Planned Development time extension

Dear Ms. Scheiner,

Our Architect is finalizing the drawings for the Plan Review re-submission and will be submitting them shortly.

Also, we are still not up to a level of presales required by our bank.

Starting this type of project without the financing in hand is too risky.

We expect to have the Building Permit in hand by the end of August, 2018 and start construction in September, 2018

This is our optimistic projection of the start date. If we are not able to start construction then, the time table will move to March, 2019.

In view of the above, we request to we request an extension of start of construction date required by our Planned Development Ordinance to March 30, 2019. This will give us adequate time to resolve the design issues and to acquire the necessary presales.

Please let me know if you require any additional information.

Thanks,



Art Gurevich

PROPOSED DEVELOPMENT SCHEDULE

1101 Bonnie Brae Place, River Forest

	Estimated Start	Estimated End
Permit Acquisition		August, 2018
Site demolition	September, 2018	October, 2018
Site work and Utilities	October, 2018	December, 2018
Foundations	March 2019	April 2019
Framing/Masonry	May 2019	October 2018
Mechanicals	November 2019	February 2020
Drywall and Finishes	March, 2020	August, 2020
Interior Construction	November, 2020	September, 2020
Exterior Construction	August 2018	September, 2020
Project Close Out		October 2020

ORDINANCE NO. 3674

AN ORDINANCE AMENDING THE PLANNED DEVELOPMENT PERMIT FOR 1101-1111 BONNIE BRAE PLACE TO MODIFY THE DEVELOPMENT SCHEDULE AND EXTEND THE DEADLINE TO COMMENCE CONSTRUCTION

WHEREAS, the VILLAGE OF RIVER FOREST (the "Village") on November 28, 2016, Ordinance 3628, granted a planned development permit for the construction of a 15-unit condominium development at 1101 Bonnie Brae Place and the de-conversion of a six-unit apartment building into three condominium units at 1111 Bonnie Brae Place in River Forest, Illinois; and

WHEREAS; on January 8, 2018, the Corporate Authorities of the Village considered the proposed minor changes to the approved planned development which include modification to the approved development schedule and extension of the construction commencement deadline from February 28, 2018 to July 30, 2018; and

WHEREAS, the Corporate Authorities of the Village find that the proposed modified development schedule constitutes a minor change to the Permit, as set forth in Section 10-19-8(B) of the Village of River Forest Municipal Code; and

WHEREAS, the Corporate Authorities of the Village find that good cause has been shown to extend the construction commencement deadline and that a written request was filed with the Village at least four weeks prior to the respective deadline, as set forth in Section 10-19-7(G) of the Village of River Forest Municipal Code; and

WHEREAS, the Corporate Authorities of the Village find that approving the minor changes to the Permit set forth in this Ordinance will best serve the health, safety and welfare of the Village and its residents.

NOW, THEREFOR, BE IT RESOLVED by the President and the Board of Trustees of the Village of River Forest, Cook County, Illinois as follows:

SECTION 1: The foregoing recitals shall be and are hereby made a part of, and operative provisions of, this Ordinance as fully as if completely repeated at length herein

SECTION 2: That all parts of the Permit, or Ordinances, or parts of ordinances in conflict with this Ordinance are hereby expressly repealed.

SECTION 3: Except as to the amendments set forth above in this Ordinance, the Permit 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.

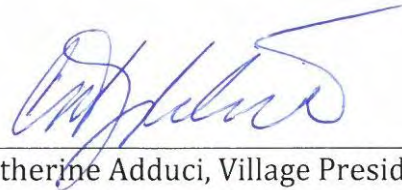
ADOPTED by roll call vote of the Corporate Authorities of the Village of River Forest on this 8th day of January, 2018.

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

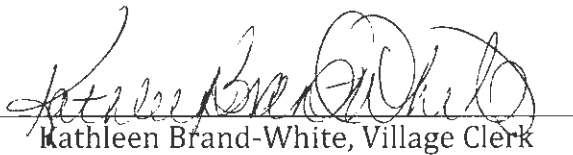
NAYS: None

ABSENT: None

APPROVED by me this 8th day of January, 2018.



Catherine Adduci, Village President



Kathleen Brand-White, Village Clerk

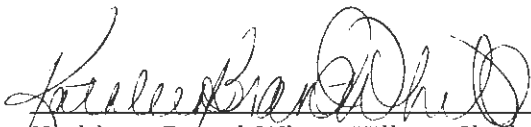


January 9, 2018

STATE OF ILLINOIS}
COUNTY OF COOK}

I, Kathleen Brand-White, certify that I am the duly elected municipal clerk of the Village of River Forest of Cook County, Illinois.

I further certify that on January 8, 2018, the Corporate Authorities of such municipality passed and approved **Ordinance No. 3674, AN ORDINANCE AMENDING THE PLANNED DEVELOPMENT PERMIT FOR 1101-1111 BONNIE BRAE PLACE TO MODIFY THE DEVELOPMENT SCHEDULE AND EXTEND THE DEADLINE TO COMMENCE CONSTRUCTION** which provided by its terms that is should be published in pamphlet form as provided by law.

By: 
Kathleen Brand-White, Village Clerk

ORDINANCE NO. 3628

AN ORDINANCE GRANTING A PLANNED DEVELOPMENT PERMIT FOR 1101-1111 BONNIE BRAE PLACE

WHEREAS, Bonnie Brae Construction, LLC (the "Applicant") submitted an application, which was subsequently amended twice during the public hearing process (the "Application"), requesting that the Village of River Forest ("Village") grant a planned development permit allowing it to construct a multi-unit condominium building and associated parking garage, and to convert an existing six-unit apartment building to a three-unit condominium building (the "Project") at 1101-1111 Bonnie Brae Place, River Forest, Illinois ("Property"); and

WHEREAS, a copy of the Application, as amended by the Applicant during the public hearing process, is attached hereto as **Exhibit A** and made a part hereof; and

WHEREAS, the Application was filed with the Village, was referred to the Development Review Board of this Village for a public hearing, and was processed in accordance with the Village's Zoning Ordinance, as amended from time to time; 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 hearing in the *Wednesday Journal*, a newspaper of general circulation in this Village, there being no newspaper published in this Village; and

WHEREAS, the Development Review Board of this Village held and continued the public hearing on the Application on July 21, 2016, September 15, 2016, and October 20, 2016, on whether to make a recommendation that the Application, as amended by the Applicant, be granted, during which hearing all persons present were afforded an opportunity to be heard orally and in writing; and

WHEREAS, following the conclusion of the public hearing, the Development Review Board recommended approval of the Application, as amended by the Applicant, with certain conditions, by a vote of 6-0. The Development Review Board has since approved its Findings and Recommendation ("Findings and Recommendation") in this matter, a copy of which is attached hereto as **Exhibit B** and made a part hereof; and

WHEREAS, the Findings and Recommendation was forwarded to the President and Board of Trustees of the Village ("Corporate Authorities"), and the Corporate Authorities have duly considered said Findings and Recommendation, along with the testimony and exhibits put before the Development Review Board during the public hearing on the Application.

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 Application, as amended by the Applicant, and including the site development allowances set forth in the Findings and Recommendation, and subject to the conditions set forth in Section 3 below, is in the public good and in the best interest of the Village and its residents, and the Application, as amended by the Applicant, is consistent with and fosters the purposes and spirit of the Village's Zoning Ordinance, and is also in accordance with the provisions of the comprehensive land use plan of the Village.

SECTION 2: That the Application, as amended by the Applicant, and including the site development allowances as stated in the Findings and Recommendation, and subject to the conditions set forth in Section 3 below, is granted.

SECTION 3: That the Application meets the standards set forth in Section 10-19-3 of the Zoning Ordinance of the Village of River Forest, provided that the following conditions are met:

- 1) The Project shall be built and maintained in conformity with the Site Plan and other documents submitted to the Village as the Amended Application on October 5, 2016 (the "Site Plan").
- 2) Removal and replacement by the Petitioner, at Petitioner's sole cost and expense, of the full width of the existing alley to the east of the Property (including the asphalt pavement and depressed curb and gutter on both sides) for the full width of the Property. The Site Plan shall be revised as necessary, and subsequent plans shall reflect, the replacement of the alley.
- 3) Removal and replacement by the Petitioner, at Petitioner's sole cost and expense, of the existing sidewalk along the Thomas Street and Bonnie Brae parkways for the full width/length of the Property. The Site Plan shall be revised as necessary, and subsequent plans shall reflect, the replacement of the sidewalk.
- 4) The Petitioner shall provide a cost estimate for the alley and sidewalk replacements required by Conditions 2 and 3 above.
- 5) The Petitioner shall provide stormwater detention in conformance with Village Code and Zoning Ordinance requirements, and provide stormwater calculations and detailed plan information sufficient for staff to verify the necessary sizing of the detention facility prior to the issuance of any building permits for the Project.
- 6) The Petitioner shall provide an easement in favor of the Village or its designee for the area containing the stormwater detention facility, with language and locations approved by Village staff.
- 7) The Parapets and other architectural elements at the top of the Fifteen (15) Unit Condominium Building may exceed the maximum height of fifty (50)

feet granted in the site development allowance for Building Height, so long as amount of the exceedance is twenty-four (24) inches or less.

- 8) The Architectural elements above the first floor of the Fifteen (15) Unit Condominium Building shall not encroach into the allowed setbacks by more than twelve (12) inches, except as authorized by the Village's Building Code and Zoning Ordinance.
- 9) The Petitioner shall, prior to the issuance of any building permits for the Project, post a letter of credit in favor of the Village, or a cash deposit with the Village, equal to 125% of the Village Engineer's estimate of the costs of the public improvements of the Project, to secure the completion, maintenance, and/or repair of the public improvements. The letter of credit or cash deposit shall be held, if not already drawn and/or spent, for no less than six (6) months after issuance of the final certificate of occupancy for the Project.
- 10) The Petitioner shall, prior to the issuance of any building permits for the Project, make the land donation, or payment in lieu thereof, required by Section 10-23-4 of the Zoning Ordinance, in the manner and amount set forth in Section 10-23-4.

SECTION 4: Any violation of any term or condition stated in this Ordinance shall be grounds for rescission by the Board of Trustees of the approvals set forth in this Ordinance.

SECTION 5: Each section, paragraph, clause and provision of this Ordinance is separable, and if any section, paragraph, 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 6: This Ordinance shall be in full force and effect from and after its passage, approval, and publication in the manner provided by law.

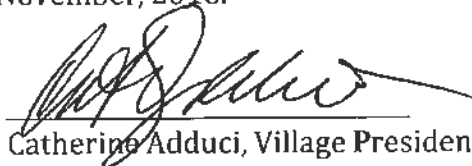
ADOPTED this 28th day of November, 2016, pursuant to a roll call vote as follows:

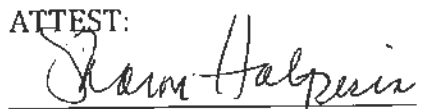
AYES: Trustees Cargie, Colwell-Steinke, Conti, Corsini, Dwyer, and Gibbs

NAYS: None

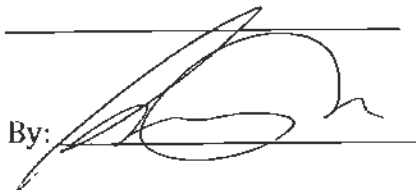
ABSENT: None

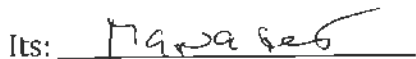
APPROVED by me this 28th day of November, 2016.


Catherine Adduci, Village President

ATTEST:

Sharon Halperin, Village Clerk

The Applicant acknowledges hereby the reasonableness of the above and foregoing terms and conditions in the Ordinance, and hereby accepts the same.

By: 

Its: 
Bonnie Brae Construction, LLC,
owner of the Property

Date: 3-7-2017



November 29, 2016

STATE OF ILLINOIS}
COUNTY OF COOK}

I, Sharon Halperin, certify that I am the duly elected municipal clerk of the Village of River Forest of Cook County, Illinois.

I further certify that on November 28, 2016, the Corporate Authorities of such municipality passed and approved **Ordinance No. 3628, AN ORDINANCE GRANTING A PLANNED DEVELOPMENT PERMIT FOR 1101-1111 BONNIE BRAE PLACE** which provided by its terms that it should be published in pamphlet form as provided by law.

By: Sharon Halperin
Sharon Halperin, Village Clerk

EXHIBIT A

APPLICATION

EXHIBIT B

**FINDINGS OF FACT AND RECOMMENDATION
OF DEVELOPMENT REVIEW BOARD**

**FINDINGS OF FACT AND RECOMMENDATION OF THE
DEVELOPMENT REVIEW BOARD
VILLAGE OF RIVER FOREST**

October 27, 2016

RE: **Planned Development Permit Application – Condominium Developments – 1101–1111 Bonnie Brae Place, River Forest, Illinois**

PETITIONER: **Bonnie Brae Construction, LLC**

APPLICATION: **As amended, for a planned development permit to construct a four-story, 15-unit condominium building and associated parking garage at 1101-1107 Bonnie Brae Place, River Forest, Illinois, and the conversion of an existing six-unit apartment building into a three-unit condominium building at 1111 Bonnie Brae Place, River Forest, Illinois**

BACKGROUND: 1101-1111 Bonnie Brae Place, River Forest, Illinois (the "Property") is a .635 acre parcel of real property in the Village of River Forest (the "Village"). The Property is located at the northeast corner of Bonnie Brae Place and Thomas Street in the R4 Multi-Family Residential Zoning District (the "R4 District").

The Petitioner filed an application for a Planned Development Permit (the "Application"), which Petitioner has subsequently amended twice during the public hearing process; once in September and a second time in October. The Petitioner's final proposal is referred to herein as the "Amended Application". The Application as originally filed proposed the construction of a seventy two (72) foot high, twenty (20) unit condominium building and associated parking garage, and the conversion of an existing six-unit apartment building to a three-unit condominium building, which was proposed to have two (2), three-car detached garages (collectively, the "Project"). On October 5, 2016, the Petitioner submitted the Amended Application which, among other things, reduced the total number of condominium units in the larger building from twenty (20) to fifteen (15), eliminated one of the stories, reduced the proposed height of the building from the original proposed height of seventy-two (72) feet to fifty (50) feet, and eliminated the need for a parking variation by providing an underground parking garage. The larger building as proposed in the Amended Application is referred to herein as the Fifteen (15) Unit Condominium Building, while the smaller existing building is referred to herein as the Three (3) Unit Condominium Building.

The Amended Application is on file with the Village Administrator.

On October 20, 2016, following the conclusion of a public hearing held on July 21, 2016, September 15, 2016, and October 20, 2016 (together the "Hearing"), the Development Review Board (the "DRB"), by a unanimous vote of six (6) to zero (0) (one Commissioner being absent), recommended **APPROVAL** of the Amended Application, with conditions.

APPLICATION: The Amended Application seeks the following site development allowances (the "Site Development Allowances") from the Village of River Forest Zoning Ordinance (the "Zoning Ordinance"):

For the Fifteen (15) Unit Condominium Building (note that the requested Site Development Allowances for lot area and lot width are the result of existing conditions):

1. **Minimum Land Area:** per Section 10-11-3 of the Zoning Ordinance - 1,570 sq. ft./unit (2,800 sq. ft./unit required, 1,230 sq. ft./unit proposed).
2. **Lot Area:** per Section 10-11-4 of the Zoning Ordinance – 7,686 sq. ft. (26,136 sq. ft. required, 18,450 sq. ft. proposed).
3. **Lot Width:** per Section 10-11-4 of the Zoning Ordinance – 50 feet (150 feet required, 100 feet proposed).
4. **Lot Coverage:** per Section 10-11-5 of the Zoning Ordinance – 5.4% (990 sq. ft.) (70% max. allowed, 75.4% proposed).
5. **Maximum FAR:** per Section 10-11-5 of the Zoning Ordinance – 1.0 FAR (18,450 sq. ft.) (1.5 (27,675 sq. ft. required), 2.5 (46,149 sq. ft. proposed).
6. **Building Height:** per Section 10-11-6 of the Zoning Ordinance: 5 feet (45 feet maximum allowed, 50 feet requested).
7. **Corner Front Setback:** per Section 10-11-7.A.1. of the Zoning Ordinance – 18 feet, 4 inches (25 feet required, 6 feet, 8 inches proposed).
8. **Rear Setback:** per Section 10-11-7.B. of the Zoning Ordinance – 17.675 feet (27.675 feet required, 10 feet proposed).
9. **Rear Yard Area:** per Section 10-11-7.B. of the Zoning Ordinance – 1,768 sq. ft. (2,768 sq. ft. required, 1,000 sq. ft. proposed).

For the Three (3) Unit Condominium Building (note that this Building already exists, and that the three Site Development Allowances below are the result of existing conditions):

10. **Lot Area:** per Section 10-11-4 of the Zoning Ordinance – 16,911 sq. ft. (26,136 sq. ft. required, 9,225 sq. ft. proposed).
11. **Lot Width:** per Section 10-11-4 of the Zoning Ordinance – 100 feet (150 feet required, 50 feet proposed).
12. **Rear Yard Area:** per Section 10-11-7.B. of the Zoning Ordinance – 1,768 sq. ft. (2,768 sq. ft. required, 1,000 sq. ft. proposed).

PUBLIC HEARING: At the duly and properly noticed Hearing, testimony was taken and heard by the DRB on the Application and, subsequently, the Amended Application. All persons testifying during the Hearing were sworn prior to giving testimony. All persons wishing to be heard were given the opportunity to ask questions of the other witnesses and to provide testimony on their own behalf.

FINDINGS: The DRB, based upon the evidence presented at the Hearing, and pursuant to Section 10-19-3 of the Village Code, makes the following Findings as to the Amended Application:

A. The proposed use or combination of uses is consistent with the goals and policies of the comprehensive plan.

The Property is located in the R4 District. Overall, the Project and proposed multi-family residential condominium use are consistent with the goals and objectives of the Comprehensive Plan. Specifically, the DRB finds that the Project will help to create a physically distinctive and high-quality community environment and will help to preserve the existing quality of life, character and heritage of the area, while anticipating change and progress in the future, by providing high-quality housing that will be attractive to residents downsizing from larger single-family homes (Comprehensive Plan Goal 1). The housing will be in the form of fifteen (15) new construction units in the Fifteen (15) Unit Condominium Building, and rehabilitation of an existing building from a six-unit rental property to the Three (3) Unit Condominium Building. The proposed multi-family residential condominium use will help to achieve a balanced pattern of development in the community by rehabilitating an existing building and providing fifteen (15) new high-quality condominiums in an underserved niche (Comprehensive Plan Goal 2). The Project will also help protect and enhance the residential character of the Village (Comprehensive Plan Goal 3), and approving the Project will promote the public health, safety, comfort and general welfare of the residents through the addition of high-quality residential units (Comprehensive Plan Goal 5). Finally, the Project will help to maintain the Village as an exceptional residential community by providing new residential development that provides for the needs of the Village's population (Housing and Residential Areas Comprehensive Plan Goal). Based on the evidence presented, and with the conditions set forth below as part of the recommendation for approval (the "Conditions"), the DRB finds that this standard has been met.

B. The establishment, maintenance, or operation of the use or combination of uses will not be detrimental to or endanger the public health, safety, comfort, morals, or general welfare of the residents of the Village.

The Amended Application proposes the construction of the Fifteen (15) Unit Condominium Building, and the rehabilitation of a second building, consisting of the conversion of the existing six (6) rental units in said second building into the Three (3) Unit Condominium Building. The Project will ultimately create a total of eighteen (18) residential condominium units in this predominantly residential area of the Village, which is already zoned for multi-family use. The Project, as amended and revised in the Amended Application, is appropriate for the Property and benefits the community as a whole by providing additional residential units in the Village in a form that will be attractive to persons looking to downsize from larger single-family homes. The Site Development Allowances sought by the Petitioner are significantly reduced in both scale and number from those required by the original Application, and, as requested in the Amended Application, are reasonable given the location, orientation, existing conditions and past use of the Property, and considering the proposed multi-family residential condominium use of the Property. Based on the evidence presented, the DRB finds that the establishment, maintenance and operation of the Project will not be detrimental to or endanger the public health, safety, comfort, morals or general welfare of the residents; the DRB finds that this standard, with the Conditions set forth below, has been met.

C. The proposed use or combination of uses will not diminish the use or enjoyment of other property in the vicinity for those uses or combination of uses which are permitted by this zoning title.

The proposed multi-family, residential condominium use will not negatively impact nearby uses. The total number of units requested has been decreased in the Amended Application from twenty-three (23) to eighteen (18). During the hearing process, the Petitioner revised its plans to

significantly reduce the number of site development allowances needed, and to reduce the scale of many of the remaining allowances, the decrease in the height of the fifteen (15) unit building from seventy-two (72) feet to fifty (50) feet being a significant example. In so doing, the Petitioner addressed the concerns of the DRB relative to impacts on other property in the vicinity. The area is presently zoned multi-family residential, and the proposed multi-family residential condominium use is consistent with the zoning. The design and materials proposed for the Project are of high quality and are consistent with those found elsewhere in the Village. The evidence showed that the Village has a need for additional high-quality condominium residential units for owners looking to downsize, or who are not otherwise interested in a stand-alone single-family home, and the condominiums proposed in the Project will help meet the needs of Village residents. Based on the evidence presented, the DRB finds that the Project as proposed in the Amended Application will not diminish the use or enjoyment of permitted uses on other property in the vicinity. The DRB finds that this standard, with the Conditions set forth below, has been met.

- D. The establishment of the proposed use or combination of uses will not impede the normal and orderly development and improvement of surrounding properties for uses or combination of uses otherwise permitted in the zoning district.**

The proposed multi-family residential condominium use of the Property will not impede the normal and orderly development and improvement of surrounding properties, all of which are fully developed. The Property has long been underutilized. The DRB finds that this standard, with the Conditions set forth below, has been met.

- E. The proposed use or combination of uses will not diminish property values in the vicinity.**

The Project is consistent with high-quality residential development elsewhere in the Village. The residential condominium units proposed to be built are architecturally appropriate and of a high quality, and the amenities provided are also of a high quality. The surrounding neighborhood has been, by and large, fully developed for a number of years. A realtor testified at the July 21, 2016 hearing date that the Project would enhance property values in the vicinity. These factors together suggest that the Project, once built, will not result in diminished property values in the vicinity. The DRB finds that this standard, with the Conditions set forth below, has been met.

- F. Adequate utilities, road access, drainage, police and fire service and other necessary facilities already exist or will be provided to serve the proposed use or combination of uses.**

The Village's Police Department and Fire Department are generally satisfied with the Project as proposed in the Amended Application. The Public Works Department has also indicated that the Project, as proposed in the Amended Application, and with the Conditions set forth below, will not impact its services. There is no indication that utilities serving the Property will be inadequate if the Project is built. Based on the evidence presented, the DRB finds that this standard, with the Conditions set forth below, has been met.

- G. Adequate measures already exist or will be taken to provide ingress and egress to the proposed use or combination of uses in a manner that minimizes traffic congestion in the public streets.**

Petitioner decreased the number of units being proposed during the course of the approval process, and the number of required parking spaces has decreased as well. The number of

parking spaces proposed in the Amended Application in an underground garage is adequate for the proposed multi-family residential condominium use, and no parking variation is required. Ingress and egress for the Project is appropriate, and there is no evidence that the Project will materially contribute to traffic congestion in the public streets. Based on the evidence presented, the DRB finds that this standard, with the Conditions set forth below, has been met.

H. The proposed use or combination of uses will be consistent with the character of the Village.

The Project is physically designed in a style and character consistent with that of the Village. The multi-family residential condominium use proposed in the Project is consistent with the character of the Village and with the zoning district. Based on the evidence presented, the DRB finds that this standard, with the Conditions set forth below, has been met.

I. Development of the proposed use or combination of uses will not materially affect a known historical or cultural resource.

No historical or cultural resources have been identified in the area surrounding the Project. Based on the evidence presented, the DRB finds that this standard has been met.

J. The design of the proposed use or combination of uses considers the relationship of the proposed use or combination of uses to the surrounding area and minimizes adverse effects, including visual impacts of the proposed use or combination of uses on adjacent property.

During the course of the Public Hearing, the DRB expressed concerns about the scale of the Project and number of site development allowances required by Petitioner's initial submittal. Petitioner responded to those concerns by decreasing the scale of the Project in the Amended Application, including, among other things, the elimination of one floor of the building, a reduction in the total number of units proposed for the Project as a whole from twenty-three (23) to eighteen (18), a reduction in the height of the Fifteen (15) Unit Condominium Building from the originally proposed seventy-two (72) feet to fifty (50) feet in the Amended Application, parking reconfigurations and a reduction in the proposed FAR. The Project, as proposed in the Amended Application, is much more appropriate to the Property than the initial submittal. In addition, Petitioner has increased setbacks, revised its landscaping proposals, and modified the first-floor plans to increase the aesthetic appeal of the Project. The Project is attractive and visual impacts on adjacent property will be minimal. Overall, the DRB finds that Petitioner has considered the relationship of the Project to its surroundings. Based on the evidence presented, the DRB finds that this standard, with the Conditions set forth below, has been met.

K. The design of the proposed use or combination of uses promotes a safe and comfortable pedestrian environment.

The Fifteen (15) Unit Condominium Building, as modified, has been moved back from the sidewalk in the Amended Application, and a landscape buffer has been added. Based on the evidence presented, the DRB finds that this standard, with the Conditions set forth below, has been met.

L. The applicant has the financial and technical capacity to complete the proposed use or combination of uses and has made adequate provisions to guarantee the development of any buffers, landscaping, public open space, and other improvements associated with the proposed use or combination of uses.

The Petitioner is an experienced developer and has the financial and technical capacity to complete the Project, as demonstrated in its Application and its evidence presented at the Hearing. Based on the evidence presented, the DRB finds that this standard, with the Conditions set forth below, has been met.

- M. The proposed use or combination of uses is economically viable and does not pose a current or potential burden upon the services, tax base, or other economic factors that affect the financial operations of the Village, except to the extent that such burden is balanced by the benefit derived by the Village from the proposed use.**

There was testimony that there is a market for the high-quality residential condominium units proposed for the Project. There was no evidence that the Project would burden the Village's financial operations. The evidence showed that the establishment, maintenance and operation of the Project will increase the assessed valuation of otherwise vacant property in the Village, leading to an increase in property taxes received. Based on the evidence presented, the DRB finds that this standard, with the Conditions set forth below, has been met.

- N. The proposed use or combination of uses will meet the objectives and other requirements set forth in Section 10-19-3.**

The Project meets the objectives of the Zoning Ordinance and other requirements of Section 10-19-3 for the reasons set forth above. Based on the evidence presented, the DRB finds that this standard, with the Conditions set forth below, has been met.

- O. The application meets the additional standards for multi-family housing in Section 10-19-3(O), except to the extent Site Development Allowances have been granted.**

The Project meets the additional standards for multi-family housing in Section 10-19-3(O) of the Zoning Ordinance. The total number of parking spaces and land area exceed the additional standards in Section 10-19-3(O) of the Zoning Ordinance. Based on the evidence presented, the DRB finds that this standard, with the Conditions set forth below, has been met.

RECOMMENDATION: Based upon the foregoing Findings, the DRB, by a unanimous vote of six (6) to zero (0) (one Commissioner being absent), recommends that the President and Board of Trustees grant approval of the Amended Application with the requested Site Development Allowances as set forth above, subject to the following Conditions:

- 1) The Project shall be built and maintained in conformity with the Site Plan and other documents submitted to the Village as the Amended Application on October 5, 2016 (the "Site Plan").
- 2) Removal and replacement by the Petitioner, at Petitioner's sole cost and expense, of the full width of the existing alley to the east of the Property (including the asphalt pavement and depressed curb and gutter on both sides) for the full width of the Property. The Site Plan shall be revised as necessary, and subsequent plans shall reflect, the replacement of the alley.
- 3) Removal and replacement by the Petitioner, at Petitioner's sole cost and expense, of the existing sidewalk along the Thomas Street and Bonnie Brae

parkways for the full width/length of the Property. The Site Plan shall be revised as necessary, and subsequent plans shall reflect, the replacement of the sidewalk.

- 4) The Petitioner shall provide a cost estimate for the alley and sidewalk replacements required by Conditions 2 and 3 above.
- 5) Petitioner shall provide stormwater detention in conformance with Village Code and Zoning Ordinance requirements, and provide stormwater calculations and detailed plan information sufficient for staff to verify the necessary sizing of the detention facility prior to the issuance of any building permits for the Project.
- 6) Petitioner shall provide an easement in favor of the Village or its designee for the area containing the stormwater detention facility, with language and locations approved by Village staff.
- 7) Parapets and other architectural elements at the top of the Fifteen (15) Unit Condominium Building may exceed the maximum height of fifty (50) feet granted in the site development allowance for Building Height, so long as amount of the exceedance is twenty-four (24) inches or less.
- 8) Architectural elements above the first floor of the Fifteen (15) Unit Condominium Building shall not encroach into the allowed setbacks by more than twelve (12) inches, except as authorized by the Village's Building Code and Zoning Ordinance.
- 9) Petitioner shall, prior to the issuance of any building permits for the Project, post a letter of credit in favor of the Village, or a cash deposit with the Village, equal to 125% of the Village Engineer's estimate of the costs of the public improvements of the Project, to secure the completion, maintenance, and/or repair of the public improvements. The letter of credit or cash deposit shall be held, if not already drawn and/or spent, for no less than six (6) months after issuance of the final certificate of occupancy for the Project.
- 10) Petitioner shall, prior to the issuance of any building permits for the Project, make the land donation, or payment in lieu thereof, required by Section 10-23-4 of the Zoning Ordinance, in the manner and amount set forth in Section 10-23-4.

Signed: Frank R. Martin
Frank Martin, Chairman
Development Review Board
Village of River Forest

Dated: November 3, 2016



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

MEMORANDUM

Date: July 5, 2018

To: Catherine Adduci, Village President
Village Board of Trustees

From: Eric J. Palm, Village Administrator

Subj: Lease Extension – LCFS – 7620 W. Madison Street

Issue/Analysis: As part of the acquisition of the Lutheran Children and Family Services (LCFS) property a lease was executed allowing LCFS to continue to lease back the property until March 15, 2018. That lease was subsequently extended to July 15, 2018 in order to give them ample time to transition to their new office space. LCFS will complete their move on July 11, 2018, but would like one additional month in order to clean out the building. The building will have no functional use for them at that time. The Village believes a nominal fee of \$10.00 is appropriate in this circumstance. LCFS will still be responsible for the maintenance of the building during this time.

LCFS will continue to abide by the original terms of the lease which includes maintaining the building. Attached please find a copy of a Resolution with a Lease Extension.

Recommendation: Consider a MOTION to Approve a Resolution Authorizing the Second Extension to the Lease for the property located at 7620 W. Madison for Lutheran Children and Family Services through August 15, 2018.

RESOLUTION NO. _____

**A RESOLUTION AUTHORIZING A SECOND AMENDMENT TO THE
LEASE BY AND BETWEEN THE VILLAGE OF RIVER FOREST AND
LUTHERAN CHILD AND FAMILY SERVICES OF ILLINOIS
(7620 MADISON STREET, RIVER FOREST, ILLINOIS)**

WHEREAS, 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; and

WHEREAS, on November 13, 2017, the President and Board of Trustees of the Village of River Forest approved Resolution 17-21, entitled "A Resolution Authorizing a Real Estate Purchase and Sales Contract (7620 Madison Street, River Forest, Illinois)," in which the Village agreed to execute a contract to acquire the property located at 7620 Madison Street in the Village from Lutheran Child and Family Services of Illinois ("LCFS"), and to lease back the property to LCFS for a period of three (3) months ("Lease"); and

WHEREAS, on March 12, 2018, the Village approved Resolution 18-05 to extend the term of the Lease ("First Amendment") through July 15, 2018, on the terms and conditions of the "First Amendment to Lease" (7620 Madison Street, River Forest, Illinois); and

WHEREAS, the Village and LCFS desire to extend the term of the Lease through August 15, 2018, on the terms and conditions of the "Second Amendment to Lease (7620 Madison Street, River Forest, Illinois)," attached hereto as **Exhibit A**, and made a part hereof ("First Amendment"); and

WHEREAS, it is in the best interest of the health, safety and welfare of the Village and its residents to approve the Second Amendment;

NOW, THEREFORE, be it resolved by the President and Board of Trustees of the Village of River Forest, Illinois, as follows:

SECTION 1: The recitals set forth above are incorporated herein.

SECTION 2: The Village President, Village Clerk and Village Administrator be and are hereby authorized and directed to execute the Second Amendment, and they are further authorized and directed to execute and deliver such other instruments, and take such other actions, as may be necessary or convenient to consummate the Second Amendment.

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.

[THIS SPACE INTENTIONALLY LEFT BLANK]

ADOPTED this 9th day of July, 2018, pursuant to a roll call vote as follows:

AYES: _____

NAYS: _____

ABSENT: _____

APPROVED this 9th day of July, 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

SECOND AMENDMENT

(attached)

**SECOND AMENDMENT TO LEASE
(7620 MADISON STREET, RIVER FOREST, ILLINOIS)**

This **SECOND AMENDMENT TO LEASE (7620 MADISON STREET, RIVER FOREST, ILLINOIS)** ("Second Amendment"), dated the ___ day of July, 2018 ("**Effective Date**"), is entered into by and between the Village of River Forest, 400 Park Avenue, River Forest, Illinois, 60305, an Illinois municipal corporation, ("**Landlord**"), and Lutheran Child and Family Services of Illinois, an Illinois not-for-profit corporation, 7620 Madison Street, River Forest, Illinois ("**Tenant**").

WITNESSETH:

WHEREAS, Landlord and Tenant entered into a "Lease" dated December 15, 2017 ("Lease"), whereby Landlord leased to Tenant certain Premises, therein described, known as 7620 Madison Street, River Forest, Illinois; and

WHEREAS, Landlord and Tenant extended the "Lease" to July 15, 2018 ("First Amendment"), whereby Landlord continued to lease to Tenant certain Premises, therein described, known as 7620 Madison Street, River Forest, Illinois; and

WHEREAS, Tenant desires to amend the Lease, to extend the Term thereof through August 15, 2018, in exchange for payment of additional rent to Landlord, which Landlord is willing to approve, subject to certain terms and conditions as contained herein; and

WHEREAS, Landlord and Tenant wish to amend the Lease as set forth below;

NOW, THEREFORE, in consideration of the foregoing and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Landlord and Tenant agree as follows:

SECTION 1: AMENDMENTS. The Lease is hereby amended as follows:

(a) Section 2, entitled "Term," is hereby amended, and shall read in its entirety as follows:

Tenant is hereby granted the right to have and to hold the Premises pursuant to the terms and conditions of this Lease commencing on the Effective Date and ending at midnight on August 15, 2018. This Lease shall not renew.

(b) Section 3, entitled "Rent," is hereby amended, and shall read in its entirety as follows:

Tenant covenants to pay Landlord, without previous demand therefor and without any set-off or deductions whatever, the amount of Ten and No/100 Dollars (\$10.00) for the Term, on or before July 15, 2018.

SECTION 2: SURVIVAL. In the event of any inconsistencies between the Lease and this First Amendment, the terms of this First Amendment shall control. Except as expressly set forth in this First Amendment, the Lease otherwise is unmodified and remains in full force and effect. Each reference in the Lease to itself shall be deemed also to refer to this First Amendment.

SECTION 3: CAPITALIZED TERMS. All capitalized terms used but not defined herein shall have the same meanings as defined in the Lease.

[THIS SPACE INTENTIONALLY LEFT BLANK]

IN WITNESS WHEREOF, the parties hereto have hereunto set their hands and seals.

TENANT:

**LUTHERAN CHILD AND FAMILY SERVICES
OF ILLINOIS**, an Illinois not-for-profit
corporation

By: _____
Name: Michael Bertand
Title: President

ATTEST:

By: _____
Name: _____
Title: Secretary

Date Tenant executed: _____

LANDLORD:

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 Landlord executed: _____



MEMORANDUM

Date: June 18, 2018

To: Eric Palm, Village Administrator

From: Joan Rock, Director of Finance

Subject: Accounts Payable – May 2018

Attached for your review and approval is a list of payments made to vendors by account number for the period from May 1 - 31, 2018. The total payments made for the period, including payrolls, are as follows:

VILLAGE OF RIVER FOREST EXPENDITURES MONTH ENDED MAY 31, 2018

FUND	FUND #	VENDORS	PAYROLLS	TOTAL
General Fund	01	357,091.42	\$ 558,047.85	915,139.27
Water & Sewer Fund	02	589,916.04	78,086.71	668,002.75
Motor Fuel Tax	03	-	-	-
Debt Service	05	-	-	-
Capital Equip Replacement	13	49,820.06	-	49,820.06
Capital Improvement Fund	14	-	-	-
Economic Development Fund	16	-	-	-
TIF-Madison	31	1,242.67		1,242.67
TIF-North	32	5,770.00		5,770.00
Total Village Expenditures		<u>\$ 1,003,840.19</u>	<u>\$ 636,134.56</u>	<u>\$ 1,639,974.75</u>

Requested Board Actions:

1. Motion to Approve the May 2018 Accounts Payable and Payroll transactions totaling \$1,632,962.08.
2. Motion to Approve the May 2018 Accounts Payable transactions for the TIF-Madison Street Fund (31) totaling \$1,242.67 and for the TIF-North Avenue Fund (32) totaling \$5,770.00.

Accounts Payable

Transactions by Account

User: jrock
 Printed: 06/18/2018 - 5:05PM
 Batch: 00000.00.0000



Account Number	Vendor	Description	GL Date	Check No	Amount	PO No
01-00-00-17-0010	Al Warren Oil Co Inc	PURCHASE OF OFFROAD DIESEL	04/30/2018	0	461.46	
01-00-00-17-0010	Al Warren Oil Co Inc	PURCHASE OF DIESEL FUEL	04/30/2018	0	2,270.88	
01-00-00-17-0010	Al Warren Oil Co Inc	PURCHASE OF UNLEADED FUEL	04/30/2018	0	8,813.66	
Vendor Subtotal for Division:00					11,546.00	
01-00-00-17-0025	Roy Strom Refuse Removal Inc	RF STICKER SALES	04/30/2018	0	2,850.00	
Vendor Subtotal for Division:00					2,850.00	
01-00-00-21-0026	Intergovernmental Personnel Benefit	HEALTH/LIFE/DENTAL BREAKDO	05/01/2018	160	-0.32	
Vendor Subtotal for Division:00					-0.32	
01-00-00-21-0043	Genesis Employee Benefits Inc	PR Batch 00015.05.2018 VEBA Contr	05/15/2018	999965	3,261.76	
01-00-00-21-0043	Genesis Employee Benefits Inc	PR Batch 00031.05.2018 VEBA Contr	05/31/2018	999963	3,246.15	
Vendor Subtotal for Division:00					6,507.91	
01-00-00-21-0050	Illinois Fraternal Order of Police La	PR Batch 00031.05.2018 Police Union	05/31/2018	5851	1,118.00	
Vendor Subtotal for Division:00					1,118.00	
01-00-00-21-0050	Intergovernmental Personnel Benefit	HEALTH/LIFE/DENTAL BREAKDO	05/01/2018	160	1,217.88	
01-00-00-21-0050	Intergovernmental Personnel Benefit	HEALTH/LIFE/DENTAL BREAKDO	05/01/2018	160	3,309.34	

Account Number	Vendor	Description	GL Date	Check No	Amount	PO No
01-00-00-21-0050	Intergovernmental Personnel Benefit	HEALTH/LIFE/DENTAL BREAKDO	05/01/2018	160	18.03	
		Vendor Subtotal for Division:00			4,545.25	
01-00-00-21-0050	International Union of Operating Eng	PR Batch 00015.05.2018 Public Work:	05/15/2018	5852	355.32	
01-00-00-21-0050	International Union of Operating Eng	PR Batch 00031.05.2018 Public Work:	05/31/2018	5852	263.55	
		Vendor Subtotal for Division:00			618.87	
01-00-00-21-0050	International Union of Operating Eng	PR Batch 00015.05.2018 Public Work:	05/15/2018	5853	70.42	
01-00-00-21-0050	International Union of Operating Eng	PR Batch 00031.05.2018 Public Work:	05/31/2018	5853	52.40	
		Vendor Subtotal for Division:00			122.82	
01-00-00-21-0050	NCPERS Group Life Ins	PR Batch 00015.05.2018 Supplementa	05/15/2018	5854	64.90	
01-00-00-21-0050	NCPERS Group Life Ins	PR Batch 00031.05.2018 Supplementa	05/31/2018	5854	62.40	
		Vendor Subtotal for Division:00			127.30	
01-00-00-21-0050	State Disbursement Unit	PR Batch 00015.05.2018 Nolan-17111	05/15/2018	999966	1,200.00	
01-00-00-21-0050	State Disbursement Unit	PR Batch 00015.05.2018 Doran-17031	05/15/2018	999966	434.50	
01-00-00-21-0050	State Disbursement Unit	PR Batch 00031.05.2018 Doran-17031	05/31/2018	999964	531.40	
01-00-00-21-0050	State Disbursement Unit	PR Batch 00031.05.2018 Nolan-17111	05/31/2018	999964	1,200.00	
		Vendor Subtotal for Division:00			3,365.90	
01-00-00-23-0060	River Forest Public Library	LIBRARY PPRT	05/15/2018	47300	2,656.56	
		Vendor Subtotal for Division:00			2,656.56	
01-00-00-25-0010	Mayborn Development LLC	DEPOSIT REFUND/CERTIFICATE C	04/30/2018	47289	227.00	
		Vendor Subtotal for Division:00			227.00	
01-00-00-42-2520	River Forest Tennis Club	REFUND TEMP LIQUOR LICENSE	04/30/2018	47301	100.00	

Account Number	Vendor	Description	GL Date	Check No	Amount	PO No
Vendor Subtotal for Division:00					100.00	
01-00-00-44-4230	Rebecca Dahlstrom	REFUND DUPLICATE PAYMENT O	04/30/2018	47263	30.00	
Vendor Subtotal for Division:00					30.00	
01-10-00-52-0400	Intergovernmental Personnel Benefit	HEALTH/LIFE/DENTAL BREAKDO	05/01/2018	160	4,681.33	
Vendor Subtotal for Division:10					4,681.33	
01-10-00-52-0420	Intergovernmental Personnel Benefit	HEALTH/LIFE/DENTAL BREAKDO	05/01/2018	160	5.70	
01-10-00-52-0420	Intergovernmental Personnel Benefit	HEALTH/LIFE/DENTAL BREAKDO	05/01/2018	160	690.79	
Vendor Subtotal for Division:10					696.49	
01-10-00-52-0425	Intergovernmental Personnel Benefit	HEALTH/LIFE/DENTAL BREAKDO	05/01/2018	160	138.55	
Vendor Subtotal for Division:10					138.55	
01-10-00-53-0200	AT&T	HIGH SPEED INTERNET	05/15/2018	47249	65.46	
Vendor Subtotal for Division:10					65.46	
01-10-00-53-0200	CALL ONE	MONTHLY PHONE SERVICE	05/31/2018	47327	1,975.50	
Vendor Subtotal for Division:10					1,975.50	
01-10-00-53-0380	Katie Brennan	REIMB ANNIVERSARY CAKE FOR	04/30/2018	47253	58.10	
Vendor Subtotal for Division:10					58.10	

Account Number	Vendor	Description	GL Date	Check No	Amount	PO No
01-10-00-53-0380	Forest Printing Company	STAKES FOR SUSTAINABILITY Y/	04/30/2018	47271	51.00	
		Vendor Subtotal for Division:10			51.00	
01-10-00-53-0380	Gina Latinovich Designs	TABLE RUNNER TO BE USED AT S	04/30/2018	47273	180.00	
		Vendor Subtotal for Division:10			180.00	
01-10-00-53-0380	Holle Andersen	HPC MAP BROCHURE	04/30/2018	47246	1,000.00	
		Vendor Subtotal for Division:10			1,000.00	
01-10-00-53-0380	Houseal Lavigne Associates	COMP PLAN/APR 2018	04/30/2018	47278	872.50	
01-10-00-53-0380	Houseal Lavigne Associates	PLANNING SERVICES/APR 2018	04/30/2018	47278	450.00	
		Vendor Subtotal for Division:10			1,322.50	
01-10-00-53-0380	KLOA Inc	SAFE WALKING ROUTES TO SCH	04/30/2018	47286	1,117.50	
		Vendor Subtotal for Division:10			1,117.50	
01-10-00-53-0380	Julie Moller	REIMB U-HAUL USED FOR RECYC	04/30/2018	47291	59.85	
		Vendor Subtotal for Division:10			59.85	
01-10-00-53-0380	Morrison Associates Ltd	360 EVALUATION/E PALM	04/30/2018	47292	950.00	
		Vendor Subtotal for Division:10			950.00	
01-10-00-53-0380	Total Administrative Services Corp	FSA/VEBA ADMIN FEES	04/30/2018	47312	689.00	
		Vendor Subtotal for Division:10			689.00	
01-10-00-53-0410	Webitects	WEBSITE HOSTING/MAY 2018	05/15/2018	47320	195.00	
		Vendor Subtotal for Division:10			195.00	

Account Number	Vendor	Description	GL Date	Check No	Amount	PO No
01-10-00-53-0429	Third Millennium	VEHICLE STICKER SOFTWARE M	05/15/2018	47310	995.00	
		Vendor Subtotal for Division:10			995.00	
01-10-00-53-3300	De Lage Landen Financial Svcs Inc	LEASING (3) COPIERS/PRINTERS	05/15/2018	47265	505.34	
		Vendor Subtotal for Division:10			505.34	
01-10-00-53-3300	Regal Business Machines Inc	MAINTENANCE & COLOR COPIES	04/30/2018	47299	323.69	
		Vendor Subtotal for Division:10			323.69	
01-10-00-53-4250	Joan Rock	REIMB TRAVEL EXPENSES/GFOA	05/15/2018	47302	858.89	
		Vendor Subtotal for Division:10			858.89	
01-10-00-53-4300	ILCMA	ANNUAL MEMBERSHIP DUES JUI	05/15/2018	47279	275.86	
		Vendor Subtotal for Division:10			275.86	
01-10-00-53-4300	U.S. Conference of Mayors	FY19 MEMBESHIP DUES/C ADDU	05/15/2018	47314	1,992.00	
		Vendor Subtotal for Division:10			1,992.00	
01-10-00-53-4350	The Printing Store Inc	VISIONING WORKSHOP POSTERS	04/30/2018	47296	42.00	
		Vendor Subtotal for Division:10			42.00	
01-10-00-54-0100	Warehouse Direct Inc	MISC OFFICE SUPPLIES	05/15/2018	47319	107.09	
01-10-00-54-0100	Warehouse Direct Inc	MISC OFFICE SUPPLIES	05/15/2018	47319	15.63	
01-10-00-54-0100	Warehouse Direct Inc	SHIPPING TAPE	05/15/2018	47319	31.92	
01-10-00-54-0100	Warehouse Direct Inc	BOTTLED WATER FOR MEETINGS	04/30/2018	47319	11.48	

Account Number	Vendor	Description	GL Date	Check No	Amount	PO No
01-10-00-54-0100	Warehouse Direct Inc	MISC OFFICE SUPPLIES	04/30/2018	47319	147.82	
		Vendor Subtotal for Division:10			313.94	
01-14-00-53-4275	West Suburban Consolidated	MONTHLY CONTRIBUTION - 911 I	04/30/2018	0	33,161.37	
		Vendor Subtotal for Division:14			33,161.37	
01-20-00-52-0400	Intergovernmental Personnel Benefit	HEALTH/LIFE/DENTAL BREAKDO	05/01/2018	160	3,462.03	
		Vendor Subtotal for Division:20			3,462.03	
01-20-00-52-0425	Intergovernmental Personnel Benefit	HEALTH/LIFE/DENTAL BREAKDO	05/01/2018	160	11.20	
		Vendor Subtotal for Division:20			11.20	
01-20-00-53-0370	Envirosafe	PEST CONTROL	04/30/2018	47268	235.00	
01-20-00-53-0370	Envirosafe	PEST CONTROL	04/30/2018	47268	235.00	
		Vendor Subtotal for Division:20			470.00	
01-20-00-53-0370	Kelty Lawn Care	LAWN CARE/423 ASHLAND	05/15/2018	47285	282.00	
		Vendor Subtotal for Division:20			282.00	
01-20-00-53-1305	B&F Construction Code Services Inc	PLAN REVIEW/747 WILLIAM SFR	04/30/2018	47250	1,037.28	
		Vendor Subtotal for Division:20			1,037.28	
01-20-00-53-4300	Record Information Svcs Inc	SUBSCRIPTION FOR FORECLOSU	05/15/2018	47298	575.00	
		Vendor Subtotal for Division:20			575.00	

Account Number	Vendor	Description	GL Date	Check No	Amount	PO No
01-20-00-53-5300	Wednesday Journal Inc	LEGAL NOTICE: ZONING VARIAT	04/30/2018	47321	385.00	
		Vendor Subtotal for Division:20			385.00	
01-30-00-53-0420	Clark Baird Smith LLP	LABOR/EMPLOYMENT LAW	04/30/2018	47258	723.75	
		Vendor Subtotal for Division:30			723.75	
01-30-00-53-0425	Klein Thorpe and Jenkins Ltd	POLICE ADVISORY	04/30/2018	0	2,020.00	
01-30-00-53-0425	Klein Thorpe and Jenkins Ltd	FINANCE/ADMIN ADVISORY	04/30/2018	0	13,218.24	
01-30-00-53-0425	Klein Thorpe and Jenkins Ltd	ZONING BOARD OF APPEALS	04/30/2018	0	1,665.80	
01-30-00-53-0425	Klein Thorpe and Jenkins Ltd	516 PARK AVE LITIGATION	04/30/2018	0	420.00	
		Vendor Subtotal for Division:30			17,324.04	
01-30-00-53-0426	Klein Thorpe and Jenkins Ltd	LOCAL PROSECUTION	04/30/2018	0	1,000.00	
		Vendor Subtotal for Division:30			1,000.00	
01-40-00-52-0400	Intergovernmental Personnel Benefit	HEALTH/LIFE/DENTAL BREAKDO	05/01/2018	160	46,685.00	
		Vendor Subtotal for Division:40			46,685.00	
01-40-00-52-0420	Benistar/Hartford-6795	RETIREE INSURANCE PREMIUMS	05/15/2018	47252	7,426.06	
		Vendor Subtotal for Division:40			7,426.06	
01-40-00-52-0420	Intergovernmental Personnel Benefit	HEALTH/LIFE/DENTAL BREAKDO	05/01/2018	160	51.30	
01-40-00-52-0420	Intergovernmental Personnel Benefit	HEALTH/LIFE/DENTAL BREAKDO	05/01/2018	160	9,122.15	
		Vendor Subtotal for Division:40			9,173.45	

Account Number	Vendor	Description	GL Date	Check No	Amount	PO No
01-40-00-52-0425	Intergovernmental Personnel Benefit	HEALTH/LIFE/DENTAL BREAKDO	05/01/2018	160	584.93	
		Vendor Subtotal for Division:40			584.93	
01-40-00-53-0200	AT&T Wireless	AT&T CELLULAR TELEPHONE BI	04/30/2018	159	218.16	
		Vendor Subtotal for Division:40			218.16	
01-40-00-53-0385	Hon. Perry J Gulbrandsen Ret.	ADJUDICATION HEARING SERVIC	04/30/2018	47277	600.00	
		Vendor Subtotal for Division:40			600.00	
01-40-00-53-0385	Municipal Systems Inc	MONTHLY SUBSCRIPTION FEE/Al	04/30/2018	0	950.00	
		Vendor Subtotal for Division:40			950.00	
01-40-00-53-3200	Radar Man Inc	POLICE RADAR RE-CERTIFICATIC	04/30/2018	47297	320.00	
		Vendor Subtotal for Division:40			320.00	
01-40-00-53-3200	Wentworth Tire Service Inc	PD SQUAD CAR TIRES	04/30/2018	47322	536.36	
		Vendor Subtotal for Division:40			536.36	
01-40-00-53-3600	W.W. Grainger Inc	BOLTS & WASHERS LOCK-UP/BUl	04/30/2018	47274	51.89	
		Vendor Subtotal for Division:40			51.89	
01-40-00-53-4200	Andy Frain Services Inc	CROSSING GUARD SERVICES/MA	04/30/2018	0	8,586.63	
		Vendor Subtotal for Division:40			8,586.63	

Account Number	Vendor	Description	GL Date	Check No	Amount	PO No
01-40-00-53-4200	Oak Park Township	QTRLY YOUTH INTERVENTIONIS	04/30/2018	0	3,126.82	
		Vendor Subtotal for Division:40			3,126.82	
01-40-00-53-4350	Thomson Reuters-West	LAW BOOKS	04/30/2018	47311	292.00	
		Vendor Subtotal for Division:40			292.00	
01-40-00-53-4400	Elmhurst Occupational Health	PD EMPLOYEE MEDICAL EXAM/\	04/30/2018	47267	130.00	
		Vendor Subtotal for Division:40			130.00	
01-40-00-54-0300	Artistic Engraving	BADGES/HAT SHIELDS-NEW OFFI	04/30/2018	47248	1,119.50	
		Vendor Subtotal for Division:40			1,119.50	
01-40-00-54-0300	Brownells Inc	UNIFORMS/A PLUTO	04/30/2018	47254	171.96	
		Vendor Subtotal for Division:40			171.96	
01-40-00-54-0300	Galls LLC	UNIFORMS/M GRILL	04/30/2018	47272	35.60	
01-40-00-54-0300	Galls LLC	UNIFORMS/A PLUTO	04/30/2018	47272	216.96	
01-40-00-54-0300	Galls LLC	UNIFORMS/M GRILL	04/30/2018	47272	152.52	
01-40-00-54-0300	Galls LLC	UNIFORMS/M GRILL	04/30/2018	47272	101.80	
01-40-00-54-0300	Galls LLC	UNIFORMS/G CZERNIK	04/30/2018	47272	20.00	
01-40-00-54-0300	Galls LLC	UNIFORMS/M GRILL	04/30/2018	47272	404.86	
01-40-00-54-0300	Galls LLC	UNIFORMS/M GRILL	04/30/2018	47272	114.94	
01-40-00-54-0300	Galls LLC	UNIFORMS/P EBERLING	04/30/2018	47272	89.48	
		Vendor Subtotal for Division:40			1,136.16	
01-40-00-54-0300	Justin Labriola	REIMB UNIFORM ALLOWANCE	04/30/2018	47288	286.45	
		Vendor Subtotal for Division:40			286.45	

Account Number	Vendor	Description	GL Date	Check No	Amount	PO No
01-40-00-54-0300	Ray O'Herron Co. Inc	UNIFORMS/B RANSOM	04/30/2018	47294	146.88	
01-40-00-54-0300	Ray O'Herron Co. Inc	UNIFORMS/J CASEY	04/30/2018	47294	775.65	
01-40-00-54-0300	Ray O'Herron Co. Inc	UNIFORMS/L TAGLE	04/30/2018	47294	165.82	
01-40-00-54-0300	Ray O'Herron Co. Inc	UNIFORMS/M FRIES	04/30/2018	47294	269.95	
Vendor Subtotal for Division:40					1,358.30	
01-40-00-54-0600	W.C. Schauer Hardware	PD OPERATING SUPPLIES	04/30/2018	47303	5.16	
Vendor Subtotal for Division:40					5.16	
01-40-00-54-0602	Ray O'Herron Co. Inc	RIFLE RATED BALLISTIC PLATES	04/30/2018	47294	2,761.09	
Vendor Subtotal for Division:40					2,761.09	
01-40-00-54-0603	TriTech Forensics Inc	EVIDENCE SUPPLIES	04/30/2018	47313	130.56	
01-40-00-54-0603	TriTech Forensics Inc	EVIDENCE SUPPLIES	04/30/2018	47313	6.75	
Vendor Subtotal for Division:40					137.31	
01-40-00-54-0615	Ray O'Herron Co. Inc	PD BALLISTIC HELMETS	04/30/2018	47294	1,321.04	
Vendor Subtotal for Division:40					1,321.04	
01-50-00-52-0400	Intergovernmental Personnel Benefit	HEALTH/LIFE/DENTAL BREAKDO	05/01/2018	160	28,421.46	
Vendor Subtotal for Division:50					28,421.46	
01-50-00-52-0420	Benistar/Hartford-6795	RETIREE INSURANCE PREMIUMS	05/15/2018	47252	1,474.20	
Vendor Subtotal for Division:50					1,474.20	

Account Number	Vendor	Description	GL Date	Check No	Amount	PO No
01-50-00-52-0420	Intergovernmental Personnel Benefit	HEALTH/LIFE/DENTAL BREAKDO	05/01/2018	160	39.90	
01-50-00-52-0420	Intergovernmental Personnel Benefit	HEALTH/LIFE/DENTAL BREAKDO	05/01/2018	160	9,910.84	
Vendor Subtotal for Division:50					9,950.74	
01-50-00-52-0425	Intergovernmental Personnel Benefit	HEALTH/LIFE/DENTAL BREAKDO	05/01/2018	160	241.17	
Vendor Subtotal for Division:50					241.17	
01-50-00-53-0200	AT&T Wireless	AT&T CELLULAR TELEPHONE BI	04/30/2018	159	82.48	
Vendor Subtotal for Division:50					82.48	
01-50-00-53-3100	Chicago Communications LLC	FD EQUIPMENT ON/OFF SWITCH	04/30/2018	47255	35.00	
01-50-00-53-3100	Chicago Communications LLC	FD EQUIPMENT KNOB REPAIR	04/30/2018	47255	35.00	
01-50-00-53-3100	Chicago Communications LLC	ANTENNA REPAIR FOR L3	04/30/2018	47255	319.00	
Vendor Subtotal for Division:50					389.00	
01-50-00-53-3200	CJC Auto Parts & Tires	C950 BATTERIES FOR TRUCK #22	04/30/2018	47257	1,070.58	
Vendor Subtotal for Division:50					1,070.58	
01-50-00-54-0600	Air One Equipment Inc	FD OPERATING SUPPLIES	04/30/2018	47244	67.66	
01-50-00-54-0600	Air One Equipment Inc	FD OPERATING SUPPLIES	04/30/2018	47244	86.00	
Vendor Subtotal for Division:50					153.66	
01-50-00-54-0600	CJC Auto Parts & Tires	BAGS OF OIL DRY FOR FD	04/30/2018	47257	31.77	
Vendor Subtotal for Division:50					31.77	
01-50-00-54-0600	W.S. Darley & Co	FOAM A CONCENTRATE	05/15/2018	47318	783.60	

Account Number	Vendor	Description	GL Date	Check No	Amount	PO No
		Vendor Subtotal for Division:50			783.60	
01-50-00-54-0600	US Gas	OXYGEN CYLINDER RENTAL	04/30/2018	0	163.35	
		Vendor Subtotal for Division:50			163.35	
01-60-01-52-0400	Intergovernmental Personnel Benefit	HEALTH/LIFE/DENTAL BREAKDO	05/01/2018	160	4,542.52	
		Vendor Subtotal for Division:60			4,542.52	
01-60-01-52-0420	Benistar/Hartford-6795	RETIREE INSURANCE PREMIUMS	05/15/2018	47252	1,599.57	
		Vendor Subtotal for Division:60			1,599.57	
01-60-01-52-0420	Intergovernmental Personnel Benefit	HEALTH/LIFE/DENTAL BREAKDO	05/01/2018	160	5.70	
01-60-01-52-0420	Intergovernmental Personnel Benefit	HEALTH/LIFE/DENTAL BREAKDO	05/01/2018	160	1,929.48	
		Vendor Subtotal for Division:60			1,935.18	
01-60-01-52-0425	Intergovernmental Personnel Benefit	HEALTH/LIFE/DENTAL BREAKDO	05/01/2018	160	84.07	
		Vendor Subtotal for Division:60			84.07	
01-60-01-53-0410	MGP Inc	GIS CONSORTIUM STAFFING SER	04/30/2018	0	1,707.87	
		Vendor Subtotal for Division:60			1,707.87	
01-60-01-53-3200	D & K Truck Safety Lane LLC	BI-ANNUAL SAFETY INSPECTION	04/30/2018	47262	64.50	
		Vendor Subtotal for Division:60			64.50	
01-60-01-53-3200	Wigit's Truck Center	PAYLOADER REPAIR	04/30/2018	47323	534.69	

Account Number	Vendor	Description	GL Date	Check No	Amount	PO No
		Vendor Subtotal for Division:60			534.69	
01-60-01-53-3400	State Treasurer	MAINTENANCE AGREEMENT FOI	05/15/2018	47307	1,755.00	
		Vendor Subtotal for Division:60			1,755.00	
01-60-01-53-3600	The Yard Crew	CONTRACTURAL LANDSCAPING	04/30/2018	47325	3,541.67	
		Vendor Subtotal for Division:60			3,541.67	
01-60-01-53-4300	APWA	APWA GROUP MEMBERSHIP DUE	05/15/2018	47247	660.00	
		Vendor Subtotal for Division:60			660.00	
01-60-01-53-4300	Humberto Fernandez	REIMB PESTICIDE TRAINING (TU	04/30/2018	47270	50.00	
		Vendor Subtotal for Division:60			50.00	
01-60-01-53-4300	Illinois Dept of Agriculture	PESTICIDE LICENSE RENEWAL/M	05/15/2018	47280	60.00	
		Vendor Subtotal for Division:60			60.00	
01-60-01-53-4300	International Society of Arboricultur	ISA MEMBERSHIP RENEWAL/M D	04/30/2018	47281	180.00	
		Vendor Subtotal for Division:60			180.00	
01-60-01-53-5300	UPS	2018 S.I.P. PERMIT SUBMITTAL TC	04/30/2018	47315	5.17	
		Vendor Subtotal for Division:60			5.17	
01-60-01-53-5350	Roy Strom Refuse Removal Inc	TREE DEBRIS FROM THATCHER A	04/30/2018	0	180.40	

Account Number	Vendor	Description	GL Date	Check No	Amount	PO No
		Vendor Subtotal for Division:60			180.40	
01-60-01-53-5450	ComEd	ALLEY LIGHTING	04/30/2018	47259	912.94	
		Vendor Subtotal for Division:60			912.94	
01-60-01-53-5450	ComEd	MADISON ST LIGHTING	04/30/2018	47260	87.96	
		Vendor Subtotal for Division:60			87.96	
01-60-01-54-0310	Matt Decosola	REIMB UNIFORM ALLOWANCE	04/30/2018	47266	417.86	
		Vendor Subtotal for Division:60			417.86	
01-60-01-54-0310	Humberto Fernandez	REIMB UNIFORM ALLOWANCE	04/30/2018	47270	132.31	
		Vendor Subtotal for Division:60			132.31	
01-60-01-54-0310	Brian Skoczek	REIMB UNIFORM ALLOWANCE	04/30/2018	47306	99.06	
		Vendor Subtotal for Division:60			99.06	
01-60-01-54-0310	Work 'n Gear LLC	UNIFORMS/M THOMASINO	04/30/2018	47324	164.99	
01-60-01-54-0310	Work 'n Gear LLC	UNIFORMS/M THOMASINO	04/30/2018	47324	245.97	
01-60-01-54-0310	Work 'n Gear LLC	UNIFORMS/M PUSAVC	04/30/2018	47324	111.71	
01-60-01-54-0310	Work 'n Gear LLC	UNIFORMS/A CEPAC	04/30/2018	47324	21.92	
01-60-01-54-0310	Work 'n Gear LLC	UNIFORMS/M THOMASINO	04/30/2018	47324	50.00	
		Vendor Subtotal for Division:60			594.59	
01-60-01-54-0600	W.W. Grainger Inc	LIQUID HAND CLEANER FOR P/W	04/30/2018	47274	42.92	
		Vendor Subtotal for Division:60			42.92	

Account Number	Vendor	Description	GL Date	Check No	Amount	PO No
01-60-01-54-0600	Kara Company Inc	MARKING PAINT	04/30/2018	47284	100.80	
		Vendor Subtotal for Division:60			100.80	
01-60-01-54-0600	W.C. Schauer Hardware	WASH BAY HOSE REPAIR	04/30/2018	47303	4.94	
		Vendor Subtotal for Division:60			4.94	
01-60-01-54-0600	Warehouse Direct Inc	JANITORIAL SUPPLIES	04/30/2018	47319	627.04	
01-60-01-54-0600	Warehouse Direct Inc	CREDIT FOR RETURN OF CLEAN\$	04/30/2018	47319	-80.16	
		Vendor Subtotal for Division:60			546.88	
01-60-05-53-5500	Roy Strom Refuse Removal Inc	REFUSE REMOVAL PER CONTRA	04/30/2018	0	96,776.28	
		Vendor Subtotal for Division:60			96,776.28	
		Subtotal for Fund: 01			357,091.42	
02-00-00-21-0000	Gregg Kuenster	Refund Check	05/08/2018	47287	68.19	
		Vendor Subtotal for Division:00			68.19	
02-00-00-21-0027	Mayborn Development LLC	REFUND BALANCE OF HYDRANT	05/15/2018	47289	863.50	
		Vendor Subtotal for Division:00			863.50	
02-00-00-21-0050	International Union of Operating En	PR Batch 00031.05.2018 Public Work:	05/31/2018	5852	316.84	
02-00-00-21-0050	International Union of Operating En	PR Batch 00015.05.2018 Public Work:	05/15/2018	5852	225.07	
		Vendor Subtotal for Division:00			541.91	
02-00-00-21-0050	International Union of Operating En	PR Batch 00031.05.2018 Public Work:	05/31/2018	5853	62.35	
02-00-00-21-0050	International Union of Operating En	PR Batch 00015.05.2018 Public Work:	05/15/2018	5853	44.33	

Account Number	Vendor	Description	GL Date	Check No	Amount	PO No
Vendor Subtotal for Division:00					106.68	
02-00-00-21-0050	NCPERS Group Life Ins	PR Batch 00031.05.2018 Supplementa	05/31/2018	5854	9.60	
02-00-00-21-0050	NCPERS Group Life Ins	PR Batch 00015.05.2018 Supplementa	05/15/2018	5854	7.10	
Vendor Subtotal for Division:00					16.70	
02-60-06-52-0400	Intergovernmental Personnel Benefit	HEALTH/LIFE/DENTAL BREAKDO	05/01/2018	160	7,038.88	
Vendor Subtotal for Division:60					7,038.88	
02-60-06-52-0425	Intergovernmental Personnel Benefit	HEALTH/LIFE/DENTAL BREAKDO	05/01/2018	160	179.28	
Vendor Subtotal for Division:60					179.28	
02-60-06-53-0100	ComEd	ELECTRICITY FOR PUMP STATION	04/30/2018	47260	2,124.42	
Vendor Subtotal for Division:60					2,124.42	
02-60-06-53-0200	CALL ONE	MONTHLY PHONE SERVICE	05/31/2018	47327	493.87	
Vendor Subtotal for Division:60					493.87	
02-60-06-53-0410	Accela Inc #774375	UB WEB PAYMENTS/APR 2018	04/30/2018	0	600.00	
Vendor Subtotal for Division:60					600.00	
02-60-06-53-0410	MGP Inc	GIS CONSORTIUM STAFFING SER	04/30/2018	0	1,707.86	
Vendor Subtotal for Division:60					1,707.86	

Account Number	Vendor	Description	GL Date	Check No	Amount	PO No
02-60-06-53-3050	Core & Main LP	WATER LEAK REPAIR CLAMP	04/30/2018	47261	146.90	
		Vendor Subtotal for Division:60			146.90	
02-60-06-53-3300	De Lage Landen Financial Svcs Inc	LEASING (3) COPIERS/PRINTERS	05/15/2018	47265	56.15	
		Vendor Subtotal for Division:60			56.15	
02-60-06-53-3300	Regal Business Machines Inc	MAINTENANCE & COLOR COPIES	04/30/2018	47299	35.97	
		Vendor Subtotal for Division:60			35.97	
02-60-06-53-3600	Nicor Gas Company	NATURAL GAS FOR PUMP STATIC	04/30/2018	47293	19.13	
		Vendor Subtotal for Division:60			19.13	
02-60-06-53-3600	Steiner Electric Company	EMERGENCY REPAIR TO ELECTR	04/30/2018	47308	2,138.70	
		Vendor Subtotal for Division:60			2,138.70	
02-60-06-53-3630	Melissa Shankland	OVERHEAD SEWER REIMBURSE	05/29/2018	47326	3,750.00	
		Vendor Subtotal for Division:60			3,750.00	
02-60-06-53-3640	Core & Main LP	PARTS FOR SEWER REPAIR	04/30/2018	47261	166.19	
		Vendor Subtotal for Division:60			166.19	
02-60-06-53-3640	Ozinga Ready Mix Concrete Inc	CONCRETE FOR STREET DIG SEW	04/30/2018	47295	450.50	
		Vendor Subtotal for Division:60			450.50	
02-60-06-53-3640	Vulcan Construction Materials LLC	STONE FOR SEWER REPAIR	04/30/2018	47317	412.49	

Account Number	Vendor	Description	GL Date	Check No	Amount	PO No
		Vendor Subtotal for Division:60			412.49	
02-60-06-53-4250	IPWSOA	IPWSOA CONFERENCE REGISTR	05/15/2018	47282	225.00	
		Vendor Subtotal for Division:60			225.00	
02-60-06-53-4350	Third Millennium	POSTAGE & UTILITY BILL PRINTI	04/30/2018	47310	527.46	
		Vendor Subtotal for Division:60			527.46	
02-60-06-53-4480	Suburban Laboratories Inc	WATER QUALITY TESTING	04/30/2018	47309	495.00	
		Vendor Subtotal for Division:60			495.00	
02-60-06-53-5350	American Recycling & Disposal LLC	DISPOSAL OF WATER DIG SPOILS	04/30/2018	47245	1,267.10	
02-60-06-53-5350	American Recycling & Disposal LLC	SPOILS FROM STREET DIG	04/30/2018	47245	350.00	
02-60-06-53-5350	American Recycling & Disposal LLC	DISPOSAL OF WATER DIG SPOILS	05/15/2018	47245	596.90	
		Vendor Subtotal for Division:60			2,214.00	
02-60-06-54-0600	Core & Main LP	REPLACEMENT PART FOR GASKE	05/15/2018	47261	11.26	
		Vendor Subtotal for Division:60			11.26	
02-60-06-54-0600	Hawkins Inc	SODIUM HYPOCHLORITE	04/30/2018	0	285.75	
		Vendor Subtotal for Division:60			285.75	
02-60-06-54-0600	Menards	SUPPLIES FOR J.U.L.I.E. LOCATES	05/15/2018	47290	38.17	
		Vendor Subtotal for Division:60			38.17	

Account Number	Vendor	Description	GL Date	Check No	Amount	PO No
02-60-06-54-0600	USABlueBook	SHOVELS	04/30/2018	47316	128.94	
		Vendor Subtotal for Division:60			128.94	
02-60-06-54-1300	Third Millennium	POSTAGE & UTILITY BILL PRINTI	04/30/2018	47310	17.91	
		Vendor Subtotal for Division:60			17.91	
02-60-06-54-2200	City of Chicago	PURCHASE OF WATER	04/30/2018	47256	45,738.00	
02-60-06-54-2200	City of Chicago	PURCHASE OF WATER	04/30/2018	47256	47,596.56	
		Vendor Subtotal for Division:60			93,334.56	
02-60-06-55-1300	Evangelista Floral & Landscape Stuc	WATER MAIN PROJECT (2017) LAI	04/30/2018	47269	520.77	
		Vendor Subtotal for Division:60			520.77	
02-60-06-56-0102	Community Bank	SEWER LOAN PRINCIPAL & INTEI	05/14/2018	157	12,357.51	
		Vendor Subtotal for Division:60			12,357.51	
02-60-06-56-0103	Community Bank	SEWER LOAN PRINCIPAL & INTEI	05/14/2018	157	269.49	
		Vendor Subtotal for Division:60			269.49	
02-60-06-56-0104	Illinois Environmental Protection Ag	IEPA LOAN PRINCIPAL & INTERE\$	05/31/2018	0	308,740.48	
		Vendor Subtotal for Division:60			308,740.48	
02-60-06-56-0105	Illinois Environmental Protection Ag	IEPA LOAN PRINCIPAL & INTERE\$	05/31/2018	0	149,832.42	

Account Number	Vendor	Description	GL Date	Check No	Amount	PO No
Vendor Subtotal for Division:60					149,832.42	
Subtotal for Fund: 02					589,916.04	
13-00-00-55-8720	Baltic Networks USA	PD VIDEO - ST CAMERA'S ANTEN	04/30/2018	47251	10,276.71	
13-00-00-55-8720	Baltic Networks USA	PD VIDEO - RADIOS FOR WEST L	04/30/2018	47251	1,623.20	
Vendor Subtotal for Division:00					11,899.91	
13-00-00-55-8720	Greatline Communications	PD VIDEO - CABLE RUN FOR CEN	04/30/2018	47275	2,039.00	
13-00-00-55-8720	Greatline Communications	PD VIDEO - CABLE RUN FOR NEV	04/30/2018	47275	890.00	
Vendor Subtotal for Division:00					2,929.00	
13-00-00-55-8720	Griffon Systems Inc	VILLAGE HALL EXPANSION PROJ	04/30/2018	47276	6,770.00	
13-00-00-55-8720	Griffon Systems Inc	PD CAMERA'S WEST EXPANSION	04/30/2018	47276	6,840.00	
Vendor Subtotal for Division:00					13,610.00	
13-00-00-55-8720	Lyons & Pinner Electric Companies	PD CAMERA - LAKE & LATHROP I	05/15/2018	0	2,071.56	
13-00-00-55-8720	Lyons & Pinner Electric Companies	PD CAMERA - HAWTHORNE THA	04/30/2018	0	13,800.00	
Vendor Subtotal for Division:00					15,871.56	
13-00-00-55-8720	SHI International Corp	PD SERVER UPGRADE	04/30/2018	47305	297.38	
13-00-00-55-8720	SHI International Corp	PD VIDEO-SWITCHES FOR ACCES	04/30/2018	47305	4,869.97	
13-00-00-55-8720	SHI International Corp	PD VIDEO SERVER UPGRADES	04/30/2018	47305	342.24	
Vendor Subtotal for Division:00					5,509.59	
Subtotal for Fund: 13					49,820.06	
31-00-00-53-0100	ComEd	ELECTRICITY FOR 10 LATHROP	04/30/2018	47260	2.67	
Vendor Subtotal for Division:00					2.67	

Account Number	Vendor	Description	GL Date	Check No	Amount	PO No
31-00-00-53-0425	Klein Thorpe and Jenkins Ltd	MADISON ST TIF DISTRICT	04/30/2018	0	640.00	
		Vendor Subtotal for Division:00			640.00	
31-00-00-53-3550	Davis Tree Care Inc	TREE TRIMMING AT 10 LATHROP	04/30/2018	47264	600.00	
		Vendor Subtotal for Division:00			600.00	
		Subtotal for Fund: 31			1,242.67	
32-00-00-53-0380	Kane, McKenna & Assoc Inc	NORTH AVE TIF PROFESSIONAL C	04/30/2018	47283	5,050.00	
		Vendor Subtotal for Division:00			5,050.00	
32-00-00-53-0425	Klein Thorpe and Jenkins Ltd	NORTH AVE TIF DISTRICT	04/30/2018	0	720.00	
		Vendor Subtotal for Division:00			720.00	
		Subtotal for Fund: 32			5,770.00	
		Report Total:			1,003,840.19	



Village of River Forest

MONTHLY FINANCE REPORT Fiscal Year 2019 through May 31, 2018

This report includes financial information for Fiscal Year 2019 through May 31, 2018 which represents 8.33% of the fiscal year. A revenue and expenditure report by fund and account and an investment report for May 2018 are attached.

GENERAL FUND

Revenues, Expenditures and Changes in Fund Balance Fiscal Year 2019 through May 31, 2018

	2019		Percent
	Budget	Actual	Rec/Exp
REVENUES			
Taxes			
Property Taxes	\$6,411,182	\$49,378	0.77%
General Sales Taxes	1,917,570	138,312	7.21%
Non Home Rule Sales Tax	885,137	64,010	7.23%
Utility Taxes	625,660	50,985	8.15%
Restaurant Tax	162,082	13,946	8.60%
Telecommunications Tax	266,650	21,981	8.24%
Real Estate Transfer Tax	122,630	17,599	14.35%
Intergovernmental Revenue			
Personal Property Replacement Tax	142,838	27,429	19.20%
Use Tax	293,824	21,885	7.45%
State Income Taxes	1,070,278	153,225	14.32%
Licenses and Permits	1,267,774	156,348	12.33%
Charges for Services			
Garbage Collections	1,067,161	67,532	6.33%
Other Charges for Services	685,916	42,767	6.24%
Fines	282,522	26,066	9.23%
Investment Income	92,276	4,526	4.90%
Grants and Contributions	38,521	9,762	25.34%
Miscellaneous Revenues	323,716	17,466	5.40%
TOTAL REVENUES	\$15,655,737	\$883,217	5.64%
EXPENDITURES			
Administration	\$ 1,544,016	\$ 96,982	6.28%
E911	401,856	0	0.00%
Boards & Commissions	104,425	3,891	3.73%
Building and Development	463,983	28,838	6.22%
Legal Services	132,000	0	0.00%
Police Department	6,019,887	326,583	5.43%
Fire Department	4,397,040	243,683	5.54%
Public Works	2,754,091	111,103	4.03%
Transfer to TIF	50,000	0	0.00%
TOTAL EXPENDITURES	\$15,867,298	\$811,080	5.11%
NET CHANGE IN FUND BALANCE	(\$211,561)	\$72,137	

Revenues

Fiscal year-to-date revenue collections are at 5.64%. Property Tax Revenue is only at 0.77% because collections on the 2nd installment of the 2017 levy will not begin until late June or early July. Sales tax revenues

appear to be down because they are for the month of February which tends to be lower. Real Estate Transfer Tax revenue is higher due to higher home values and real estate sales. Utility tax payments are typically elevated during the warmer summer (electric) and cooler winter (gas) months and vary based on weather conditions. All other taxes are about on target.

The Income tax payments beginning in August of 2017 reflect the State's FY 2018 10% reduction. This continues through June 2018. Beginning in July 2018 the State's income tax reduction will be 5%. The payment received in May is for April 2018 collections which is normally the highest revenue month. License and permit revenue includes spring building permit activity. Grants and Contributions include the ISEARCH Grant and training reimbursements.

Expenditures

Expenditures are at 5.11% 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.

WATER AND SEWER FUND **Revenues, Expenditures and Changes in Net Position** **Fiscal Year 2019 through May 31, 2018**

	2019		Percent
	Budget	Actual	Rec/Exp
Operating Revenues			
Permit Fees	\$ 19,350	\$ 2,500	12.92%
Water Sales	3,296,587	178,527	5.42%
Sewer Sales	2,161,431	118,086	5.46%
Water Penalties	28,588	3,622	12.67%
Miscellaneous	30,686	3,095	10.09%
Total Operating Revenues	\$ 5,536,642	\$ 305,830	5.52%
Operating Expenses			
Salaries and Benefits	\$ 1,163,689	\$ 95,008	8.16%
Contractual Services	572,366	22,229	3.88%
Water From Chicago	1,666,525	0	0.00%
Materials and Supplies	58,645	1,816	3.10%
Depreciation/Debt Service	1,499,625	471,200	31.42%
Transfer to CERF	95,305	7,942	8.33%
Operating Expenses including Depreciation	\$ 5,056,155	\$ 598,195	11.83%
Operating Revenues over Operating Exp	\$ 480,487	\$ (292,365)	
Capital Improvements	\$ (720,000)	\$ -	0.00%
Total Revenues over Expenses	\$ (239,513)	\$ (292,365)	

Water and Sewer revenues are low because they include lower early spring consumption. 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 2019 water usage. 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		
		2019 Budget	2019 YTD Actual	% Rec	2019 Budget	2019 YTD Actual	% Exp
03	Motor Fuel Tax	\$ 410,616	\$ 26,136	6.37%	\$ 650,060	\$ -	0.00%
05	Debt Service Fund	\$ 263,047	\$ 2,336	0.89%	\$ 255,084	\$ -	0.00%
13	Cap Equipmnt Replcmnt	\$ 622,149	\$ 49,946	8.03%	\$ 778,688	\$ 2,072	0.27%
14	Capital Improvement	\$ 867,483	\$ 116,763	13.46%	\$ 1,597,400	\$ -	0.00%
16	Economic Development	\$ 3,499	\$ 244	6.99%	\$ 185,641	\$ -	0.00%
31	TIF-Madison	\$ 119,037	\$ 63	0.05%	\$ 74,500	\$ -	0.00%
32	TIF-North	\$ 50,000	\$ 11	0.02%	\$ 50,000	\$ -	0.00%
35	Infrastructure Imp Bond	\$ 2,500	\$ 349	13.98%	\$ 250,000	\$ -	0.00%

CASH AND INVESTMENTS

Fund #	Fund	Cash and Money Markets	IMET Convenience Fund	Investments	Total
1	General	\$ 661,405	\$ 434,979	\$ 4,041,568	\$ 5,137,952
3	Motor Fuel Tax	\$ 395,606	\$ -	\$ 250,369	\$ 645,975
5	Debt Service Fund	\$ 33,411	\$ 166,303	\$ -	\$ 199,714
13	Capital Equip Replacement	\$ 378,415	\$ 556,925	\$ 2,596,183	\$ 3,531,523
14	Capital Improvement	\$ 671,529	\$ 528,368	\$ 783,242	\$ 1,983,139
16	Economic Development Fund	\$ 87,701	\$ 135,856	\$ -	\$ 223,557
31	TIF-Madison Street	\$ 56,951	\$ -	\$ -	\$ 56,951
32	TIF- North Avenue	\$ 6,022	\$ -	\$ -	\$ 6,022
35	Infrastructure Imp Bond Fund	\$ 500,482	\$ -	\$ -	\$ 500,482
2	Water & Sewer	\$ 672,936	\$ 208,115	\$ 395,226	\$ 1,276,277
Total		\$ 3,464,458	\$ 2,030,546	\$ 8,066,588	\$ 13,561,592

APRIL AND MAY 2018 FINANCE ACTIVITIES

1. The Vehicle sticker database was updated with vehicle information from the Illinois Secretary of State. Applications were mailed to residents.
2. The FY 2019 Annual Budget was submitted to the GFOA for the Distinguished Budget Award and filed with the county.
3. Police and Firefighters Pension Board meetings were held.
4. Staff began preparing for the audit of the Village's April 30, 2018 financial statements.
5. The second floor efficiency renovations began in April and continued through May. Front desk staff relocated to assist customers from the second floor conference room. Staff packed up office spaces as necessary to accommodate the renovations.
6. Police and fire pensionable salaries were calculated for the 04/30/2018 Illinois Department of Insurance Reports for each pension fund.
7. Emails were sent out reminding residents about purchasing pet licenses.
8. Staff viewed a webinar on GASB 87, the new lease accounting pronouncement.
9. Staff attended an IGFOA internal controls seminar.

General Ledger

Village of River Forest

User: jrock
 Printed: 6/19/2018 10:09:18 AM
 Period 01 - 01
 Fiscal Year 2019



Account Number	Description	Budget	Beg Bal	Debits	Credits	End Bal	Remaining	% ExpCol
01	General Fund							
00								
01-00-00-41-1000	Property Tax-Prior Years	3,103,116.00	0.00	0.00	49,378.43	49,378.43	3,053,737.57	1.59
01-00-00-41-1021	Property Tax-Current Year	3,308,066.00	0.00	0.00	0.00	0.00	3,308,066.00	0.00
	Property Taxes	6,411,182.00	0.00	0.00	49,378.43	49,378.43	6,361,803.57	0.77
01-00-00-41-1150	Replacement Tax	142,838.00	0.00	0.00	27,429.11	27,429.11	115,408.89	19.20
01-00-00-41-1190	Restaurant Tax	162,082.00	0.00	0.00	13,945.98	13,945.98	148,136.02	8.60
01-00-00-41-1200	Sales Tax	1,917,570.00	0.00	0.00	138,311.65	138,311.65	1,779,258.35	7.21
01-00-00-41-1205	State Use Tax	293,824.00	0.00	0.00	21,884.95	21,884.95	271,939.05	7.45
01-00-00-41-1210	Non-Home Rule Sales Tax	885,137.00	0.00	0.00	64,010.20	64,010.20	821,126.80	7.23
01-00-00-41-1250	Income Tax	1,070,278.00	0.00	0.00	153,224.84	153,224.84	917,053.16	14.32
01-00-00-41-1450	Transfer Tax	122,630.00	0.00	0.00	17,599.00	17,599.00	105,031.00	14.35
01-00-00-41-1460	Communication Tax	266,650.00	0.00	0.00	21,981.19	21,981.19	244,668.81	8.24
01-00-00-41-1475	Utility Tax Elec	435,660.00	0.00	0.00	31,378.70	31,378.70	404,281.30	7.20
01-00-00-41-1480	Utility Tax Gas	190,000.00	0.00	0.00	19,605.70	19,605.70	170,394.30	10.32
	Other Taxes	5,486,669.00	0.00	0.00	509,371.32	509,371.32	4,977,297.68	9.28
01-00-00-42-2115	Pet Licenses	2,100.00	0.00	0.00	260.00	260.00	1,840.00	12.38
01-00-00-42-2120	Vehicle Licenses	305,000.00	0.00	42.50	10,650.50	10,608.00	294,392.00	3.48
01-00-00-42-2345	Contractor's License Fees	84,660.00	0.00	0.00	7,900.00	7,900.00	76,760.00	9.33
01-00-00-42-2350	Business Licenses	17,000.00	0.00	0.00	1,185.00	1,185.00	15,815.00	6.97
01-00-00-42-2355	Tent Licenses	300.00	0.00	0.00	60.00	60.00	240.00	20.00
01-00-00-42-2360	Building Permits	514,500.00	0.00	3,701.75	82,316.35	78,614.60	435,885.40	15.28
01-00-00-42-2361	Plumbing Permits	37,260.00	0.00	0.00	6,155.00	6,155.00	31,105.00	16.52
01-00-00-42-2362	Electrical Permits	49,930.00	0.00	0.00	5,688.50	5,688.50	44,241.50	11.39
01-00-00-42-2364	Reinspection Fees	5,000.00	0.00	0.00	1,200.00	1,200.00	3,800.00	24.00
01-00-00-42-2365	Bonfire Permits	60.00	0.00	0.00	30.00	30.00	30.00	50.00
01-00-00-42-2366	Beekeeping Permit	500.00	0.00	0.00	50.00	50.00	450.00	10.00
01-00-00-42-2368	Solicitors Permits	500.00	0.00	0.00	550.00	550.00	-50.00	110.00
01-00-00-42-2370	Film Crew License	4,800.00	0.00	0.00	600.00	600.00	4,200.00	12.50
01-00-00-42-2520	Liquor Licenses	23,500.00	0.00	0.00	200.00	200.00	23,300.00	0.85
01-00-00-42-2570	CableVideo Svc Provider Fees	222,664.00	0.00	0.00	43,246.93	43,246.93	179,417.07	19.42

Account Number	Description	Budget	Beg Bal	Debits	Credits	End Bal	Remaining	% ExpCol
	Licenses & Permits	1,267,774.00	0.00	3,744.25	160,092.28	156,348.03	1,111,425.97	12.33
01-00-00-43-3065	Police Reports	2,200.00	0.00	0.00	175.00	175.00	2,025.00	7.95
01-00-00-43-3070	Fire Reports	700.00	0.00	0.00	0.00	0.00	700.00	0.00
01-00-00-43-3180	Garbage Collection	1,067,161.00	0.00	0.00	67,532.41	67,532.41	999,628.59	6.33
01-00-00-43-3185	Penalties on Garbage Fees	7,560.00	0.00	76.24	1,265.05	1,188.81	6,371.19	15.73
01-00-00-43-3200	Metra Daily Parking	31,961.00	0.00	0.00	3,892.45	3,892.45	28,068.55	12.18
01-00-00-43-3220	Parking Lot Permit Fees	74,538.00	0.00	0.00	3,975.00	3,975.00	70,563.00	5.33
01-00-00-43-3225	Administrative Towing Fees	144,700.00	0.00	0.00	9,000.00	9,000.00	135,700.00	6.22
01-00-00-43-3230	Animal Release Fees	0.00	0.00	0.00	5.00	5.00	-5.00	0.00
01-00-00-43-3515	NSF Fees	200.00	0.00	0.00	0.00	0.00	200.00	0.00
01-00-00-43-3530	5050 Sidewalk Program	10,000.00	0.00	0.00	0.00	0.00	10,000.00	0.00
01-00-00-43-3536	Elevator Inspection Fees	4,300.00	0.00	0.00	0.00	0.00	4,300.00	0.00
01-00-00-43-3537	Elevator Reinspection Fees	400.00	0.00	0.00	50.00	50.00	350.00	12.50
01-00-00-43-3540	ROW Encroachment Fees	0.00	0.00	0.00	200.00	200.00	-200.00	0.00
01-00-00-43-3550	Ambulance Fees	340,000.00	0.00	0.00	24,280.56	24,280.56	315,719.44	7.14
01-00-00-43-3554	CPR Fees	1,200.00	0.00	0.00	0.00	0.00	1,200.00	0.00
01-00-00-43-3557	Car Fire & Extrication Fee	500.00	0.00	0.00	0.00	0.00	500.00	0.00
01-00-00-43-3560	State Highway Maintenance	57,657.00	0.00	0.00	0.00	0.00	57,657.00	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
	Charges for Services	1,753,077.00	0.00	76.24	110,375.47	110,299.23	1,642,777.77	6.29
01-00-00-44-4230	Police Tickets	160,900.00	0.00	150.00	22,403.72	22,253.72	138,646.28	13.83
01-00-00-44-4240	Automated Traffic Enf Fines	35,531.00	0.00	0.00	0.00	0.00	35,531.00	0.00
01-00-00-44-4300	Local Ordinance Tickets	5,075.00	0.00	0.00	200.00	200.00	4,875.00	3.94
01-00-00-44-4430	Court Fines	55,714.00	0.00	0.00	0.00	0.00	55,714.00	0.00
01-00-00-44-4435	DUI Fines	7,632.00	0.00	0.00	3,612.64	3,612.64	4,019.36	47.34
01-00-00-44-4436	Drug Forfeiture Revenue	6,110.00	0.00	0.00	0.00	0.00	6,110.00	0.00
01-00-00-44-4439	Article 36 Forfeited Funds	6,560.00	0.00	0.00	0.00	0.00	6,560.00	0.00
01-00-00-44-4440	Building Construction Citation	5,000.00	0.00	0.00	0.00	0.00	5,000.00	0.00
	Fines & Forfeits	282,522.00	0.00	150.00	26,216.36	26,066.36	256,455.64	9.23
01-00-00-45-5100	Interest	92,276.00	0.00	0.00	4,772.57	4,772.57	87,503.43	5.17
01-00-00-45-5200	Net Change in Fair Value	0.00	0.00	246.97	0.25	-246.72	246.72	0.00
	Interest	92,276.00	0.00	246.97	4,772.82	4,525.85	87,750.15	4.90
01-00-00-46-6410	Miscellaneous	35,300.00	0.00	0.00	989.94	989.94	34,310.06	2.80
01-00-00-46-6411	Miscellaneous Public Safety	4,500.00	0.00	0.00	35.00	35.00	4,465.00	0.78
01-00-00-46-6412	Reimbursements-Crossing Guards	62,626.00	0.00	0.00	0.00	0.00	62,626.00	0.00
01-00-00-46-6415	Reimbursement of	7,500.00	0.00	0.00	0.00	0.00	7,500.00	0.00

Account Number	Description	Budget	Beg Bal	Debits	Credits	End Bal	Remaining	% ExpCol
	Expenses							
01-00-00-46-6417	IRMA Reimbursements	45,000.00	0.00	0.00	8,772.44	8,772.44	36,227.56	19.49
01-00-00-46-6510	T-Mobile Lease	42,068.00	0.00	0.00	3,470.98	3,470.98	38,597.02	8.25
01-00-00-46-6511	WSCDC Rental Income	50,722.00	0.00	0.00	4,197.41	4,197.41	46,524.59	8.28
01-00-00-46-8001	IRMA Excess	75,000.00	0.00	0.00	0.00	0.00	75,000.00	0.00
	Miscellaneous	322,716.00	0.00	0.00	17,465.77	17,465.77	305,250.23	5.41
01-00-00-46-6521	Law Enforcement Training Reimb	2,100.00	0.00	0.00	0.00	0.00	2,100.00	0.00
01-00-00-46-6524	ISEARCH Grant	8,750.00	0.00	0.00	8,500.00	8,500.00	250.00	97.14
01-00-00-46-6525	Bullet Proof Vest Reimb-DOJ	3,833.00	0.00	0.00	0.00	0.00	3,833.00	0.00
01-00-00-46-6528	IDOT Traffic Safety Grant	19,788.00	0.00	0.00	0.00	0.00	19,788.00	0.00
01-00-00-46-6620	State Fire Marshal Training	4,050.00	0.00	0.00	1,261.90	1,261.90	2,788.10	31.16
	Grants & Contributions	38,521.00	0.00	0.00	9,761.90	9,761.90	28,759.10	25.34
01-00-00-48-8000	Sale of Property	1,000.00	0.00	0.00	0.00	0.00	1,000.00	0.00
	Other Financing Sources	<u>1,000.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>1,000.00</u>	<u>0.00</u>
00		<u>15,655,737.00</u>	<u>0.00</u>	<u>4,217.46</u>	<u>887,434.35</u>	<u>883,216.89</u>	<u>14,772,520.11</u>	<u>5.64</u>
	Revenue	15,655,737.00	0.00	4,217.46	887,434.35	883,216.89	14,772,520.11	5.64
10	Administration							
01-10-00-51-0200	Salaries Regular	568,424.00	0.00	47,366.98	0.00	47,366.98	521,057.02	8.33
01-10-00-51-1700	Overtime	500.00	0.00	0.00	0.00	0.00	500.00	0.00
01-10-00-51-1950	Insurance Refusal Reimb	2,265.00	0.00	185.00	0.00	185.00	2,080.00	8.17
01-10-00-51-3000	Part-Time Salaries	5,000.00	0.00	0.00	0.00	0.00	5,000.00	0.00
	Personal Services	576,189.00	0.00	47,551.98	0.00	47,551.98	528,637.02	8.25
01-10-00-52-0320	FICA	32,242.00	0.00	2,939.63	0.00	2,939.63	29,302.37	9.12
01-10-00-52-0325	Medicare	8,423.00	0.00	689.24	0.00	689.24	7,733.76	8.18
01-10-00-52-0330	IMRF	63,244.00	0.00	5,143.14	0.01	5,143.13	58,100.87	8.13
01-10-00-52-0350	Employee Assistance Program	1,750.00	0.00	0.00	0.00	0.00	1,750.00	0.00
01-10-00-52-0375	Fringe Benefits	7,830.00	0.00	672.52	0.00	672.52	7,157.48	8.59
01-10-00-52-0400	Health Insurance	61,861.00	0.00	4,681.33	616.14	4,065.19	57,795.81	6.57
01-10-00-52-0420	Health Insurance - Retirees	50.00	0.00	696.49	691.54	4.95	45.05	9.90
01-10-00-52-0425	Life Insurance	720.00	0.00	138.55	80.68	57.87	662.13	8.04
01-10-00-52-0430	VEBA Contributions	15,643.00	0.00	0.00	0.00	0.00	15,643.00	0.00
01-10-00-52-0500	Wellness Program	1,500.00	0.00	0.00	0.00	0.00	1,500.00	0.00
	Benefits	193,263.00	0.00	14,960.90	1,388.37	13,572.53	179,690.47	7.02

Account Number	Description	Budget	Beg Bal	Debits	Credits	End Bal	Remaining	% ExpCol
01-10-00-53-0200	Communications	29,825.00	0.00	2,325.49	0.00	2,325.49	27,499.51	7.80
01-10-00-53-0300	Audit Services	20,090.00	0.00	0.00	0.00	0.00	20,090.00	0.00
01-10-00-53-0350	Actuarial Services	9,800.00	0.00	575.00	0.00	575.00	9,225.00	5.87
01-10-00-53-0380	Consulting Services	130,000.00	0.00	0.00	0.00	0.00	130,000.00	0.00
01-10-00-53-0410	IT Support	123,925.00	0.00	195.00	0.00	195.00	123,730.00	0.16
01-10-00-53-0429	Vehicle Sticker Program	17,625.00	0.00	4,816.03	0.00	4,816.03	12,808.97	27.32
01-10-00-53-1100	HealthInspection Services	15,500.00	0.00	0.00	0.00	0.00	15,500.00	0.00
01-10-00-53-1250	Unemployment Claims	1,500.00	0.00	0.00	0.00	0.00	1,500.00	0.00
01-10-00-53-2100	Bank Fees	11,998.00	0.00	429.04	0.00	429.04	11,568.96	3.58
01-10-00-53-2200	Liability Insurance	279,790.00	0.00	22,630.69	0.00	22,630.69	257,159.31	8.09
01-10-00-53-2250	IRMA Liability	35,000.00	0.00	0.00	0.00	0.00	35,000.00	0.00
	Deductible							
01-10-00-53-3300	Maint of Office	11,041.00	0.00	505.34	0.00	505.34	10,535.66	4.58
	Equipment							
01-10-00-53-4100	Training	7,000.00	0.00	0.00	0.00	0.00	7,000.00	0.00
01-10-00-53-4250	Travel & Meeting	9,550.00	0.00	858.89	0.00	858.89	8,691.11	8.99
01-10-00-53-4300	Dues & Subscriptions	25,545.00	0.00	2,717.86	0.00	2,717.86	22,827.14	10.64
01-10-00-53-4350	Printing	3,400.00	0.00	0.00	0.00	0.00	3,400.00	0.00
01-10-00-53-4400	Medical & Screening	1,500.00	0.00	0.00	0.00	0.00	1,500.00	0.00
01-10-00-53-5300	AdvertisingLegal Notice	2,600.00	0.00	0.00	0.00	0.00	2,600.00	0.00
01-10-00-53-5600	Community and Emp	9,250.00	0.00	650.00	0.00	650.00	8,600.00	7.03
	Programs							
	Contractual Services	744,939.00	0.00	35,703.34	0.00	35,703.34	709,235.66	4.79
01-10-00-54-0100	Office Supplies	16,125.00	0.00	154.64	0.00	154.64	15,970.36	0.96
01-10-00-54-0150	Office Equipment	3,000.00	0.00	0.00	0.00	0.00	3,000.00	0.00
01-10-00-54-1300	Postage	10,500.00	0.00	0.00	0.00	0.00	10,500.00	0.00
	Materials & Supplies	29,625.00	0.00	154.64	0.00	154.64	29,470.36	0.52
01-10-00-57-5032	Transfer to TIF-North	50,000.00	0.00	0.00	0.00	0.00	50,000.00	0.00
	Other Financing Uses	50,000.00	0.00	0.00	0.00	0.00	50,000.00	0.00
10	Administration	1,594,016.00	0.00	98,370.86	1,388.37	96,982.49	1,497,033.51	6.08
14	E911							
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	0.00	0.00	0.00	0.00	8,000.00	0.00
01-14-00-53-3100	Maintenance of	500.00	0.00	0.00	0.00	0.00	500.00	0.00
	Equipment							
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	382,306.00	0.00	0.00	0.00	0.00	382,306.00	0.00
01-14-00-53-4277	Citizens Corps Council	5,000.00	0.00	0.00	0.00	0.00	5,000.00	0.00
01-14-00-53-4278	Medical Reserve Corp	500.00	0.00	0.00	0.00	0.00	500.00	0.00
	Contractual Services	401,856.00	0.00	0.00	0.00	0.00	401,856.00	0.00

Account Number	Description	Budget	Beg Bal	Debits	Credits	End Bal	Remaining	% ExpCol
14	E911	401,856.00	0.00	0.00	0.00	0.00	401,856.00	0.00
15	Boards and Commissions							
01-15-00-53-0380	Consulting Services	77,450.00	0.00	0.00	0.00	0.00	77,450.00	0.00
01-15-00-53-0400	Secretarial Services	3,500.00	0.00	0.00	0.00	0.00	3,500.00	0.00
01-15-00-53-0420	Legal Services	2,500.00	0.00	0.00	0.00	0.00	2,500.00	0.00
01-15-00-53-4100	Training	1,000.00	0.00	0.00	0.00	0.00	1,000.00	0.00
01-15-00-53-4250	Travel & Meeting	200.00	0.00	0.00	0.00	0.00	200.00	0.00
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	3,000.00	0.00	0.00	0.00	0.00	3,000.00	0.00
01-15-00-53-4450	Testing	15,000.00	0.00	3,890.58	0.00	3,890.58	11,109.42	25.94
01-15-00-53-5300	AdvertisingLegal Notice	1,250.00	0.00	0.00	0.00	0.00	1,250.00	0.00
	Contractual Services	104,275.00	0.00	3,890.58	0.00	3,890.58	100,384.42	3.73
01-15-00-54-0100	Office Supplies	150.00	0.00	0.00	0.00	0.00	150.00	0.00
	Materials & Supplies	150.00	0.00	0.00	0.00	0.00	150.00	0.00
15	Boards and Commissions	104,425.00	0.00	3,890.58	0.00	3,890.58	100,534.42	3.73
20	Building and Development							
01-20-00-51-0200	Full-Time Salaries	247,556.00	0.00	20,468.72	0.00	20,468.72	227,087.28	8.27
01-20-00-51-1700	Overtime	500.00	0.00	0.00	0.00	0.00	500.00	0.00
01-20-00-51-1950	Insurance Refusal Reimbursemnt	1,373.00	0.00	112.50	0.00	112.50	1,260.50	8.19
	Personal Services	249,429.00	0.00	20,581.22	0.00	20,581.22	228,847.78	8.25
01-20-00-52-0320	FICA	15,190.00	0.00	1,243.74	0.00	1,243.74	13,946.26	8.19
01-20-00-52-0325	Medicare	3,621.00	0.00	290.89	0.00	290.89	3,330.11	8.03
01-20-00-52-0330	IMRF	27,366.00	0.00	2,185.24	0.00	2,185.24	25,180.76	7.99
01-20-00-52-0375	Fringe Benefits	1,980.00	0.00	165.00	0.00	165.00	1,815.00	8.33
01-20-00-52-0400	Health Insurance	44,795.00	0.00	3,462.03	448.98	3,013.05	41,781.95	6.73
01-20-00-52-0425	Life Insurance	147.00	0.00	11.20	0.00	11.20	135.80	7.62
01-20-00-52-0430	VEBA Contributions	8,893.00	0.00	0.00	0.00	0.00	8,893.00	0.00
	Benefits	101,992.00	0.00	7,358.10	448.98	6,909.12	95,082.88	6.77
01-20-00-53-0370	Professional Services	11,450.00	0.00	517.00	0.00	517.00	10,933.00	4.52
01-20-00-53-1300	Inspection Services	65,350.00	0.00	32.00	0.00	32.00	65,318.00	0.05
01-20-00-53-1305	Plan Review Services	30,000.00	0.00	0.00	0.00	0.00	30,000.00	0.00
01-20-00-53-3200	Vehicle Maintenance	400.00	0.00	0.00	0.00	0.00	400.00	0.00
01-20-00-53-4100	Training	500.00	0.00	0.00	0.00	0.00	500.00	0.00
01-20-00-53-4300	Dues & Subscriptions	845.00	0.00	575.00	0.00	575.00	270.00	68.05

Account Number	Description	Budget	Beg Bal	Debits	Credits	End Bal	Remaining	% ExpCol
	Contractual Services	108,545.00	0.00	1,124.00	0.00	1,124.00	107,421.00	1.04
01-20-00-54-0100	Office Supplies	400.00	0.00	0.00	0.00	0.00	400.00	0.00
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	280.00	0.00	0.00	0.00	0.00	280.00	0.00
01-20-00-54-0600	Operating Supplies	500.00	0.00	0.00	0.00	0.00	500.00	0.00
	Materials & Supplies	1,330.00	0.00	0.00	0.00	0.00	1,330.00	0.00
01-20-00-57-5013	Transfer to CERF	2,687.00	0.00	223.92	0.00	223.92	2,463.08	8.33
	Other Financing Uses	<u>2,687.00</u>	<u>0.00</u>	<u>223.92</u>	<u>0.00</u>	<u>223.92</u>	<u>2,463.08</u>	<u>8.33</u>
20	Building and Development	463,983.00	0.00	29,287.24	448.98	28,838.26	435,144.74	6.22
30	Legal Services							
01-30-00-53-0420	Labor and Employment Legal Svc	20,000.00	0.00	0.00	0.00	0.00	20,000.00	0.00
01-30-00-53-0425	Village Attorney	100,000.00	0.00	0.00	0.00	0.00	100,000.00	0.00
01-30-00-53-0426	Village Prosecutor	12,000.00	0.00	0.00	0.00	0.00	12,000.00	0.00
	Contractual Services	<u>132,000.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>132,000.00</u>	<u>0.00</u>
30	Legal Services	132,000.00	0.00	0.00	0.00	0.00	132,000.00	0.00
40	Police Department							
01-40-00-51-0100	Salaries Sworn	2,671,534.00	0.00	218,573.75	0.00	218,573.75	2,452,960.25	8.18
01-40-00-51-0200	Salaries Regular	130,730.00	0.00	10,686.90	0.00	10,686.90	120,043.10	8.17
01-40-00-51-1500	Specialist Pay	40,426.00	0.00	2,796.50	0.00	2,796.50	37,629.50	6.92
01-40-00-51-1600	Holiday Pay	125,869.00	0.00	0.00	0.00	0.00	125,869.00	0.00
01-40-00-51-1700	Overtime	175,000.00	0.00	12,225.07	0.00	12,225.07	162,774.93	6.99
01-40-00-51-1727	IDOT STEP Overtime	19,788.00	0.00	0.00	0.00	0.00	19,788.00	0.00
01-40-00-51-1800	Educational Incentives	40,100.00	0.00	0.00	0.00	0.00	40,100.00	0.00
01-40-00-51-1950	Insurance Refusal Reim	1,525.00	0.00	75.00	0.00	75.00	1,450.00	4.92
01-40-00-51-3000	Part-Time Salaries	46,592.00	0.00	2,654.21	0.00	2,654.21	43,937.79	5.70
	Personal Services	3,251,564.00	0.00	247,011.43	0.00	247,011.43	3,004,552.57	7.60
01-40-00-52-0320	FICA	12,079.00	0.00	812.73	0.00	812.73	11,266.27	6.73
01-40-00-52-0325	Medicare	44,672.00	0.00	3,425.21	0.00	3,425.21	41,246.79	7.67
01-40-00-52-0330	IMRF	18,364.00	0.00	1,486.44	0.00	1,486.44	16,877.56	8.09
01-40-00-52-0375	Fringe Benefits	1,800.00	0.00	100.00	0.00	100.00	1,700.00	5.56
01-40-00-52-0400	Health Insurance	482,880.00	0.00	46,685.00	8,657.10	38,027.90	444,852.10	7.88
01-40-00-52-0420	Health Insurance - Retirees	83,526.00	0.00	16,599.51	10,784.91	5,814.60	77,711.40	6.96
01-40-00-52-0425	Life Insurance	2,057.00	0.00	584.93	421.12	163.81	1,893.19	7.96
01-40-00-52-0430	VEBA Contributions	76,614.00	0.00	0.00	0.00	0.00	76,614.00	0.00
01-40-00-53-0009	Contribution to Police	1,483,000.00	0.00	10,335.44	0.00	10,335.44	1,472,664.56	0.70

Account Number	Description	Budget	Beg Bal	Debits	Credits	End Bal	Remaining	% ExpCol
	Pension Benefits	2,204,992.00	0.00	80,029.26	19,863.13	60,166.13	2,144,825.87	2.73
01-40-00-53-0200	Communications	3,068.00	0.00	0.00	0.00	0.00	3,068.00	0.00
01-40-00-53-0385	Administrative Adjudication	23,220.00	0.00	60.00	0.00	60.00	23,160.00	0.26
01-40-00-53-0410	IT Support	14,266.00	0.00	69.62	0.00	69.62	14,196.38	0.49
01-40-00-53-0430	Animal Control	2,500.00	0.00	0.00	30.00	-30.00	2,530.00	-1.20
01-40-00-53-3100	Maint of Equipment	14,816.00	0.00	0.00	0.00	0.00	14,816.00	0.00
01-40-00-53-3200	Maintenance of Vehicles	45,000.00	0.00	0.00	0.00	0.00	45,000.00	0.00
01-40-00-53-3600	Maintenance of Buildings	1,000.00	0.00	105.00	0.00	105.00	895.00	10.50
01-40-00-53-4100	Training	24,950.00	0.00	79.00	0.00	79.00	24,871.00	0.32
01-40-00-53-4200	Community Support Services	102,605.00	0.00	0.00	0.00	0.00	102,605.00	0.00
01-40-00-53-4250	Travel & Meeting	4,450.00	0.00	108.00	0.00	108.00	4,342.00	2.43
01-40-00-53-4300	Dues & Subscriptions	8,303.00	0.00	2,238.00	0.00	2,238.00	6,065.00	26.95
01-40-00-53-4350	Printing	5,790.00	0.00	0.00	0.00	0.00	5,790.00	0.00
01-40-00-53-4400	Medical & Screening	5,015.00	0.00	0.00	0.00	0.00	5,015.00	0.00
01-40-00-53-5400	Damage Claims	2,500.00	0.00	2,209.95	0.00	2,209.95	290.05	88.40
	Contractual Services	257,483.00	0.00	4,869.57	30.00	4,839.57	252,643.43	1.88
01-40-00-54-0100	Office Supplies	10,000.00	0.00	383.13	0.00	383.13	9,616.87	3.83
01-40-00-54-0200	Gas & Oil	40,581.00	0.00	0.00	0.00	0.00	40,581.00	0.00
01-40-00-54-0300	Uniforms Sworn Personnel	27,400.00	0.00	0.00	0.00	0.00	27,400.00	0.00
01-40-00-54-0310	Uniforms Other Personnel	800.00	0.00	0.00	0.00	0.00	800.00	0.00
01-40-00-54-0400	Prisoner Care	2,608.00	0.00	0.00	0.00	0.00	2,608.00	0.00
01-40-00-54-0600	Operating Supplies	9,868.00	0.00	0.00	0.00	0.00	9,868.00	0.00
01-40-00-54-0601	Radios	12,595.00	0.00	0.00	0.00	0.00	12,595.00	0.00
01-40-00-54-0602	Firearms and Range Supplies	16,440.00	0.00	990.34	0.00	990.34	15,449.66	6.02
01-40-00-54-0603	Evidence Supplies	6,950.00	0.00	0.00	0.00	0.00	6,950.00	0.00
01-40-00-54-0605	DUI Expenditures	7,632.00	0.00	0.00	0.00	0.00	7,632.00	0.00
01-40-00-54-0610	Drug Forfeiture Expenditures	6,110.00	0.00	0.00	0.00	0.00	6,110.00	0.00
01-40-00-54-0615	Article 36 Exp	6,560.00	0.00	0.00	0.00	0.00	6,560.00	0.00
	Materials & Supplies	147,544.00	0.00	1,373.47	0.00	1,373.47	146,170.53	0.93
01-40-00-57-5013	Transfer to CERF	158,304.00	0.00	13,192.00	0.00	13,192.00	145,112.00	8.33
	Other Financing Uses	158,304.00	0.00	13,192.00	0.00	13,192.00	145,112.00	8.33
40	Police Department	6,019,887.00	0.00	346,475.73	19,893.13	326,582.60	5,693,304.40	5.43
50	Fire Department							
01-50-00-51-0100	Salaries Sworn	1,818,361.00	0.00	141,950.39	0.00	141,950.39	1,676,410.61	7.81
01-50-00-51-0200	Salaries Regular	111,206.00	0.00	6,618.02	0.00	6,618.02	104,587.98	5.95
01-50-00-51-1500	Specialist Pay	136,475.00	0.00	11,332.78	0.00	11,332.78	125,142.22	8.30

Account Number	Description	Budget	Beg Bal	Debits	Credits	End Bal	Remaining	% ExpCol
01-50-00-51-1600	Holiday Pay	77,311.00	0.00	0.00	0.00	0.00	77,311.00	0.00
01-50-00-51-1700	Overtime	120,000.00	0.00	15,780.47	0.00	15,780.47	104,219.53	13.15
01-50-00-51-1800	Educational Incentives	14,600.00	0.00	0.00	0.00	0.00	14,600.00	0.00
01-50-00-51-3000	Part-Time Salaries	0.00	0.00	2,761.42	0.00	2,761.42	-2,761.42	0.00
	Personal Services	2,277,953.00	0.00	178,443.08	0.00	178,443.08	2,099,509.92	7.83
01-50-00-51-1950	Insurance Refusal Reimb	1,500.00	0.00	125.00	0.00	125.00	1,375.00	8.33
01-50-00-52-0320	FICA	6,932.00	0.00	575.58	0.00	575.58	6,356.42	8.30
01-50-00-52-0325	Medicare	33,048.00	0.00	2,434.89	0.00	2,434.89	30,613.11	7.37
01-50-00-52-0330	IMRF	12,244.00	0.00	1,008.35	0.00	1,008.35	11,235.65	8.24
01-50-00-52-0375	Fringe Benefits	1,200.00	0.00	100.00	0.00	100.00	1,100.00	8.33
01-50-00-52-0400	Health Insurance	310,124.00	0.00	28,421.46	3,899.20	24,522.26	285,601.74	7.91
01-50-00-52-0420	Health Insurance - Retirees	40,174.00	0.00	11,424.94	8,591.33	2,833.61	37,340.39	7.05
01-50-00-52-0425	Life Insurance	1,487.00	0.00	241.17	126.38	114.79	1,372.21	7.72
01-50-00-52-0430	VEBA Contributions	54,194.00	0.00	0.00	0.00	0.00	54,194.00	0.00
01-50-00-53-0010	Contribution to Fire Pension	1,324,000.00	0.00	8,452.30	0.00	8,452.30	1,315,547.70	0.64
	Benefits	1,784,903.00	0.00	52,783.69	12,616.91	40,166.78	1,744,736.22	2.25
01-50-00-53-0200	Communications	6,300.00	0.00	0.00	0.00	0.00	6,300.00	0.00
01-50-00-53-0410	IT Support	7,126.00	0.00	0.00	0.00	0.00	7,126.00	0.00
01-50-00-53-3100	Maintenance of Equipment	7,300.00	0.00	60.00	0.00	60.00	7,240.00	0.82
01-50-00-53-3200	Maintenance of Vehicles	38,250.00	0.00	29.00	0.00	29.00	38,221.00	0.08
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	0.00	0.00	0.00	0.00	3,500.00	0.00
01-50-00-53-4100	Training	24,750.00	0.00	350.00	0.00	350.00	24,400.00	1.41
01-50-00-53-4200	Community Support Services	16,300.00	0.00	10,000.00	0.00	10,000.00	6,300.00	61.35
01-50-00-53-4250	Travel & Meeting	6,550.00	0.00	37.63	0.00	37.63	6,512.37	0.57
01-50-00-53-4300	Dues & Subscriptions	3,465.00	0.00	0.00	0.00	0.00	3,465.00	0.00
01-50-00-53-4400	Medical & Screening	15,000.00	0.00	0.00	0.00	0.00	15,000.00	0.00
	Contractual Services	129,041.00	0.00	10,476.63	0.00	10,476.63	118,564.37	8.12
01-50-00-54-0100	Office Supplies	1,500.00	0.00	0.00	0.00	0.00	1,500.00	0.00
01-50-00-54-0200	Gas & Oil	14,850.00	0.00	0.00	0.00	0.00	14,850.00	0.00
01-50-00-54-0300	Uniforms Sworn Personnel	17,400.00	0.00	0.00	0.00	0.00	17,400.00	0.00
01-50-00-54-0600	Operating Supplies	23,300.00	0.00	2,255.66	0.00	2,255.66	21,044.34	9.68
	Materials & Supplies	57,050.00	0.00	2,255.66	0.00	2,255.66	54,794.34	3.95
01-50-00-57-5013	Transfer to CERF	148,093.00	0.00	12,341.08	0.00	12,341.08	135,751.92	8.33
	Other Financing Uses	148,093.00	0.00	12,341.08	0.00	12,341.08	135,751.92	8.33
50	Fire Department	4,397,040.00	0.00	256,300.14	12,616.91	243,683.23	4,153,356.77	5.54

Account Number	Description	Budget	Beg Bal	Debits	Credits	End Bal	Remaining	% ExpCol
60	Public Works							
01-60-01-51-0200	Salaries Regular	494,546.00	0.00	41,104.00	0.00	41,104.00	453,442.00	8.31
01-60-01-51-1500	Certification Pay	7,950.00	0.00	8,550.00	0.00	8,550.00	-600.00	107.55
01-60-01-51-1700	Overtime	50,000.00	0.00	5,771.61	0.00	5,771.61	44,228.39	11.54
01-60-01-51-3000	Part-Time Salaries	8,000.00	0.00	0.00	0.00	0.00	8,000.00	0.00
	Personal Services	560,496.00	0.00	55,425.61	0.00	55,425.61	505,070.39	9.89
01-60-01-52-0320	FICA	34,105.00	0.00	3,392.60	0.00	3,392.60	30,712.40	9.95
01-60-01-52-0325	Medicare	8,117.00	0.00	793.48	0.00	793.48	7,323.52	9.78
01-60-01-52-0330	IMRF	54,875.00	0.00	5,992.50	0.00	5,992.50	48,882.50	10.92
01-60-01-52-0375	Fringe Benefits	4,140.00	0.00	356.00	0.00	356.00	3,784.00	8.60
01-60-01-52-0400	Health Insurance	134,187.00	0.00	11,386.82	637.37	10,749.45	123,437.55	8.01
01-60-01-52-0420	Health Insurance - Retirees	14,790.00	0.00	4,505.75	3,330.41	1,175.34	13,614.66	7.95
01-60-01-52-0425	Life Insurance	264.00	0.00	84.07	78.65	5.42	258.58	2.05
01-60-01-52-0430	VEBA Contributions	5,963.00	0.00	0.00	0.00	0.00	5,963.00	0.00
	Benefits	256,441.00	0.00	26,511.22	4,046.43	22,464.79	233,976.21	8.76
01-60-01-53-0200	Communications	1,210.00	0.00	18.02	0.00	18.02	1,191.98	1.49
01-60-01-53-0380	Consulting Services	20,500.00	0.00	0.00	0.00	0.00	20,500.00	0.00
01-60-01-53-0410	IT Support	22,080.00	0.00	0.00	0.00	0.00	22,080.00	0.00
01-60-01-53-1310	Julie Notifications	1,000.00	0.00	0.00	0.00	0.00	1,000.00	0.00
01-60-01-53-3100	Maintenance of Equipment	3,500.00	0.00	0.00	0.00	0.00	3,500.00	0.00
01-60-01-53-3200	Maintenance of Vehicles	25,500.00	0.00	0.00	0.00	0.00	25,500.00	0.00
01-60-01-53-3400	Maintenance TrafficSt Lights	73,380.00	0.00	3,258.15	0.00	3,258.15	70,121.85	4.44
01-60-01-53-3550	Tree Maintenance	89,500.00	0.00	0.00	0.00	0.00	89,500.00	0.00
01-60-01-53-3600	Maintenance of Bldgs & Grounds	65,040.00	0.00	1,895.14	0.00	1,895.14	63,144.86	2.91
01-60-01-53-3610	Maintenance Sidewalks	55,000.00	0.00	0.00	0.00	0.00	55,000.00	0.00
01-60-01-53-3620	Maintenance Streets	108,000.00	0.00	0.00	0.00	0.00	108,000.00	0.00
01-60-01-53-4100	Training	1,200.00	0.00	0.00	0.00	0.00	1,200.00	0.00
01-60-01-53-4250	Travel & Meeting	6,460.00	0.00	0.00	0.00	0.00	6,460.00	0.00
01-60-01-53-4300	Dues & Subscriptions	2,310.00	0.00	720.00	0.00	720.00	1,590.00	31.17
01-60-01-53-4400	Medical & Screening	1,550.00	0.00	0.00	0.00	0.00	1,550.00	0.00
01-60-01-53-5300	AdvertisingLegal Notice	1,000.00	0.00	12.50	0.00	12.50	987.50	1.25
01-60-01-53-5350	Dumping Fees	13,000.00	0.00	826.17	0.00	826.17	12,173.83	6.36
01-60-01-53-5400	Damage Claims	25,000.00	0.00	320.00	0.00	320.00	24,680.00	1.28
01-60-01-53-5450	St Light Electricity	27,500.04	0.00	0.00	0.00	0.00	27,500.04	0.00
01-60-05-53-5500	Collection & Disposal	1,067,161.00	0.00	0.00	0.00	0.00	1,067,161.00	0.00
01-60-05-53-5510	Leaf Disposal	68,000.00	0.00	0.00	0.00	0.00	68,000.00	0.00
	Contractual Services	1,677,891.04	0.00	7,049.98	0.00	7,049.98	1,670,841.06	0.42
01-60-01-54-0100	Office Supplies	1,000.00	0.00	0.00	0.00	0.00	1,000.00	0.00
01-60-01-54-0200	Gas & Oil	19,551.00	0.00	0.00	0.00	0.00	19,551.00	0.00
01-60-01-54-0310	Uniforms	5,575.00	0.00	90.30	0.00	90.30	5,484.70	1.62
01-60-01-54-0500	Vehicle Parts	10,000.00	0.00	0.00	0.00	0.00	10,000.00	0.00

<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>% ExpCol</u>
01-60-01-54-0600	Operating Supplies & Equipment	45,620.00	0.00	976.13	326.18	649.95	44,970.05	1.42
01-60-01-54-0800	Trees	22,000.00	0.00	15,832.00	0.00	15,832.00	6,168.00	71.96
01-60-01-54-2100	Snow & Ice Control	39,930.00	0.00	0.00	0.00	0.00	39,930.00	0.00
01-60-05-54-0600	Operating Supplies	500.00	0.00	0.00	0.00	0.00	500.00	0.00
	Materials & Supplies	144,176.00	0.00	16,898.43	326.18	16,572.25	127,603.75	11.49
01-60-01-57-5013	Transfer to CERF	115,087.00	0.00	9,590.58	0.00	9,590.58	105,496.42	8.33
	Other Financing Uses	115,087.00	0.00	9,590.58	0.00	9,590.58	105,496.42	8.33
60	Public Works	2,754,091.04	0.00	115,475.82	4,372.61	111,103.21	2,642,987.83	4.03
	Expense	15,867,298.04	0.00	849,800.37	38,720.00	811,080.37	15,056,217.67	5.11
01	General Fund	211,561.04	0.00	854,017.83	926,154.35	-72,136.52	283,697.56	-34.10

Account Number	Description	Budget	Beg Bal	Debits	Credits	End Bal	Remaining	% Exp/Col
02	Water & Sewer Fund							
00								
02-00-00-42-2360	Permit Fees	19,350.00	0.00	0.00	2,500.00	2,500.00	16,850.00	12.92
	Licenses & Permits	19,350.00	0.00	0.00	2,500.00	2,500.00	16,850.00	12.92
02-00-00-43-3100	Water Sales	3,296,587.00	0.00	316.05	178,843.21	178,527.16	3,118,059.84	5.42
02-00-00-43-3150	Sewer Sales	2,161,431.00	0.00	210.70	118,296.75	118,086.05	2,043,344.95	5.46
02-00-00-43-3160	Water Penalties	28,588.00	0.00	233.96	3,855.68	3,621.72	24,966.28	12.67
02-00-00-43-3515	NSF Fees	200.00	0.00	0.00	25.00	25.00	175.00	12.50
	Charges for Services	5,486,806.00	0.00	760.71	301,020.64	300,259.93	5,186,546.07	5.47
02-00-00-45-5100	Interest	13,486.00	0.00	0.00	1,795.84	1,795.84	11,690.16	13.32
02-00-00-45-5200	Net Change in Fair Value	0.00	0.00	25.10	0.00	-25.10	25.10	0.00
	Interest	13,486.00	0.00	25.10	1,795.84	1,770.74	11,715.26	13.13
02-00-00-46-6410	Miscellaneous	5,000.00	0.00	0.00	0.00	0.00	5,000.00	0.00
02-00-00-46-6417	IRMA	2,000.00	0.00	0.00	0.00	0.00	2,000.00	0.00
	Reimbursements							
02-00-00-46-6580	Sale of Meters	10,000.00	0.00	0.00	1,299.00	1,299.00	8,701.00	12.99
	Miscellaneous	17,000.00	0.00	0.00	1,299.00	1,299.00	15,701.00	7.64
00		5,536,642.00	0.00	785.81	306,615.48	305,829.67	5,230,812.33	5.52
	Revenue	5,536,642.00	0.00	785.81	306,615.48	305,829.67	5,230,812.33	5.52
60	Public Works							
02-60-06-51-0200	Salaries Regular	772,629.00	0.00	64,523.58	0.00	64,523.58	708,105.42	8.35
02-60-06-51-1500	Specialists Pay	2,100.00	0.00	2,100.00	0.00	2,100.00	0.00	100.00
02-60-06-51-1700	Overtime	12,000.00	0.00	672.22	0.00	672.22	11,327.78	5.60
02-60-06-51-1950	Insurance Refusal	338.00	0.00	27.50	0.00	27.50	310.50	8.14
	Reimb							
02-60-06-51-3000	Part-Time Salaries	15,200.00	0.00	0.01	0.00	0.01	15,199.99	0.00
	Personal Services	802,267.00	0.00	67,323.31	0.00	67,323.31	734,943.69	8.39
02-60-06-52-0320	FICA	49,030.00	0.00	4,096.16	0.00	4,096.16	44,933.84	8.35
02-60-06-52-0325	Medicare	11,741.00	0.00	957.91	0.00	957.91	10,783.09	8.16
02-60-06-52-0330	IMRF	87,069.00	0.00	7,240.70	0.00	7,240.70	79,828.30	8.32
02-60-06-52-0375	Fringe Benefits	5,150.00	0.00	418.16	0.00	418.16	4,731.84	8.12
02-60-06-52-0400	Health Insurance	191,393.00	0.00	15,583.58	876.42	14,707.16	176,685.84	7.68
02-60-06-52-0420	Health Insurance - Retirees	3,016.00	0.00	696.00	479.61	216.39	2,799.61	7.17
02-60-06-52-0425	Life Insurance	435.00	0.00	179.28	131.31	47.97	387.03	11.03
02-60-06-52-0430	VEBA Contributions	13,588.00	0.00	0.00	0.00	0.00	13,588.00	0.00
	Benefits	361,422.00	0.00	29,171.79	1,487.34	27,684.45	333,737.55	7.66

Account Number	Description	Budget	Beg Bal	Debits	Credits	End Bal	Remaining	% Exp/Col
02-60-06-53-0100	Electricity	38,004.00	0.00	0.00	0.00	0.00	38,004.00	0.00
02-60-06-53-0200	Communications	6,780.00	0.00	598.72	0.00	598.72	6,181.28	8.83
02-60-06-53-0300	Auditing	9,075.00	0.00	0.00	0.00	0.00	9,075.00	0.00
02-60-06-53-0380	Consulting Services	8,500.00	0.00	0.00	0.00	0.00	8,500.00	0.00
02-60-06-53-0410	IT Support	66,270.00	0.00	0.00	0.00	0.00	66,270.00	0.00
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	2,271.00	0.00	0.00	0.00	0.00	2,271.00	0.00
02-60-06-53-2100	Bank Fees	31,558.00	0.00	1,296.14	0.00	1,296.14	30,261.86	4.11
02-60-06-53-2200	Liability Insurance	37,864.00	0.00	3,062.65	0.00	3,062.65	34,801.35	8.09
02-60-06-53-2250	IRMA Deductible	9,500.00	0.00	0.00	0.00	0.00	9,500.00	0.00
02-60-06-53-3050	Water System Maintenance	146,500.00	0.00	0.00	0.00	0.00	146,500.00	0.00
02-60-06-53-3055	Hydrant Maintenance	24,000.00	0.00	0.00	0.00	0.00	24,000.00	0.00
02-60-06-53-3200	Maintenance of Vehicles	8,000.00	0.00	0.00	0.00	0.00	8,000.00	0.00
02-60-06-53-3300	Maint of Office Equipment	1,000.00	0.00	56.15	0.00	56.15	943.85	5.62
02-60-06-53-3600	Maintenance of Buildings	15,250.00	0.00	108.01	0.00	108.01	15,141.99	0.71
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	0.00	3,750.00	3,750.00	0.00	59,000.00	0.00
02-60-06-53-3640	SewerCatch Basin Repair	50,000.00	0.00	16,285.69	0.00	16,285.69	33,714.31	32.57
02-60-06-53-4100	Training	1,150.00	0.00	0.00	0.00	0.00	1,150.00	0.00
02-60-06-53-4250	Travel & Meeting	3,185.00	0.00	225.00	0.00	225.00	2,960.00	7.06
02-60-06-53-4300	Dues & Subscriptions	1,460.00	0.00	0.00	0.00	0.00	1,460.00	0.00
02-60-06-53-4350	Printing	6,309.00	0.00	0.00	0.00	0.00	6,309.00	0.00
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	12,490.00	0.00	0.00	0.00	0.00	12,490.00	0.00
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	20,000.00	0.00	596.90	0.00	596.90	19,403.10	2.98
02-60-06-53-5400	Damage Claims	4,000.00	0.00	0.00	0.00	0.00	4,000.00	0.00
	Contractual Services	572,366.00	0.00	25,979.26	3,750.00	22,229.26	550,136.74	3.88
02-60-06-54-0100	Office Supplies	500.00	0.00	0.00	0.00	0.00	500.00	0.00
02-60-06-54-0200	Gas & Oil	12,770.00	0.00	0.00	0.00	0.00	12,770.00	0.00
02-60-06-54-0310	Uniforms	1,475.00	0.00	0.00	0.00	0.00	1,475.00	0.00
02-60-06-54-0500	Vehicle Parts	8,000.00	0.00	0.00	0.00	0.00	8,000.00	0.00
02-60-06-54-0600	Operating Supplies	26,900.00	0.00	1,490.00	0.00	1,490.00	25,410.00	5.54
02-60-06-54-1300	Postage	9,000.00	0.00	326.03	0.00	326.03	8,673.97	3.62
02-60-06-54-2200	Water from Chicago	1,666,525.00	0.00	0.00	0.00	0.00	1,666,525.00	0.00
	Materials & Supplies	1,725,170.00	0.00	1,816.03	0.00	1,816.03	1,723,353.97	0.11
02-60-06-55-0500	Building	25,000.00	0.00	0.00	0.00	0.00	25,000.00	0.00

Account Number	Description	Budget	Beg Bal	Debits	Credits	End Bal	Remaining	% Exp/Col
02-60-06-55-1150	Improvements Sewer System	175,000.00	0.00	0.00	0.00	0.00	175,000.00	0.00
02-60-06-55-1300	Improvements Water System	434,000.00	0.00	0.00	0.00	0.00	434,000.00	0.00
02-60-06-55-1400	Improvements Meter Replacement	16,000.00	0.00	0.00	0.00	0.00	16,000.00	0.00
02-60-06-55-9100	Program Street Improvements	70,000.00	0.00	0.00	0.00	0.00	70,000.00	0.00
	Capital Outlay	720,000.00	0.00	0.00	0.00	0.00	720,000.00	0.00
02-60-06-55-0010	Depreciation Expense	355,000.00	0.00	0.00	0.00	0.00	355,000.00	0.00
	Depreciation	355,000.00	0.00	0.00	0.00	0.00	355,000.00	0.00
02-60-06-56-0070	Series 08B Principal	170,000.00	0.00	0.00	0.00	0.00	170,000.00	0.00
02-60-06-56-0071	Series 08B Interest	6,970.00	0.00	0.00	0.00	0.00	6,970.00	0.00
02-60-06-56-0102	Community Bank Loan Principal	49,813.00	0.00	12,357.51	0.00	12,357.51	37,455.49	24.81
02-60-06-56-0103	Community Bank Loan Interest	696.00	0.00	269.49	0.00	269.49	426.51	38.72
02-60-06-56-0104	IEPA Loan Principal	620,893.00	0.00	308,740.48	0.00	308,740.48	312,152.52	49.73
02-60-06-56-0105	IEPA Loan Interest	296,253.00	0.00	149,832.42	0.00	149,832.42	146,420.58	50.58
	Debt Service	1,144,625.00	0.00	471,199.90	0.00	471,199.90	673,425.10	41.17
02-60-06-57-5013	Transfer to CERF	95,305.00	0.00	7,942.08	0.00	7,942.08	87,362.92	8.33
	Other Financing Uses	95,305.00	0.00	7,942.08	0.00	7,942.08	87,362.92	8.33
60	Public Works	<u>5,776,155.00</u>	<u>0.00</u>	<u>603,432.37</u>	<u>5,237.34</u>	<u>598,195.03</u>	<u>5,177,959.97</u>	<u>10.36</u>
	Expense	<u>5,776,155.00</u>	<u>0.00</u>	<u>603,432.37</u>	<u>5,237.34</u>	<u>598,195.03</u>	<u>5,177,959.97</u>	<u>10.36</u>
02	Water & Sewer Fund	239,513.00	0.00	604,218.18	311,852.82	292,365.36	-52,852.36	122.07

Account Number	Description	Budget	Beg Bal	Debits	Credits	End Bal	Remaining	% Exp/Col
03	Motor Fuel Tax Fund							
00								
03-00-00-45-5100	Interest	6,937.00	0.00	0.00	582.83	582.83	6,354.17	8.40
03-00-00-45-5200	Net Change in Fair Value	0.00	0.00	22.80	0.00	-22.80	22.80	0.00
	Interest	6,937.00	0.00	22.80	582.83	560.03	6,376.97	8.07
03-00-00-47-7090	State Grants and Reimbursemts	116,000.00	0.00	0.00	0.00	0.00	116,000.00	0.00
03-00-00-47-7100	State Allotment	287,679.00	0.00	0.00	25,575.69	25,575.69	262,103.31	8.89
	Intergovernmental	403,679.00	0.00	0.00	25,575.69	25,575.69	378,103.31	6.34
00		410,616.00	0.00	22.80	26,158.52	26,135.72	384,480.28	6.37
	Revenue	410,616.00	0.00	22.80	26,158.52	26,135.72	384,480.28	6.37
00								
03-00-00-53-0390	Engineering Fees	145,000.00	0.00	0.00	0.00	0.00	145,000.00	0.00
03-00-00-53-2100	Bank Fees	60.00	0.00	0.00	0.00	0.00	60.00	0.00
03-00-00-53-3620	Street Maintenance	50,000.00	0.00	0.00	0.00	0.00	50,000.00	0.00
	Contractual Services	195,060.00	0.00	0.00	0.00	0.00	195,060.00	0.00
03-00-00-55-9100	Street Improvement	455,000.00	0.00	0.00	0.00	0.00	455,000.00	0.00
	Capital Outlay	455,000.00	0.00	0.00	0.00	0.00	455,000.00	0.00
00		650,060.00	0.00	0.00	0.00	0.00	650,060.00	0.00
	Expense	650,060.00	0.00	0.00	0.00	0.00	650,060.00	0.00
03	Motor Fuel Tax Fund	239,444.00	0.00	22.80	26,158.52	-26,135.72	265,579.72	-10.92

Account Number	Description	Budget	Beg Bal	Debits	Credits	End Bal	Remaining	% Exp/Col
05	Debt Service Fund							
00								
05-00-00-41-1000	Prior Yrs Taxes	125,173.00	0.00	0.00	2,063.17	2,063.17	123,109.83	1.65
05-00-00-41-1021	Property Taxes Current	136,163.00	0.00	0.00	0.00	0.00	136,163.00	0.00
	Property Taxes	261,336.00	0.00	0.00	2,063.17	2,063.17	259,272.83	0.79
05-00-00-45-5100	Interest	1,711.00	0.00	0.00	273.08	273.08	1,437.92	15.96
	Interest	<u>1,711.00</u>	<u>0.00</u>	<u>0.00</u>	<u>273.08</u>	<u>273.08</u>	<u>1,437.92</u>	<u>15.96</u>
00		<u>263,047.00</u>	<u>0.00</u>	<u>0.00</u>	<u>2,336.25</u>	<u>2,336.25</u>	<u>260,710.75</u>	<u>0.89</u>
	Revenue	263,047.00	0.00	0.00	2,336.25	2,336.25	260,710.75	0.89
00								
05-00-00-53-2100	Bank Fees	1,500.00	0.00	0.00	0.00	0.00	1,500.00	0.00
	Contractual Services	1,500.00	0.00	0.00	0.00	0.00	1,500.00	0.00
05-00-00-56-0033	2018 GO Bond Principal	246,000.00	0.00	0.00	0.00	0.00	246,000.00	0.00
05-00-00-56-0034	2018 GO Bond Interest	7,584.00	0.00	0.00	0.00	0.00	7,584.00	0.00
	Debt Service	<u>253,584.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>253,584.00</u>	<u>0.00</u>
00		<u>255,084.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>255,084.00</u>	<u>0.00</u>
	Expense	<u>255,084.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>255,084.00</u>	<u>0.00</u>
05	Debt Service Fund	-7,963.00	0.00	0.00	2,336.25	-2,336.25	-5,626.75	29.34

Account Number	Description	Budget	Beg Bal	Debits	Credits	End Bal	Remaining	% Exp/Col
09	Police Pension Fund							
00								
09-00-00-45-5100	Interest	461,605.00	0.00	0.00	0.00	0.00	461,605.00	0.00
09-00-00-45-5200	Net Change in Fair Value	1,085,918.00	0.00	0.00	0.00	0.00	1,085,918.00	0.00
	Interest	1,547,523.00	0.00	0.00	0.00	0.00	1,547,523.00	0.00
09-00-00-41-1100	Employer Contribution	1,483,000.00	0.00	0.00	10,335.44	10,335.44	1,472,664.56	0.70
09-00-00-46-7350	Employee Contribution	284,418.00	0.00	0.00	22,318.26	22,318.26	262,099.74	7.85
	Grants & Contributions	1,767,418.00	0.00	0.00	32,653.70	32,653.70	1,734,764.30	1.85
00		3,314,941.00	0.00	0.00	32,653.70	32,653.70	3,282,287.30	0.99
	Revenue	3,314,941.00	0.00	0.00	32,653.70	32,653.70	3,282,287.30	0.99
00								
09-00-00-52-6100	Pensions	2,275,501.00	0.00	0.00	0.00	0.00	2,275,501.00	0.00
09-00-00-52-6150	Pension Refund	50,000.00	0.00	0.00	0.00	0.00	50,000.00	0.00
	Benefits	2,325,501.00	0.00	0.00	0.00	0.00	2,325,501.00	0.00
09-00-00-53-0300	Audit Services	2,118.00	0.00	0.00	0.00	0.00	2,118.00	0.00
09-00-00-53-0350	Actuarial Services	3,000.00	0.00	0.00	0.00	0.00	3,000.00	0.00
09-00-00-53-0360	Payroll Services	27,130.00	0.00	0.00	0.00	0.00	27,130.00	0.00
09-00-00-53-0380	Consulting Services	35,300.00	0.00	0.00	0.00	0.00	35,300.00	0.00
09-00-00-53-0420	Legal Services	18,000.00	0.00	0.00	0.00	0.00	18,000.00	0.00
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	0.00	0.00	0.00	0.00	4,000.00	0.00
09-00-00-53-4250	Travel & Meeting	3,000.00	0.00	0.00	0.00	0.00	3,000.00	0.00
09-00-00-53-4300	Dues & Subscriptions	815.00	0.00	0.00	0.00	0.00	815.00	0.00
09-00-00-53-4400	Medical & Screening	5,000.00	0.00	0.00	0.00	0.00	5,000.00	0.00
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	0.00	0.00	0.00	0.00	13,550.00	0.00
	Contractual Services	120,613.00	0.00	0.00	0.00	0.00	120,613.00	0.00
00		2,446,114.00	0.00	0.00	0.00	0.00	2,446,114.00	0.00
	Expense	2,446,114.00	0.00	0.00	0.00	0.00	2,446,114.00	0.00

<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	-868,827.00	0.00	0.00	32,653.70	-32,653.70	-836,173.30	3.76

Account Number	Description	Budget	Beg Bal	Debits	Credits	End Bal	Remaining	% Exp/Col
10	Fire Pension Fund							
00								
10-00-00-45-5100	InterestDividends	407,493.00	0.00	0.00	0.00	0.00	407,493.00	0.00
10-00-00-45-5200	Net Change in Fair Value	616,199.00	0.00	0.00	0.00	0.00	616,199.00	0.00
	Interest	1,023,692.00	0.00	0.00	0.00	0.00	1,023,692.00	0.00
10-00-00-41-1100	Employer Contribution	1,324,000.00	0.00	0.00	8,452.30	8,452.30	1,315,547.70	0.64
10-00-00-46-7350	Employee Contribution	193,520.00	0.00	0.00	15,378.64	15,378.64	178,141.36	7.95
	Grants & Contributions	1,517,520.00	0.00	0.00	23,830.94	23,830.94	1,493,689.06	1.57
00		2,541,212.00	0.00	0.00	23,830.94	23,830.94	2,517,381.06	0.94
	Revenue	2,541,212.00	0.00	0.00	23,830.94	23,830.94	2,517,381.06	0.94
00								
10-00-00-52-6100	Pensions	1,862,337.00	0.00	0.00	0.00	0.00	1,862,337.00	0.00
	Benefits	1,862,337.00	0.00	0.00	0.00	0.00	1,862,337.00	0.00
10-00-00-53-0300	Audit Services	3,500.00	0.00	0.00	0.00	0.00	3,500.00	0.00
10-00-00-53-0350	Actuarial Services	2,500.00	0.00	0.00	0.00	0.00	2,500.00	0.00
10-00-00-53-0360	Payroll Services	14,010.00	0.00	0.00	0.00	0.00	14,010.00	0.00
10-00-00-53-0380	Consulting Services	36,500.00	0.00	0.00	0.00	0.00	36,500.00	0.00
10-00-00-53-0420	Legal Services	10,000.00	0.00	0.00	0.00	0.00	10,000.00	0.00
10-00-00-53-2100	Bank Fees	4,200.00	0.00	0.00	0.00	0.00	4,200.00	0.00
10-00-00-53-4100	Training	3,000.00	0.00	0.00	0.00	0.00	3,000.00	0.00
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	825.00	0.00	0.00	0.00	0.00	825.00	0.00
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	0.00	0.00	0.00	0.00	9,010.00	0.00
	Contractual Services	86,645.00	0.00	0.00	0.00	0.00	86,645.00	0.00
00		1,948,982.00	0.00	0.00	0.00	0.00	1,948,982.00	0.00
	Expense	1,948,982.00	0.00	0.00	0.00	0.00	1,948,982.00	0.00
10	Fire Pension Fund	-592,230.00	0.00	0.00	23,830.94	-23,830.94	-568,399.06	4.02

Account Number	Description	Budget	Beg Bal	Debits	Credits	End Bal	Remaining	% Exp/Col
13	Capital Equip Replacement Fund							
00								
13-00-00-45-5100	Interest	47,673.00	0.00	0.00	5,542.23	5,542.23	42,130.77	11.63
13-00-00-45-5200	Net Change in Fair Value	0.00	0.00	0.00	1,113.62	1,113.62	-1,113.62	0.00
	Interest	47,673.00	0.00	0.00	6,655.85	6,655.85	41,017.15	13.96
13-00-00-46-6410	Miscellaneous	5,000.00	0.00	0.00	0.00	0.00	5,000.00	0.00
	Miscellaneous	5,000.00	0.00	0.00	0.00	0.00	5,000.00	0.00
13-00-00-47-7001	From General Fund	424,171.00	0.00	0.00	35,347.58	35,347.58	388,823.42	8.33
13-00-00-47-7002	Transfer from Water and Sewer	95,305.00	0.00	0.00	7,942.08	7,942.08	87,362.92	8.33
13-00-00-48-8000	Sale of Property	50,000.00	0.00	0.00	0.00	0.00	50,000.00	0.00
	Other Financing Sources	569,476.00	0.00	0.00	43,289.66	43,289.66	526,186.34	7.60
00		622,149.00	0.00	0.00	49,945.51	49,945.51	572,203.49	8.03
	Revenue	622,149.00	0.00	0.00	49,945.51	49,945.51	572,203.49	8.03
00								
13-00-00-53-2100	Bank Fees	100.00	0.00	0.00	0.00	0.00	100.00	0.00
	Contractual Services	100.00	0.00	0.00	0.00	0.00	100.00	0.00
13-00-00-55-8700	Police Vehicles	85,983.00	0.00	0.00	0.00	0.00	85,983.00	0.00
13-00-00-55-8720	Police Equipment	25,605.00	0.00	2,071.56	0.00	2,071.56	23,533.44	8.09
13-00-00-55-8800	Fire Dept Vehicle	26,000.00	0.00	0.00	0.00	0.00	26,000.00	0.00
13-00-00-55-8850	Fire Dept Equipment	106,000.00	0.00	0.00	0.00	0.00	106,000.00	0.00
13-00-00-55-8910	PW Vehicles	445,000.00	0.00	0.00	0.00	0.00	445,000.00	0.00
13-00-00-55-8925	PW Equipment	90,000.00	0.00	0.00	0.00	0.00	90,000.00	0.00
	Capital Outlay	778,588.00	0.00	2,071.56	0.00	2,071.56	776,516.44	0.27
00		778,688.00	0.00	2,071.56	0.00	2,071.56	776,616.44	0.27
	Expense	778,688.00	0.00	2,071.56	0.00	2,071.56	776,616.44	0.27
13	Capital Equip Replacement Fund	156,539.00	0.00	2,071.56	49,945.51	-47,873.95	204,412.95	-30.58

Account Number	Description	Budget	Beg Bal	Debits	Credits	End Bal	Remaining	% Exp/Col
14	Capital Improvement Fund							
00								
14-00-00-43-3200	Metra Daily Parking Fees	10,654.00	0.00	0.00	0.00	0.00	10,654.00	0.00
14-00-00-43-3220	Parking Lot Permit Fees	24,846.00	0.00	0.00	0.00	0.00	24,846.00	0.00
	Charges for Services	35,500.00	0.00	0.00	0.00	0.00	35,500.00	0.00
14-00-00-44-4240	Automated Traffic Enf Fines	809,343.00	0.00	0.00	115,137.80	115,137.80	694,205.20	14.23
	Fines & Forfeits	809,343.00	0.00	0.00	115,137.80	115,137.80	694,205.20	14.23
14-00-00-45-5100	Interest	22,640.00	0.00	0.00	1,361.30	1,361.30	21,278.70	6.01
14-00-00-45-5200	Net Change in Fair Value	0.00	0.00	0.00	263.40	263.40	-263.40	0.00
	Interest	<u>22,640.00</u>	<u>0.00</u>	<u>0.00</u>	<u>1,624.70</u>	<u>1,624.70</u>	<u>21,015.30</u>	<u>7.18</u>
00		<u>867,483.00</u>	<u>0.00</u>	<u>0.00</u>	<u>116,762.50</u>	<u>116,762.50</u>	<u>750,720.50</u>	<u>13.46</u>
	Revenue	867,483.00	0.00	0.00	116,762.50	116,762.50	750,720.50	13.46
00								
14-00-00-53-4290	License Fees	12,000.00	0.00	0.00	0.00	0.00	12,000.00	0.00
	Contractual Services	12,000.00	0.00	0.00	0.00	0.00	12,000.00	0.00
14-00-00-55-0500	Building Improvements	210,740.00	0.00	0.00	0.00	0.00	210,740.00	0.00
14-00-00-55-1205	Streetscape Improvements	146,000.00	0.00	0.00	0.00	0.00	146,000.00	0.00
14-00-00-55-1250	Alley Improvements	950,000.00	0.00	0.00	0.00	0.00	950,000.00	0.00
14-00-00-55-8620	Information Technology Equipme	258,660.00	0.00	0.00	0.00	0.00	258,660.00	0.00
14-00-00-55-9100	Street Improvements	20,000.00	0.00	0.00	0.00	0.00	20,000.00	0.00
	Capital Outlay	<u>1,585,400.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>1,585,400.00</u>	<u>0.00</u>
00		<u>1,597,400.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>1,597,400.00</u>	<u>0.00</u>
	Expense	<u>1,597,400.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>1,597,400.00</u>	<u>0.00</u>

<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>
14	Capital Improvement Fund	729,917.00	0.00	0.00	116,762.50	-116,762.50	846,679.50	-16.00

Account Number	Description	Budget	Beg Bal	Debits	Credits	End Bal	Remaining	% Exp/Col
16	Economic Development Fund							
00								
16-00-00-45-5100	Interest	540.00	0.00	0.00	244.47	244.47	295.53	45.27
	Interest	540.00	0.00	0.00	244.47	244.47	295.53	45.27
16-00-00-43-4025	Reimbursements from Villages	2,959.00	0.00	0.00	0.00	0.00	2,959.00	0.00
	Intergovernmental	2,959.00	0.00	0.00	0.00	0.00	2,959.00	0.00
00		3,499.00	0.00	0.00	244.47	244.47	3,254.53	6.99
	Revenue	3,499.00	0.00	0.00	244.47	244.47	3,254.53	6.99
00								
16-00-00-53-0380	Consulting Services	18,445.00	0.00	0.00	0.00	0.00	18,445.00	0.00
16-00-00-53-0420	Legal Services	25,000.00	0.00	0.00	0.00	0.00	25,000.00	0.00
	Contractual Services	43,445.00	0.00	0.00	0.00	0.00	43,445.00	0.00
16-00-00-55-4300	Other Improvements	142,196.00	0.00	0.00	0.00	0.00	142,196.00	0.00
	Capital Outlay	142,196.00	0.00	0.00	0.00	0.00	142,196.00	0.00
00		185,641.00	0.00	0.00	0.00	0.00	185,641.00	0.00
	Expense	185,641.00	0.00	0.00	0.00	0.00	185,641.00	0.00
16	Economic Development Fund	182,142.00	0.00	0.00	244.47	-244.47	182,386.47	-0.13

Account Number	Description	Budget	Beg Bal	Debits	Credits	End Bal	Remaining	% Exp/Col
31	TIF-Madison Street							
00								
31-00-00-41-1000	Property Taxes-Prior Years	119,037.00	0.00	0.00	0.00	0.00	119,037.00	0.00
	Property Taxes	119,037.00	0.00	0.00	0.00	0.00	119,037.00	0.00
31-00-00-45-5100	Interest	0.00	0.00	0.00	63.40	63.40	-63.40	0.00
	Interest	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>63.40</u>	<u>63.40</u>	<u>-63.40</u>	<u>0.00</u>
00		<u>119,037.00</u>	<u>0.00</u>	<u>0.00</u>	<u>63.40</u>	<u>63.40</u>	<u>118,973.60</u>	<u>0.05</u>
	Revenue	119,037.00	0.00	0.00	63.40	63.40	118,973.60	0.05
00								
31-00-00-53-0300	Audit Services	1,000.00	0.00	0.00	0.00	0.00	1,000.00	0.00
31-00-00-53-0380	Consulting Services	22,500.00	0.00	0.00	0.00	0.00	22,500.00	0.00
31-00-00-53-0425	Village Attorney	20,000.00	0.00	0.00	0.00	0.00	20,000.00	0.00
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
	Contractual Services	48,500.00	0.00	0.00	0.00	0.00	48,500.00	0.00
31-00-00-56-0081	Interest on Interfund Loan	26,000.00	0.00	0.00	0.00	0.00	26,000.00	0.00
	Debt Service	<u>26,000.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>26,000.00</u>	<u>0.00</u>
00		<u>74,500.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>74,500.00</u>	<u>0.00</u>
	Expense	<u>74,500.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>74,500.00</u>	<u>0.00</u>
31	TIF-Madison Street	-44,537.00	0.00	0.00	63.40	-63.40	-44,473.60	0.14

Account Number	Description	Budget	Beg Bal	Debits	Credits	End Bal	Remaining	% Exp/Col
32	Tif - North Avenue							
00								
32-00-00-45-5100	Interest	0.00	0.00	0.00	11.34	11.34	-11.34	0.00
	Interest	0.00	0.00	0.00	11.34	11.34	-11.34	0.00
32-00-00-47-7001	Transfer from General Fund	50,000.00	0.00	0.00	0.00	0.00	50,000.00	0.00
	Other Financing Sources	<u>50,000.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>50,000.00</u>	<u>0.00</u>
00		<u>50,000.00</u>	<u>0.00</u>	<u>0.00</u>	<u>11.34</u>	<u>11.34</u>	<u>49,988.66</u>	<u>0.02</u>
	Revenue	50,000.00	0.00	0.00	11.34	11.34	49,988.66	0.02
00								
32-00-00-53-0380	Consulting Services	20,000.00	0.00	0.00	0.00	0.00	20,000.00	0.00
32-00-00-53-0425	Village Attorney	25,000.00	0.00	0.00	0.00	0.00	25,000.00	0.00
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
	Contractual Services	<u>50,000.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>50,000.00</u>	<u>0.00</u>
00		<u>50,000.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>50,000.00</u>	<u>0.00</u>
	Expense	<u>50,000.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>50,000.00</u>	<u>0.00</u>
32	Tif - North Avenue	0.00	0.00	0.00	11.34	-11.34	11.34	0.00

<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>
35	Infrastructure Imp							
	Bond Fund							
00								
35-00-00-45-5100	Interest	2,500.00	0.00	0.00	349.42	349.42	2,150.58	13.98
	Interest	<u>2,500.00</u>	<u>0.00</u>	<u>0.00</u>	<u>349.42</u>	<u>349.42</u>	<u>2,150.58</u>	<u>13.98</u>
00		<u>2,500.00</u>	<u>0.00</u>	<u>0.00</u>	<u>349.42</u>	<u>349.42</u>	<u>2,150.58</u>	<u>13.98</u>
	Revenue	2,500.00	0.00	0.00	349.42	349.42	2,150.58	13.98
00								
35-00-00-55-9100	Street Improvements	250,000.00	0.00	0.00	0.00	0.00	250,000.00	0.00
	Capital Outlay	<u>250,000.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>250,000.00</u>	<u>0.00</u>
00		<u>250,000.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>250,000.00</u>	<u>0.00</u>
	Expense	<u>250,000.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>250,000.00</u>	<u>0.00</u>
35	Infrastructure Imp	247,500.00	0.00	0.00	349.42	-349.42	247,849.42	-0.14
	Bond Fund							

Village of River Forest Investments

Fiscal Year 2019
Through 05/31/2018

Fun	ID	Bank	Interest Rate	Purchase Date	Maturity Date	Cost	Par Value	Market Value
01	2017-11	MB Financial Bank	01.350%	3/29/2017	6/29/2018	\$200,000.00	\$200,000.00	\$202,556.78
01	2017-10	MB Financial	01.350%	4/4/2017	7/4/2018	\$500,000.00	\$500,000.00	\$506,672.16
01	2016-10	Discover Bank	01.650%	9/30/2015	10/1/2018	\$247,690.03	\$247,000.00	\$246,816.23
01	2018-02	MB Financial	01.340%	7/5/2017	10/5/2018	\$210,273.31	\$210,273.31	\$212,395.58
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	\$99,626.30
01	2018-07	American Express Bank	01.610%	9/6/2017	12/6/2018	\$247,969.44	\$248,000.00	\$247,458.86
01	2016-11	American Express Centurion	01.650%	12/9/2015	12/10/2018	\$247,690.03	\$247,000.00	\$246,503.04
01	2017-08	Keybank	01.400%	4/12/2017	4/12/2019	\$248,487.44	\$248,000.00	\$246,502.08
01	2017-12	Ally Bank	01.650%	6/29/2017	7/1/2019	\$247,000.00	\$247,000.00	\$245,223.08
01	2018-05	Private Bank	01.675%	8/21/2017	8/21/2019	\$241,600.00	\$241,600.00	\$241,600.00
01	2018-13	Morgan Stanley Private Bank	02.200%	3/15/2018	9/16/2019	\$247,109.27	\$247,000.00	\$246,293.83
01	2017-05	Wells Fargo	01.750%	3/1/2017	3/2/2020	\$249,364.25	\$249,000.00	\$245,419.13
01	2017-06	Capital One Bank	01.800%	3/8/2017	3/9/2020	\$247,000.00	\$247,000.00	\$243,375.77
01	2018-14	Bank of China	02.335%	3/7/2018	3/23/2020	\$238,100.00	\$238,100.00	\$238,100.00
01	2017-09	FHLMC	01.500%	4/4/2017	2/17/2021	\$330,165.00	\$330,000.00	\$328,825.20
								\$4,041,568.04
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	\$149,126.15

Village of River Forest Investments

Fiscal Year 2019
Through 05/31/2018

Fun	ID	Bank	Interest Rate	Purchase Date	Maturity Date	Cost	Par Value	Market Value
								\$395,226.15
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	\$150,368.67
								\$250,368.67
13	2018-03	MB Financial	01.340%	7/5/2017	10/5/2018	\$210,273.30	\$210,273.30	\$212,395.58
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	\$229,140.49
13	2014-34	Enerbank USA	01.700%	12/18/2014	12/18/2018	\$99,792.77	\$99,600.00	\$99,417.43
13	2016-27	FHLB 3130AAE46	01.250%	12/23/2016	1/16/2019	\$199,900.00	\$200,000.00	\$199,816.00
13	2017-07	FHLMC 3134GA6H2	01.375%	3/30/2017	2/28/2019	\$599,934.00	\$600,000.00	\$596,250.00
13	2018-11	Stearns Bank	01.350%	11/1/2017	5/3/2019	\$248,021.68	\$249,000.00	\$246,979.61
13	2018-09	Capital One Natl Assoc	01.750%	11/8/2017	11/8/2019	\$247,000.00	\$247,000.00	\$244,409.71
13	2018-10	Morgan Stanley Bank	01.750%	11/9/2017	11/12/2019	\$247,000.00	\$247,000.00	\$244,372.41
13	2007-01	GNMA #781459	06.000%	8/15/2007	6/15/2032	\$19,070.67	\$15,673.79	\$16,692.59
13	2007-02	FHLMC #8016	06.000%	8/23/2007	10/1/2034	\$17,797.16	\$15,526.86	\$17,309.50
								\$2,596,183.32
14	2018-12	First National Bank	01.332%	11/1/2017	10/1/2018	\$240,300.00	\$240,300.00	\$240,300.00
14	2016-14	FFCB	01.340%	12/7/2015	11/30/2018	\$100,000.00	\$100,000.00	\$99,626.30

Village of River Forest Investments

Fiscal Year 2019
Through 05/31/2018

Fun	ID	Bank	Interest Rate	Purchase Date	Maturity Date	Cost	Par Value	Market Value
14	2016-28	FHLB 3130AAE46	01.250%	12/23/2016	1/16/2019	\$199,900.00	\$200,000.00	\$198,816.00
14	2018-04	Farmers & Merchants Union Bk	01.493%	8/14/2017	2/5/2019	\$244,500.00	\$244,500.00	\$244,500.00
								\$783,242.30
								\$8,066,588.48



MEMORANDUM

Date: July 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, July 10	7:00 pm	Sustainability Commission Meeting
Thursday, July 12	7:30 pm	Zoning Board of Appeals Meeting
Tuesday, July 17	7:00 pm	Resident Meeting (Chicago/Harlem)
Wednesday, July 18	7:00 pm	Traffic & Safety Meeting
Thursday, July 19	7:00 pm	Historic Preservation Commission
Monday, July 23	7:00 pm	Village Board of Trustees Meeting (CANCELLED)
Thursday, July 26	2:00 pm	Fire Pension Meeting
Thursday, July 26	4:00 pm	Police Pension Meeting
Thursday, July 26	7:30 pm	Development Review Board Meeting

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
Al Warren Oil Co. Inc.	\$11,505	Purchase of Diesel Fuel
Benestar/Hartford	\$10,515	Retiree Insurance Premiums July 2018
ClientFirst Consulting Group LLC	\$10,894	IT Support
Forest Preserve District Cook Co.	\$12,000	Annual License Fee/Harlem & Lake
Greatline Communications	\$15,470	2 nd Floor Renovation Data & Phone
GovHR USA LLC	\$11,040	Finance Recruitment, Police Assessment
Independent Mechanical Industries	\$16,835	Replacement of 4 control valves Pump Station
Interiors for Business Inc.	\$18,393	2nd floor efficiency improvements
Klein, Thorpe, and Jenkins, Ltd.	\$33,826	Legal Services – May-June 2018
MOE Funds	\$15,389	PW Employee Health Insurance August 2018

No new Business Licenses issued.

Thank you.



Village of River Forest
Village Administrator's Office

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

MEMORANDUM

Date: July 3, 2018

To: Eric Palm, Village Administrator

From: Lisa Scheiner, Assistant Village Administrator

Subj: Concordia University Chicago Residence Hall– Planned Development Amendment
Application #18-03 – Cellular Antenna Sites on Parking Garage

Issue

The property located between Division Street to the north, Augusta Street to the south, Bonnie Brae Place to the east and Monroe Avenue to the west is home to Concordia University Chicago (CUC) and is zoned PRI. CUC has filed application #18-03, which proposes to amend the existing planned development permit for the purpose of increasing the height of the southeast corner of the parking garage from approximately 44 to 54 feet to allow the installation of a stealth enclosure and cellular antenna.

Section 10-19-8(A) of the River Forest Zoning Ordinances states that a change to an existing planned development is not minor if it increases the height of the building, unless the proposed height change is less than or equal to the lesser of: a) the height permitted in the property's zoning district regulations in effect as of the date the planned development permit is approved or b) the height permitted in the property's zoning district regulations in effect as of the date of the minor amendment is requested. The permit issued to increase the height of the southwest corner of the structure beyond the height allowed for a structure in the PRI does not apply to the requested height increase to the southeast corner of the structure. Therefore, this change constitutes a major amendment to the existing planned development. The Development Review Board (DRB) held a public hearing to consider this proposed amendment to the existing planned development permit.

By way of background, the property is currently regulated by a planned development permit issued in Ordinances 2837 (June, 1999, athletic stadium), 2874 (April, 2000, parking structure), 2888 (June, 2000, early childhood education center), 3335A (July, 2010, cellular antenna on parking structure), and 3602 (July, 2016, residence hall).

At its June 28, 2018 meeting, the DRB unanimously voted to recommend approval of the application and adopted the attached Findings of Fact. Also attached are the draft minutes of the June 21, 2018 Development Review Board meeting.

At its July 9, 2018, meeting the Village Board of Trustees will consider the enclosed Ordinance Granting a Planned Development Amendment Permit for CUC.

Analysis

The following occurred in accordance with the River Forest Municipal Code Planned Development provisions:

<u>Task</u>	<u>Date</u>
Pre-Filing Conference with Staff	August, 2016
Project Introduced to Village Board	1/9/17
Pre-Filing Conference with the DRB	4/6/17 and 2/15/18
Notice of Neighbor Meeting Mailed	2/24/17
Neighbor Meeting(s) Held	3/5/17
Technical Review Meeting with Staff	5/3/18
Notice of Public Hearing Mailed	5/23/18
Public Hearing Signage Posted at Site	6/5/18
Legal Notice in Wednesday Journal	6/5/18
Public Hearing(s) Held	6/21/18
DRB Final Action Taken	6/28/18
Notice of Village Board Consideration Mailed	7/2/18

Site Development Allowance Requested

Based on the proposed site plan the applicant would require the following Site Development Allowance (SDA): An approximately ten feet (10') increase in building height above the maximum building height, for a total building height of approximately fifty-four feet (54') (as depicted in Section 8 of the Application on drawing ANT-1)

Traffic Impact

The new cellular antenna site, if approved, would result in the relocation of one (1) parking stall from the parking garage to another location campus, which Mr. Steiner identified in his testimony at the public hearing.

Action Required

In accordance with the Municipal Code, should the Board wish to approve Planned Development application #18-03 it will require the concurrence of the majority of all Trustees of the Village then holding office, including the Village President. In approving a planned development permit, the Board of Trustees may attach such conditions to the approval as it deems necessary to have the proposed use or combination of uses meet the

standards set forth in Section 10-19-3 of the River Forest Municipal Code and to prevent or minimize adverse effects on other property in the immediate vicinity. Such conditions may include, but are not limited to: limitations on size, bulk and location; requirements for landscaping, signage, outdoor lighting, provisions for adequate ingress and egress; hours of operation; and such other conditions as the Village Board may deem to be in furtherance of the objectives of this Section.

If the Board wishes to approve an Ordinance granting an amendment to the existing planned development permit for application #18-03 as recommended by the Development Review Board, the following motion would be appropriate:

Motion to approve an Ordinance Granting a Major Amendment to Planned Development Permit for 7400 Augusta Street (Concordia University Cellular Antenna Sites on Parking Garage)

Documents Attached

1. Ordinance Granting a Major Amendment to Planned Development Permit for 7400 August Street (Concordia University Cellular Antenna Sites on Parking Garage)
2. Findings of Fact
3. Planned Development Application #18-03 (Enclosed separately)
4. Draft minutes of the June 21, 2018 Development Review Board meeting

ORDINANCE NO. _____

**AN ORDINANCE GRANTING AN AMENDMENT TO A PLANNED
DEVELOPMENT PERMIT FOR 7400 AUGUSTA STREET
(CONCORDIA UNIVERSITY CELLULAR ANTENNAE SITES ON PARKING GARAGE)**

WHEREAS, on April 9, 2018, Concordia University Chicago (“Applicant”) submitted an application, as amended during the public hearing process (“Application”) requesting that the Village of River Forest (“Village”) grant an amendment to a planned development permit allowing the installation of new cellular antennae sites on the parking garage on the east side of the Applicant’s campus located at 7400 Augusta Street, River Forest, Illinois (“Property”); and

WHEREAS, a copy of the Application is attached hereto as **Exhibit A** and made a part hereof; and

WHEREAS, the Application was filed with the Village, was referred to the Development Review Board for a public hearing, and was processed in accordance with the Village’s Zoning Ordinance, as amended from time to time; 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 hearing in the *Wednesday Journal*, a newspaper of general circulation in this Village, there being no newspaper published in this Village; and

WHEREAS, the Property is regulated by a planned development issued by the Village in Ordinance 2837, as amended by Ordinances 2874, 2888, and 3335A (together the “Planned Development”); and

WHEREAS, the Development Review Board of this Village held a public hearing on the Application on June 21, 2018, on whether to make a recommendation that the Application be granted, during which hearing all persons present were afforded an opportunity to be heard orally and in writing; and

WHEREAS, the Development Review Board recommended approval of the Application on June 21, 2018, by a vote of 4-0, and approved written findings of fact and a recommendation on June 28, 2018, by a vote of 5-0 (“Findings and Recommendation”), a copy of which is attached hereto as **Exhibit B** and made a part hereof; and

WHEREAS, the Findings and Recommendation was forwarded to the President and Board of Trustees of the Village (“Corporate Authorities”), and the Corporate Authorities have duly considered said Findings and Recommendation, along with the testimony and exhibits put before the Development Review Board during the public hearing on the Application;

NOW, BE IT ORDAINED by the President and Board of Trustees of the Village of River Forest, Cook County, 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 Ordinance.

SECTION 2: That the Application is in the public good and in the best interest of the Village and its residents, and the Application is consistent with and fosters the purposes and spirit of the Village's Zoning Ordinance, and that the Application is also in accordance with the provisions of the comprehensive land use plan of the Village.

SECTION 3: That the Application meets the standards set forth in Section 10-19-3 of the Zoning Ordinance of the Village of River Forest.

SECTION 4: That the Application is granted and the Planned Development is hereby amended to incorporate the improvements and uses proposed in the Application.

SECTION 5: That all ordinances, or parts of ordinances in conflict with this Ordinance, are hereby expressly repealed.

SECTION 6: 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:

APPROVED by me this 9th day of July, 2018.

Catherine Adduci, Village President

ATTEST:

Kathleen Brand-White, Village Clerk

The Applicant acknowledges hereby the reasonableness of the above and foregoing terms and conditions in the Ordinance, and hereby accepts the same.

By: _____
President, Concordia University
Titleholder of Record of the Property

Date: _____

EXHIBIT A

APPLICATION

(attached)

I. Overview

A letter from University President Dr. Daniel Gard follows this page.

The rest of this page is intentionally left blank.



CONCORDIA
UNIVERSITY
CHICAGO

7400 Augusta Street
River Forest
Illinois 60305-1499
708-771-8300
fax 708-209-3176
www.CUChicago.edu

April 9, 2018

Chairman Frank Martin
Development Review Board
Village of River Forest
400 Park
River Forest, IL 60305

Re: Application for Planned Development
Verizon cell site installation

Dear Chairman Martin and Members of the Development Review Board:

Concordia University Chicago requests permission to install a new cellular antennae site for Verizon Wireless on our parking garage.

The installation is designed to match the existing façade of the parking structure using architectural screening to hide the cellular antennae arrays. We believe that this installation will be of a great benefit to the River Forest Community Verizon customers because of improved coverage in the northeast corner of the Village.

We look forward to meeting with the Development Review Board regarding this application.

Respectfully submitted,

The Rev. Daniel L. Gard, Ph.D.
President

II. Names and Addresses of Owners and Applicants

a. Name and Addresses of Owners of Properties

Concordia University Chicago¹
7400 Augusta Street
River Forest, Illinois 60305-1499

b. The applicant

Concordia University Chicago
7400 Augusta Street
River Forest, Illinois 60305-1499

The rest of this page is intentionally left blank.

¹

Also referred to from time to time simply as “Concordia” or “University.”

III. Statement from Owner

The owner of the property, Concordia University Chicago, is the applicant for the Planned Development.

The rest of this page is intentionally left blank.

IV. Survey, Legal Description, Street Address**Survey**

The surveys for Concordia University Chicago, 7400 Augusta, are contained on the page following the legal descriptions. A Plat of Survey for 7400 Augusta Street, dated January 11, 2017, in a scale of 1" to 40', has been submitted to the Village staff for detailed reference. This detailed plat has not been reduced to 11" x 17" format.

The following pages are the legal description for the Concordia campus and a survey of the University campus.

The rest of this page is intentionally left blank.

Legal Descriptions and Legal Addresses

7400 Augusta
River Forest, Illinois
[Concordia University Chicago]

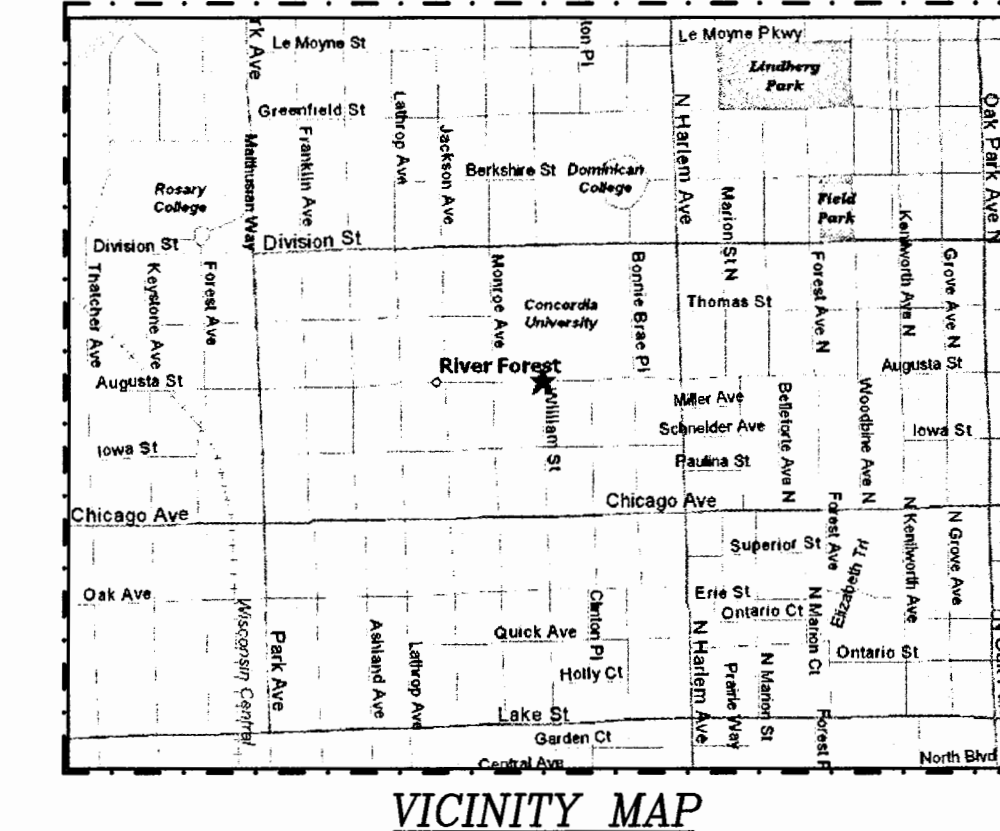
BLOCKS 2, 3, 4, 5, 6 AND 7 IN BOGUE'S ADDITION TO OAK PARK, BEING A SUBDIVISION IN THE SOUTHEAST $\frac{1}{4}$ OF SECTION 1, TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN; ALSO THE 66-FOOT STRIP OF GROUND LYING BETWEEN SAID BLOCKS 3 AND 4 AND 5 AND 6, AFORESAID AND NORTH OF THE NORTH LINE OF AUGUSTA STREET AND SOUTH OF THE SOUTH LINE OF DIVISION STREET AND THE STRIP OF GROUND, LYING BETWEEN BLOCKS 2 AND 3 AND BLOCKS 6 AND 7, AFORESAID NORTH OF SAID NORTH LINE OF AUGUSTA STREET AND SOUTH OF THE SOUTH LINE OF DIVISION STREET AND THE STRIP OF LAND AND ALL OF THAT PART OF THE STRIP OF GROUND, LYING BETWEEN BLOCKS 2, 3, AND 4 AND BLOCKS 5, 6 AND 7 AFORESAID AND WEST OF A LINE PARALLEL TO AND 435.00 FEET WEST OF THE WEST LINE OF HARLEM AVENUE, AS SHOWN ON THE PLAT OF BOGUE'S ADDITION, AFORESAID ALL SITUATED IN THE VILLAGE OF RIVER FOREST, OF COOK COUNTY, ILLINOIS EXCEPTING THEREFROM THE FOLLOWING TWO (2) DESCRIBED PARCELS OF REAL ESTATE:

1) A PARCEL OF GROUND, SAID PIECE OR PARCEL OF GROUND LOCATED ON THE SOUTHWEST CORNER OF DIVISION STREET AND BONNIE BRAE IN RIVER FOREST, COOK COUNTY ILLINOIS, FRONTING 200.00 FEET ON THE SOUTH SIDE OF DIVISION STREET AND 250.00 FEET ON THE WEST SIDE OF BONNIE BRAE, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE LOT LINE WHERE DIVISION STREET AND BONNIE BRAE MEET AT THE SOUTHWEST CORNER OF THE INTERSECTION; THENCE SOUTH ALONG THE WEST LINE OF BONNIE BRAE TO A POINT 250.00 FEET SOUTH; THENCE WEST AND PARALLEL WITH THE SOUTH LINE OF DIVISION STREET, A DISTANCE OF 200.00 FEET; THEENCE NORTH AND PARALLEL WITH THE WEST LINE OF BONNIE BRAE, A DISTANCE OF 250.00 FEET TO THE SOUTH LINE OF DIVISION STREET; THENCE EAST ALONG THE SOUTH LINE OF DIVISION STREET, A DISTANCE OF 200.00 FEET TO THE POINT OF BEGINNING SITUATED IN BOGUE'S ADDITION TO OAK PARK, BEING A SUBDIVISION IN THE SOUTHEAST $\frac{1}{4}$ OF SECTION 1, TOWNSHIP 39 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN; AND

2) THE EAST 200.00 FEET OF THE NORTH 200.00 FEET OF THE SOUTH 410 FEET OF BLOCK 7 OF BOGUE'S ADDITION TO OAK PARK, BEING A SUBDIVISION IN THE SOUTHEAST $\frac{1}{4}$ OF SECTION 1, TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN.

KNOWN AS: 7400 W. AUGUSTA STREET, RIVER FOREST, ILLINOIS.
TOPOGRAPHY FOR: CONCORDIA UNIVERSITY.

DATE:	NOV. 10, 2004
	MAR. 12, 2009
	JUL. 27, 2009
	DEC. 10, 2010
	JAN. 4, 2012
	MAR. 21, 2014
	OCT. 2, 2014
	FEB. 12, 2016
	NOV. 22, 2016



UNDERGROUND CAMPUS ELECTRIC CONDUIT =
 _____ EL _____ EL _____ EL _____
 COMCAST CABLE TV CABLES = _____ CTY _____ CTY _____
 COMMUNHEALTH EDISON CO. UNDERGROUND ELECTRIC CONDUIT =
 _____ E _____ E _____ E _____
 FIRE ALARM = _____ FA _____ FA _____ FA _____
 FIRE LINE = _____ FL _____ FL _____ FL _____
 GAS MAIN = _____ G _____ G _____ G _____
 IRRIGATION PVC PIPE = _____ IRR _____ IRR _____ IRR _____
 AT&T, MCI, SBC UNDERGROUND TELEPHONE CONDUIT =
 _____ TBC _____ TBC _____ TBC _____ TBC _____

OVERHEAD WIRES = _____

SANITARY MAIN = SAN SAN SAN SAN

SEWER MAIN = S S S S

STORM MAIN = ST ST ST ST

WATER MAIN = W W W W

USE EXTREME CAUTION NEAR COMEAL FACILITIES. HAND DIG WHILE CROSSING 69/138/545 KV TRANSMISSION LINE. COOLED TRANSMISSION SHALL BE IDENTIFIED 2 BUSINESS DAYS PRIOR TO THE START OF WORK. TO SCHEDULE AN ONSITE INSPECTOR DURING CONSTRUCTION, CONTACT LESLIE PASCHAL AT 630-437-4767

NOTE:
FOR LEGAL DESCRIPTIONS, TIES, FLOOD CERTIFICATION AND ALTA CERTIFICATE REFERS TO PROJECT NO. N-175-10

WARNING

UTILITY INFORMATION IS BASED UPON FIELD MEASUREMENTS, AND THE BEST AVAILABLE RECORDS. FIELD DATA IS LIMITED TO THAT WHICH IS VISIBLE AND CAN BE MEASURED. THIS DOES NOT PRECLUDE THE EXISTENCE OF OTHER UNDERGROUND FIELDS. RECORD INFORMATION IS BASED UPON DATA COLLECTED FROM BOTH PUBLIC AND PRIVATE SOURCES. THE COMPLETENESS AND/OR ACCURACY OF THESE RECORDS CANNOT BE GUARANTEED, EXCEPT INsofar AS THEY CAN BE VERIFIED BY FIELD MEASUREMENT. PRIOR TO ANY EXCAVATION CONTACT "JULIE" AT 1-800-892-0123, JOINT UTILITY LOCATING INFORMATION EXCAVATORS.

(2H) DENOTES NUMBER OF HANDICAPPED PARKING SPACES
TOTAL NUMBER OF HANDICAPPED PARKING SPACES =

(25) DENOTES NUMBER OF REGULAR PARKING SPACES
TOTAL NUMBER OF REGULAR PARKING SPACES =228

NOTE:
ELEVATIONS ARE SHOWN IN RELATION TO BENCH MARK FROM OAK PARK TOWNSHIP
15.50-N AND R-13-E2 COOK COUNTY HIGHWAY DEPARTMENT NO. 160701
ELEV. = 629.518 (N.G.S DATUM)
BENCH MARK LOCATED NEAR NORTHWEST CORNER OF SECTION 7, SOUTHEAST CORNER
MAPLE AND SUPERIOR STREETS.
A STANDARD COUNTY DISK SET IN CONCRETE MONUMENT, 34.40 FT. EAST OF CENTER
OF MAPLE AVE. AND 20.85 FT. SOUTH OF CENTER-LINE OF SUPERIOR ST.,
17.75 FT. NORTHWEST OF NORTHWEST CORNER OF BUILDING NO. 328 MAPLE AVE.
ELEVATIONS ARE SHOWN THUS: 628.11

HATCHING LEGEND

 REVISED UNDERGROUND UTILITY TUNNEL

ABBREVIATION LEGEND:
BLDG. = BUILDING

CONC. = CONCRETE
COR. = CORNER
D = DEED
DOC. NO. = DOCUMENT NUMBER
M (MEAS) = MEASURED
P.O.B. = POINT OF BEGINNING
P.O.C. = POINT OF COMMENCING
R = REC. = RECORD
SECT. = SECTION
NE = NORTHEAST
NW = NORTHWEST
SE = SOUTHEAST
SW = SOUTHWEST
E = EAST
N = NORTH
S = SOUTH
W = WEST


NW = NORTHWEST N = NO
SE = SOUTHEAST S = SO
SW = SOUTHWEST W = WE

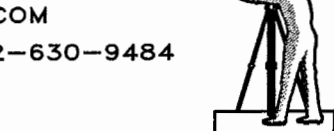
Page 1 of 6

N-129882	SURVEY	NOV. 22, 2018
N-129786	SURVEY & TOPOGRAPHY	FEB. 12, 2016
N-128475	SURVEY & TOPOGRAPHY	OCT. 2, 2016
N-129291	SURVEY & TOPOGRAPHY	MAR. 21, 2014
N-128783	SURVEY & TOPOGRAPHY	JAN. 4, 2012
N-128446	UTILITIES	DEC. 10, 2010
	UTILITY INFORMATION ADDED	JUL. 27, 2009
N-127993	TOPOGRAPHY	MAR. 12, 2009
N-125763	TOPOGRAPHY	NOV. 10, 2009

State of Illinois,
County of Cook,) ss.
We **Barbey & Certify** that the measurements shown herein
are based upon actual field survey and that the above plot is a true
representation of said property. Dimensions are corrected to a
temperature of 62° Fahrenheit. This professional service conforms to
the current Illinois minimum standards for topographic surveys.

NATIONAL SURVEY SERVICE, INC.
PROFESSIONAL LAND SURVEYORS
30 S. MICHIGAN AVENUE, SUITE 200
CHICAGO, ILLINOIS 60603
WWW.NATIONALSURVEYSERVICE.COM
TEL: 312-630-9480 FAX: 312-630-9484

BY  **Robert J. Kinn**
PROFESSIONAL LAND SURVEYOR NO. 3380
limo@nationalsurveyservice.com DRAWN BY **S.M.**



CIVIL 3D PROJECTS 2016\N129962\9962-TOPO-P1.DWG CD-34

V. Statement Indicating Compliance

Ordinance Requirements

Various provisions of the Village of River Forest Zoning Ordinance² require a Planned Development applicant to demonstrate how the proposed development complies with the Village's planning goals, standards and objectives. Section 10-19-6.B.4 requires that the applicant submit:

...a statement indicating compliance of the proposed development to the comprehensive plan; and evidence of the proposed project's compliance in specific detail with each of the standards and objectives of this section.

In addition, Section 10-19-4.A provides that site development allowances may be approved:

...provided the applicant specifically identifies each such site development allowance and demonstrates how each such site development allowance would be compatible with surrounding development and is in furtherance of the stated objectives of this section.

The "objectives" of the planned development Section of the Zoning Ordinance are set forth at Section 10-19-1.E. The "standards" are set forth at Section 10-19-3. Concordia addresses below the goals of the Comprehensive Plan,³ as well as these standards and objectives.

The application seeks approval for a modification of the west side of the stairway on the southwest corner of the parking structure and the installation of a new enclosure built in the southeast corner of level five of the parking structure along Bonnie Brae. This application does not seek an addition to the height at the southwest stairwell approved by Ordinance No. 2837 dated June 29, 1999, Ordinance No. 2874 dated April 10, 2010, or Ordinance No. 3335A, dated July 12, 2010. Concordia refers to and relies upon its statements indicating compliance filed in connection with its application for the planned development and its applications filed in January 2000 and in May 2010 for an amendment to the planned development relating to the parking garage and the initial cellular facility installation. This amendment contemplates approximately ten feet in height added to the top floor of the southeast corner of the parking garage to accommodate a stealth enclosure of an antenna array. This amendment requests the relocation of one parking stall from the parking garage to another location on the Concordia campus and does not contemplate any reduction in the total number of off street parking spaces on the campus--provided the proposed location for Verizon's required equipment is approved. Concordia anticipates the ground based equipment

² Village Code, River Forest, Illinois, Title 10 (as amended).

³ Comprehensive Plan, Village of River Forest (November 2003), Section 4 Community Facilities, "Concordia University" and "Dominican University," page 28.

would be located along the west side of the parking structure where equipment from previously approved carriers is already located.

Concordia University's Proposed Change to the Planned Development is Consistent with the Relevant Goals and Objectives of the Village's Comprehensive Plan

The University's proposal would significantly improve cellular telephone and wireless communication services both to students, faculty, and staff of the University and to the neighborhood as a whole. In the introduction, the Comprehensive Plan identifies that as one of its goals is to "serve as a marketing tool to promote River Forest's unique assets, and it can be used to help attract new families and desirable new investment and development to the community."

Society today, particularly among students and younger people, relies more and more on cellular telephones and internet services and the ability of these communication devices to send and receive email and text messages. Concordia's proposed amendment would fill in what Verizon has identified as gaps in its coverage area to provide better, clearer, and more complete coverage and capacity to the north portion of River Forest and Oak Park.

In particular, Concordia's proposal meets three of the specific goals set forth in Section 2 of the Comprehensive Plan:

Goal 2: Achieve a balanced pattern of development in the community that provides for well designed, compatible and economically sustainable residential, commercial, and public areas of the Village.

The rationale for this goal notes a high level of consensus to improve appropriate sites in a manner which meets recreational and lifestyle needs of Village residents.

Concordia's proposal satisfies this goal by improving cellular telephone and data service to the campus and the surrounding community. Concordia's plan improves the telephone and mobile email and text-message capability in an unobtrusive manner through the use of RF (radio frequency) transparent stealth screening antenna arrays located on the west side of the southwest stairway and on top of the parking garage at the southeast corner. The stealth screening would be aesthetically compatible with the existing parking garage.

Goal 3: Protect and enhance the residential neighborhoods, trees, parks and open spaces, and community and institutional facilities as key amenities that contribute greatly to the overall character and quality of life in River Forest.

The rationale expressed for this goal cites the need to contribute to the area's overall desirability as a place to live and visit.

Concordia's proposal satisfies this goal by improving the ability of students, faculty, and staff and University neighbors and visitors to communicate by cellular telephone, mobile email, the internet, and text messaging.

Goal 5: Continue to enhance and improve the quality of life for Village residents through the provision of quality community facilities and services.

The rationale for this goal states: The provision of quality community facilities and services demonstrates the Village's commitment to its residents and strengthens the Village's identity as a strong residential community.

The improved wireless voice and data communication described above that would result from approval of Concordia's proposal would satisfy this goal by improving cellular and wireless coverage for Verizon subscribers.

Concordia University Chicago's Proposed Improvement Plan Meets the Village's Standards for Planned Developments

Concordia addresses the Standards for Review set forth at Section 10-19-3 of the Zoning Ordinance as follows:

A. The proposed use or combination of uses is consistent with the goals and policies of the Comprehensive Plan.

The University has addressed these matters above.

B. The establishment, maintenance, or operation of the use or combination of uses will not be detrimental to or endanger the public health, safety, comfort, morals, or general welfare of the residents of the Village.

The proposed use would not have any adverse impact to the public health, safety, comfort, morals, or general welfare of Village residents. Rather, Concordia believes the increased level of mobile communications could increase public safety by making communication with emergency services more reliable, not only for the University community, but also for the surrounding neighborhood. The increased cellular and wireless communication capability that would result from approval of this project would improve the quality of life for faculty, staff, students, and University neighbors by providing more reliable communication service.

C. The proposed use or combination of uses will not diminish the use or enjoyment of other property in the vicinity for those uses or combination of uses which are permitted by the Zoning Title of the Village.

Concordia's proposal should not diminish the use or enjoyment of other property in the neighborhood. The proposed location of the wireless voice and data antennas are on the west side of the southwest stairway and on top of the parking garage at the

southeast corner of the parking garage. The proposal also calls for RF transparent stealth screening that would lessen the visibility of the antenna arrays to residents or pedestrians and would be aesthetically compatible with the parking garage.

D. The establishment of the proposed use or combination of uses will not impede the normal and orderly development and improvement of surrounding properties for uses or combination of uses otherwise permitted in the zoning district.

Concordia does not believe this proposal would be any impediment to the development or improvement of surrounding properties. Rather, Concordia believes the increased wireless voice and data communication capability would benefit residents of the University community.

E. The proposed use or combination of uses will not diminish property values in the vicinity.

The University has been careful to plan this proposed improvement in a manner which would not generate negative external impacts, but instead enhance the neighborhood. The Village has previously determined that the parking garage benefited the University neighborhood by providing additional off-street parking. The Village has also previously determined that additional cellular facilities approved in 2010 would benefit the University and the neighborhood. This proposal does not impact the number of off-street parking spaces.

The University anticipates approval of this proposal would enhance rather than diminish the value of neighboring properties. The report of Michael Grimes dated February 12, 2018, regarding any economic impact on the neighborhood as a result of the construction of the proposed residence hall follows this page.

The rest of this page is intentionally left blank.

February 12, 2018

Dr. Dennis Witte, Ph.D.
VP for Administration
Concordia University
7400 Augusta Street
River Forest, Illinois 60305

Re: Verizon Wireless project-Amended

Dear Dr. Witte;

As requested by you, I have inspected the site and reviewed plans to allow Verizon Wireless to install antennas and add a wall screen to two sections of the parking garage.

The parking garage is currently a 5-story structure on the west side of Bonnie Brae at the east boundary of the Concordia University campus. This project would add a 10-foot screened-in antenna section on the southeast corner of the garage, similar to the existing 10-foot section on the southwest corner of the same garage. In addition, there is to be a **small addition of 10' x 2' x 8' on the west elevation of the garage just below the existing antenna tower.** Verizon Wireless requires a small antenna enclosure which would complement the existing stealth-style panels comprising the T-Mobile antenna section. The antennas would not be visible from the street, consistent with the T-Mobile antennas, and the exterior walls would be constructed to be similar to the wall screen on the existing tower on the southwest corner of the garage.

The height of the parking garage and existing tower extension is 65 feet 5 inches and the Verizon proposal would add 10 feet to the existing 44-foot section on the southeast corner above the stairwell resulting in a total of approximately 54 feet. This height is consistent with other structures on campus. The building height of the new residence hall south of the garage is 64 feet including the HVAC units and nearby Gross Hall has a height of 59 feet. In addition, **the tower's location away from the public walkway** would appear to hide the additional height from public view. These improvements would provide Verizon with superior service for better communication to their customers both on campus and in the Village of River Forest.

Dr. Witte
February 12, 2018
Page Two

The purpose of this letter is to give an analysis summarizing the economic impact the planned development would have upon the Village of River Forest.

SUMMARY OF DEVELOPMENT

The proposed development will consist of a 10-foot section to be constructed on the southeast corner of the parking garage plus a small extension on the west elevation of the tower. This new section will be consistent with the existing tower which was amended in 2010 with a 17 x 20 structure. The small addition on the west elevation would be facing the college campus and away from public view. The exterior will be consistent with the wall screen on the existing tower on the southwest corner of the garage.

The site is zoned PRI, Public, Recreation & Institutional according to the Village of River Forest zoning ordinance and the improvements are assumed to be approved by the village and in compliance with the current ordinance.

ANALYSIS OF COMPARABLE PROJECT

To arrive at an opinion of the economic impact of this development, I have reviewed the effect, if any, on the real estate market after the construction of the 2010 T-Mobile structure and antennas on the same parking garage as the proposed development. That project consisted of a 17 x 20 foot structure approximately 65 feet high, above the elevator shaft on the southwest corner of the parking garage.

Dr. Witte
February 12, 2018
Page Three

The following analysis will compare sales of properties which were within one half mile from the university before and after the cell tower addition in 2010 and analyze those sales in reference to sales in all of River Forest.

Sales of single-family residences within one half mile from the university in the last 12 months indicated a range of selling price from \$346,500 to \$2,650,000 for 32 sales with an average sale price of \$853,031. Sales of single-family residences within one half mile from the university in 2010 indicated a range of selling price from \$499,000 to \$1,660,000 for 20 sales with an average sale price of \$838,750. The change from 2010 to 2017 is a +2%.

Sales of single-family residences in all of River Forest in the last 12 months indicated a range of selling price from \$230,000 to \$2,350,000 for 126 sales with an average of \$713,332. Sales of single-family residences in all of River Forest in 2010 indicated a range of selling price from \$250,000 to \$2,100,000 for 75 sales with an average of \$669,420. The change from 2010 to 2017 is a +7%.

Although the percentage of increase for the properties closer to the university was lower than that of all of River Forest, there was still an increase and it should be pointed out that the statistical sample of only 20 sales for that timeframe is a low sample size and may have an effect on the credibility of the numbers. In addition, these sales represent the higher end of the overall price range for sales in River Forest. If an error component of +/- 3% were applied to both categories, the percentage of increase would be very similar.

Dr. Witte
February 12, 2018
Page Four

CONCLUSION

Based upon the above information, it is my opinion there is no adverse effect on local property values after development of an addition of a cell tower on the southeast corner of the garage and a small extension on the west elevation.

Please call me at 708 383-7900 if you have any questions.

Sincerely,

A handwritten signature in black ink, appearing to read "Michael Grimes", written in a cursive style.

Michael Grimes
State Certified General
Real Estate Appraiser
Illinois #553.000813
Expiration date 9/30/2019

Enclosures

ADDENDA

EXISTING SUBJECT PHOTOGRAPHS



SOUTH AND EAST ELEVATION



SOUTH ELEVATION FACING EAST



VIEW FROM STREET



BONNIE BRAE FACING NORTH



BONNIE BRAE PLACE FACING SOUTH



BEFORE



AFTER

View from South looking North



TERRA
CONSULTING GROUP, LTD.
600 Busse Highway, Park Ridge, IL 60068
Phone: 847.698.6400 Fax: 847.698.6401

verizon✓



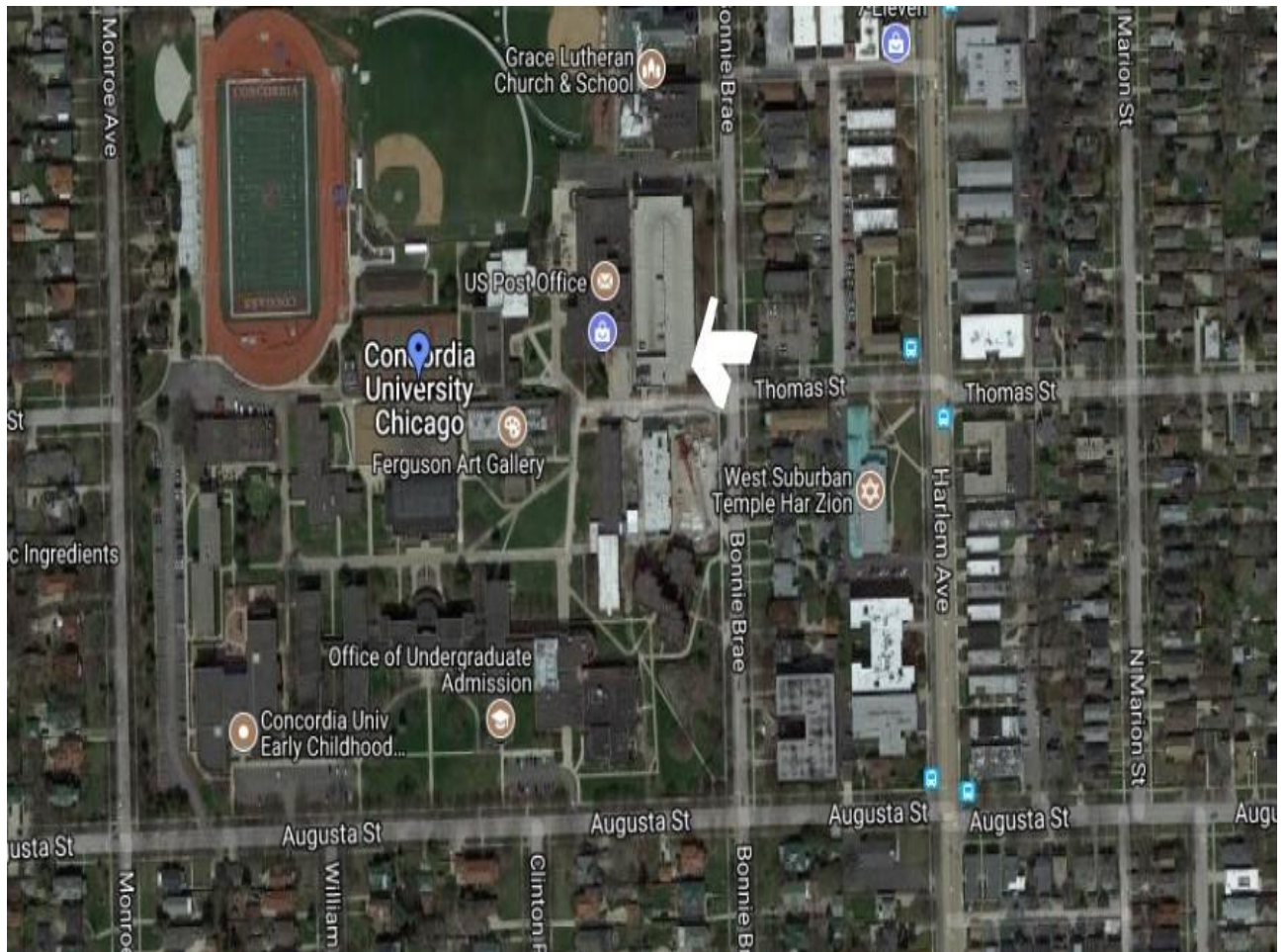
BEFORE



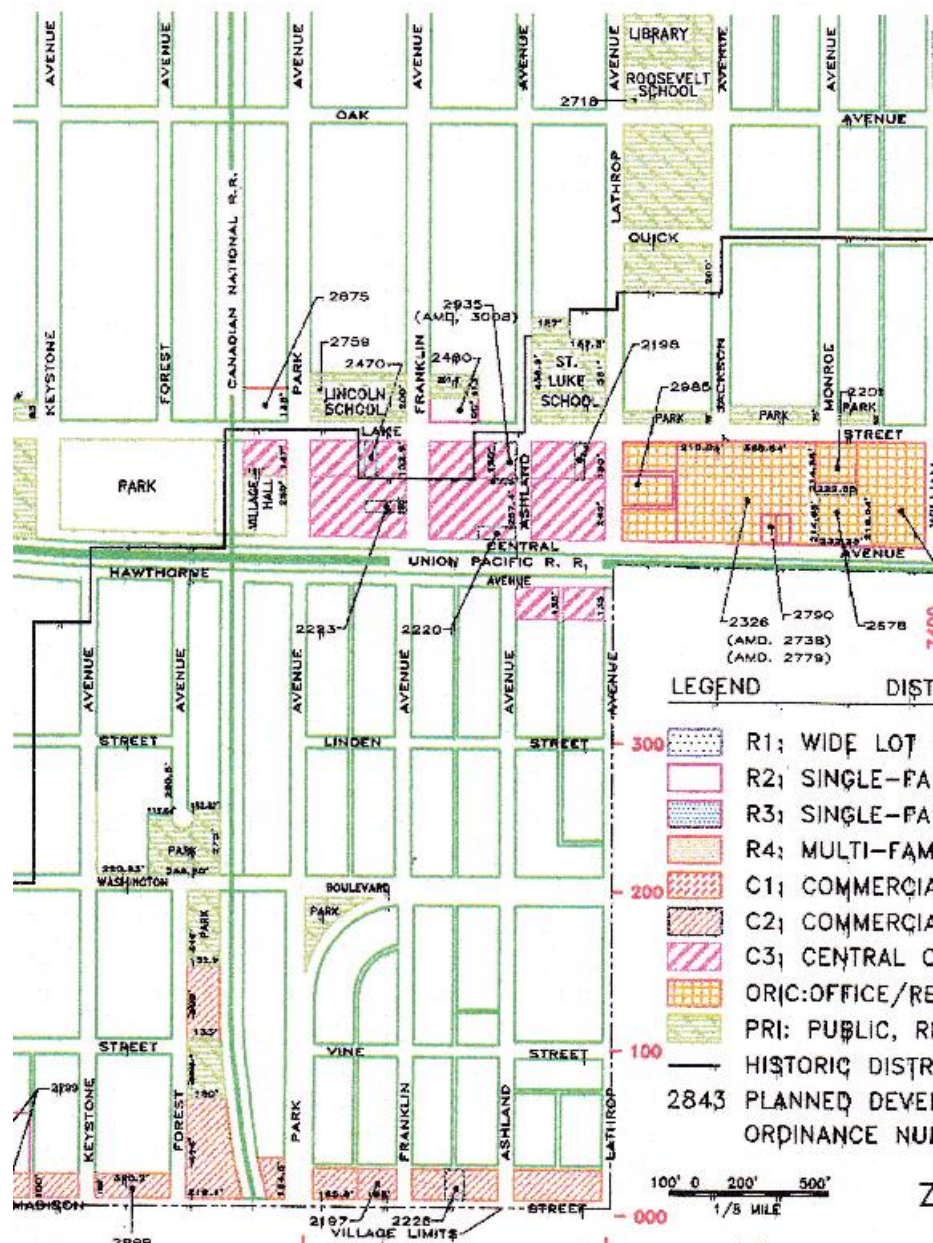
AFTER

View from West looking East

AERIAL MAP



ZONING MAP



LICENSE



GRIMES REAL ESTATE SERVICES

QUALIFICATIONS

Michael Grimes

Experience

Presently the owner of Grimes Real Estate Services at 1040 W. North Blvd. Suite 250 in Oak Park, Illinois, 60301.

Previously engaged as an independent fee appraiser for J. G. Hoppe, Real Property Consultants at 467 North Harlem Avenue, Oak Park, Illinois 60301, as a full time appraiser from April, 1986 through July, 1996.

Previously engaged as an independent fee appraiser with Adams Valuation Corporation, Joseph A. Renzi and Associates, and Kunkel and Associates.

Real Estate Managing Brokers license in the State of Illinois.

Education

Real Estate Appraisal Courses:

- Appraisal Institute - Real Estate Appraisal Principals
- Basic Valuation Procedures
- Standards of Professional Practice-Parts A & B & C
- Residential Case Study
- Basic Income Capitalization
- Advanced Income Capitalization
- Advanced Applications
- Report Writing and Valuation Analysis

Bachelor of Science in Business Administration from the University of Illinois, Chicago Circle. Major in Management and minor in Statistical Analysis.

Century 21 Real Estate Sales Training Course including Property Analysis and Century 21 Investment Qualification Course.

Completion of the Worldwide ERC Relocation Appraisal Training Program.

GRIMES REAL ESTATE SERVICES

Qualifications - Michael Grimes - continued

Membership

Oak Park Board of Realtors. Past associate member of the Board of Directors. Current Director of Grimes Real Estate Services.

Associate member of the Appraisal Institute.

Appraiser Member of Worldwide ERC, the employee relocation council.

Licensure

State of Illinois, State Certified General Real Estate Appraiser # 553.000813. Expiration date 9/30/2019.

F. Adequate utilities, road access, drainage, police and fire service and other necessary facilities already exist or will be provided to serve the proposed use or combination of uses.

This proposed amendment does not propose any change in the number of parking spaces, nor does it alter street traffic or otherwise adversely impact the utilities, road access, drainage, police and fire services or other necessary facilities in relation to the approved planned development.

G. Adequate measures already exist or will be taken to provide ingress and egress to the proposed use or combination of uses in a manner that minimizes traffic congestion in the public streets.

This proposed amendment would not introduce any unique uses or features that would place any demand on existing streets. The proposed amendment would not increase traffic volumes on the streets that border the University.

H. The proposed use or combination of uses will be consistent with the character of the Village.

The proposed use will not change the character of the Village or the University neighborhood. As stated above, the antenna arrays will be surrounded by RF transparent stealth screening to reduce their visibility to residents and pedestrians. The necessary additions to the structure to accommodate the RF transparent stealth screening antenna arrays and equipment are designed to be compatible with the appearance of the existing parking garage.

I. Development of the proposed use or combination of uses will not materially affect a known historical or cultural resource.

Nothing in the University's proposal would negatively impact any known historical or cultural resource.

J. The design of the proposed use or combination of uses considers the relationship of the proposed use or combination of uses to the surrounding area and minimizes adverse effects, including visual impacts of the proposed use or combination of uses on adjacent property.

As noted above, the University and Verizon have taken care to design the proposed facility in the least obtrusive manner possible. As pointed out above, the antenna arrays will be surrounded by RF transparent stealth screening, the additions to the structure are designed to be visually compatible with the existing parking garage. The necessary electronic equipment will be located either within the structure addition or in an open space between the parking garage and an existing University building on the west side of the garage.

K. The design of the proposed use or combination of uses promotes a safe and comfortable pedestrian environment.

This proposed amendment should not have any impact on the pedestrian environment as all facilities will be located on top of the parking garage or between the garage and an existing University building in an area that is not accessible to pedestrians.

L. The applicant has the financial and technical capacity to complete the proposed use or combination of uses and has made adequate provisions to guarantee the development of any buffers, landscaping, public open space, and other improvements associated with the proposed use or combination of uses.

Concordia University and Verizon have the financial capability to fully fund the proposed improvements. Concordia University will continue to own the physical stairway structure. Verizon will own the electronic, mounting, and screening components associated with its transmission equipment. Verizon's letter of financial accountability follows this page.

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Errol F. Outarsingh
Engineer IV RE/Specialist
Great Lakes Market Network Real Estate
Verizon Wireless
1515 E. Woodfield Road Suite 1400
Schaumburg, IL 60173

E-Mail: errol.outarsingh@verizonwireless.com

(847) 706-7995

May 22, 2017

Frank Martin, Chair
Development Review Board
c/o Lisa Scheiner
Village of River Forest
400 Park Ave.
River Forest, IL 60305

**Re: Letter of Financial Accountability regarding Verizon Wireless' proposed
communication facility at Concordia University
Site: Forest Park North**

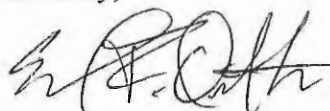
Dear Mr. Martin:

Chicago SMSA Limited Partnership d/b/a Verizon Wireless ("Verizon Wireless") is in the process of entering into a lease agreement with Concordia University for the purpose of installing a communications facility on a structure located on Concordia University Campus, 7400 Augusta Street, River Forest, County of Cook, Illinois 60305 ("Communications Facility"). This letter is intended to guarantee that Verizon Wireless has sufficient funds to complete the development of the Communications Facility.

Verizon Wireless is a Fortune 100 Company with Billions of dollars in assets to cover this transaction. Chicago SMSA Limited Partnership d/b/a Verizon Wireless is a subsidiary of Cellco Partnership, the legal name for Verizon Wireless.

If you should need any additional information, please do not hesitate to contact me.

Sincerely,

By: 
Errol F. Outarsingh

EFO/bal

- M. The proposed use or combination of uses is economically viable and does not pose a current or potential burden upon the services, tax base, or other economic factors that affect the financial operations of the Village, except to the extent that such burden is balanced by the benefit derived by the village (sic) from the proposed use.**

The proposed improvements should not impose any new or material demands on municipal resources. The proposed addition of wireless voice and data antennas behind RF transparent stealth screening will not impose any special demands on Village services. Rather, the proposal will improve access of students, faculty, staff, neighbors, and visitors in the University community to mobile communication services.

- N. The proposed use or combination of uses will meet the objectives and other requirements set forth in this section.**

The University addresses below the objectives set out at Section 10-19-1.E of the Zoning Ordinance.

- O. *[This standard deals with a proposal for multi-family housing and is not applicable to the University or to this request.]***

Concordia University Chicago's Proposed Improvement plans Meet the Village's Objectives for Planned Developments

Section 10-19-1.E of the zoning ordinance lists certain specific objectives the Village seeks to achieve through the flexibility of the planned development process. Concordia University Chicago addresses these objectives below:

- 1. Creation of a more desirable environment than would be possible through strict application of other village land use regulations.**

The Village has previously approved a planned development for the campus. The proposed change does not require any additional allowances from the Village's land use regulations.

- 2. Promotion of a creative approach to the use of land and related physical facilities resulting in better design and development, including aesthetic amenities.**

This proposed amendment to the previously approved Planned Development is a creative and unobtrusive way to improve wireless voice and data communication facilities that would benefit the faculty and students of the University as well as residents who live in the vicinity of the University.

- 3. Combination and coordination of the character, the form, and the relationship of structures to one another.**

The proposed addition to the west side of the southwest stairway and the new enclosure on top of the southeast corner of the parking garage are to accommodate the improved wireless voice and data communication facilities and are designed to be compatible with the appearance of the parking garage.

4. Preservation and enhancement of desirable site characteristics such as natural topography, vegetation, and geologic features.

The proposed amendment does not alter the currently approved site layout. It merely adds wireless voice and data antenna arrays to the west wall of the existing stairway at the southwest corner of the parking garage and on the upper level of the garage at the southeast corner. Both of these antenna arrays will be placed behind RF transparent stealth screening that will be aesthetically compatible with the existing parking garage and similar to the stealth screening surrounding the existing wireless and data antennas.

5. Provision for the preservation and beneficial use of open space, or an increase in the amount of open space over that which would result from the application of conventional zoning regulations.

The University is not seeking any allowances for a change in open space or in allowances on floor area ratio or maximum lot coverage.

6. Encouragement of land uses or combination of uses that maintain the existing character and property values of the village (sic), and promote the public health, safety, comfort, and general welfare of its residents.

Concordia has addressed these concerns in its initial application for a planned development for the campus and in the 2010 application for cellular and wireless facilities on the parking garage. This proposal does not alter the circumstances the Village has previously considered and approved. In addition, this proposal could improve the safety and general welfare of Village residents through improved cellular and mobile communication service for an additional cellular carrier.

7. Promotion of long term planning pursuant to a master plan which will allow harmonious and compatible land uses or combination of uses with surrounding areas.

This proposal should not have any adverse effect on compatible land uses in the surrounding areas. Rather, it should have a positive effect on the University community and its neighbors through improved wireless voice and data communication service.

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VI. Existing Campus Area**a. Existing Contiguous Land Use**

The existing contiguous land use surrounding the 7400 Augusta campus is depicted in the following aerial photograph. This photograph shows that residences zoned R-4 face the campus from the east side of Bonnie Brae, zoned R-2, face the campus from the south side of Augusta Street, the west side of Monroe Avenue, and the north side of Division between Monroe and William. The balance of the north side of Division, from west to east, contains Priory Park (River Forest Park District), and the Priory/Dominican University facility.

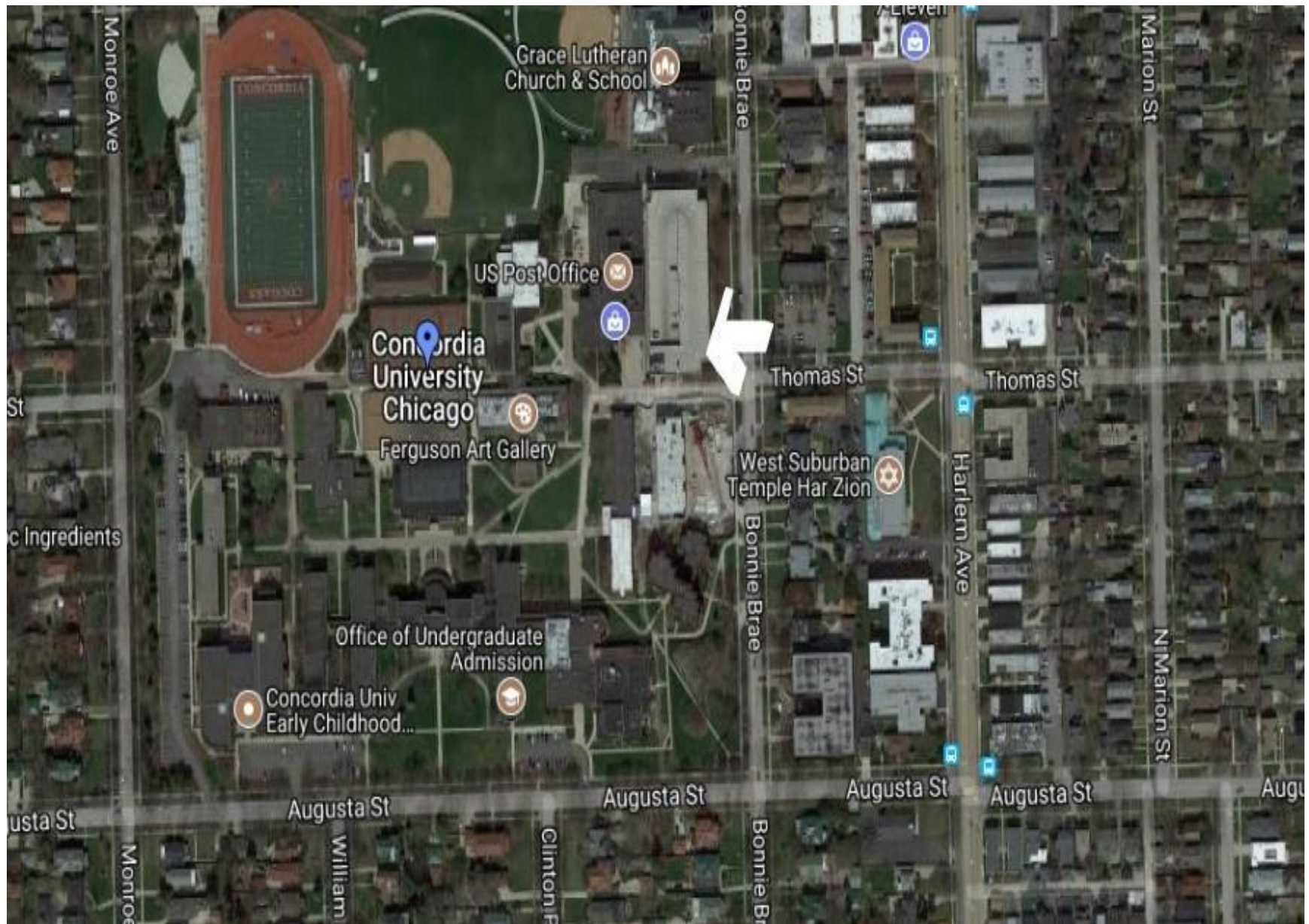
Grace Lutheran Church and School occupy a lot of 250 feet by 200 feet at the north and east corner of the campus, immediately north of the parking garage.

On the east side of Bonnie Brae Place are: a house, a two-flat, a 6-unit condominium, four two-flats, and a six apartment building between Division and Thomas. From Thomas to Augusta the east side of Bonnie Brae Place contains an eight unit apartment building, a series of duplexes, and a 32-unit condominium building.

b. Natural Topographic Features

Since the Concordia University campus is virtually flat, no natural topographic features are identifiable. This proposed amendment does not seek any changes to topographic features. An aerial photograph showing the neighborhood surrounding the University and the parking garage follows.

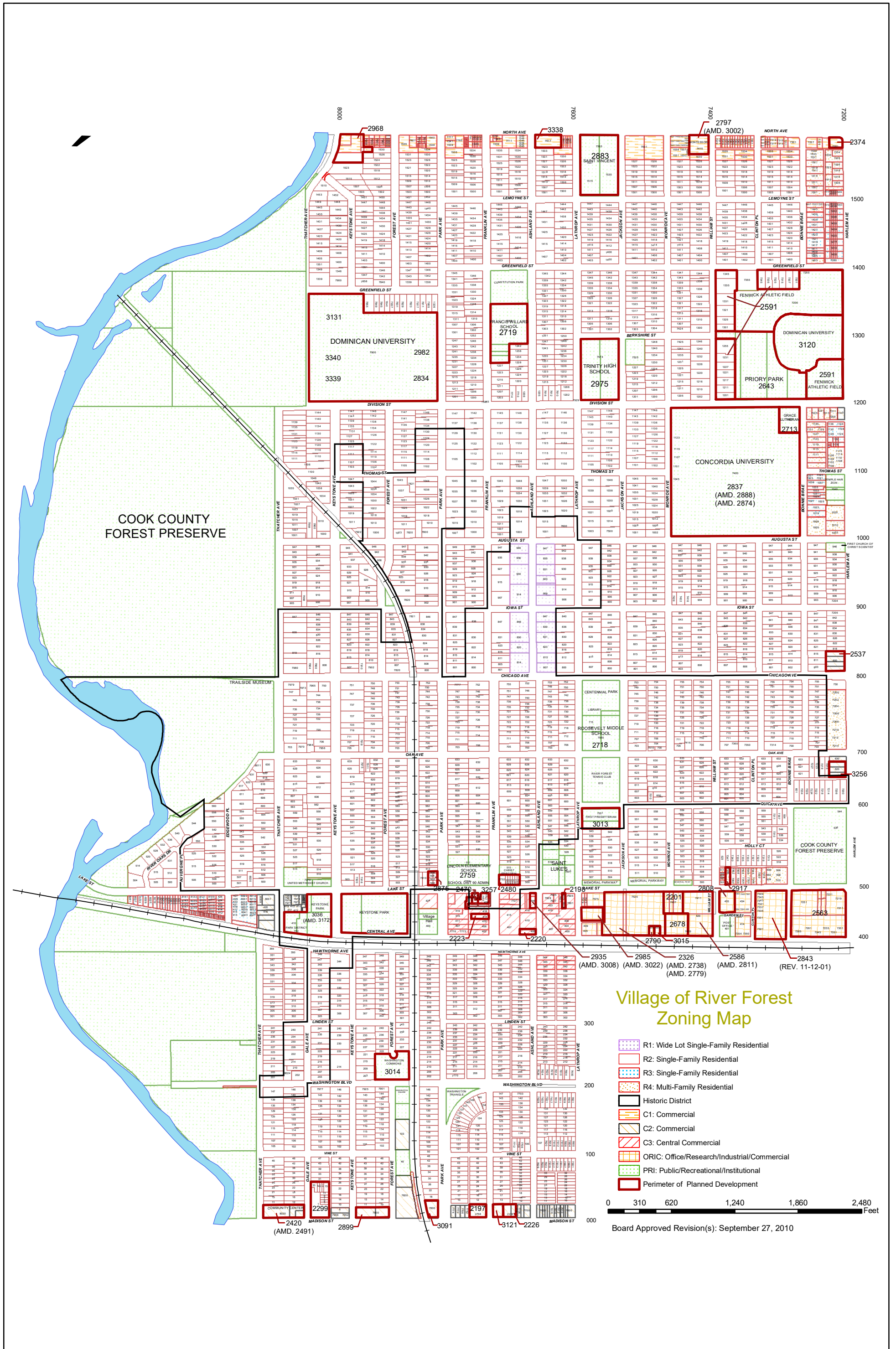
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c. Zoning Districts

The Zoning districts contiguous to the campus are depicted on the following map entitled: "Village of River Forest Zoning Map."

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d. Public Thoroughfare

The project covered by this application is fronted by Bonnie Brae Place on the east. Division Street is to the north of the project and Thomas Street to the southeast.

e. Transportation

The project covered by this application will not impact the use of private vehicles, PACE bus service, CTA rapid transit, or Metra trains that serve the Concordia University neighborhood.

f. Utilities

Present utilities are shown on the Plat of Survey for the properties in **Section IV**. Proposed utilities are shown as indicated below.

Water. There is no change from the approved Planned Development Ordinance No. 2874. This project does not require any water supply.

Sewer. There is no change from the approved Amendment Ordinance No. 2874, to the initially approved Planned Development Ordinance No. 2837 or Ordinance No. 3335A dated July 12, 2010. There is no sewer use required for this project.

Electric. The project will require electric power to the locations of the equipment for the Verizon facility. Concordia believes a sufficient power source is in place based upon the already existing cellular facilities at the parking garage.

Gas. There is no change from the approved Planned Development Ordinance No. 2837, Ordinance No. 2874, or Ordinance No. 3335A dated July 12, 2010. There is no gas use required for this project.

Telephone. The cellular telephone and wireless communication service will require telephone service to be extended to the equipment belonging to Verizon. Concordia believes sufficient telephone capabilities are in place based upon existing telephone facilities at the parking garage.

The rest of this page is intentionally left blank.

VII. Scaled Proposed Development

The proposed development will not affect previously approved plans for landscaping, parking, traffic flow, or storm water detention. Nor will the proposed development affect previously approved plans for any other Concordia University building. At the pre-filing meeting on April 6, 2017, the Development Review Board granted Concordia's request for a waiver of the requirements for a scaled site plan of the area. Accordingly, no scaled site plan is included with this application

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VIII. Schematic Drawings

Schematic drawings showing locations of the proposed Verizon wireless voice and data transmission equipment and the antenna arrays follow.

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CONSULTANT TEAM

PROJECT CONSULTANT:

TERRA CONSULTING GROUP, LTD.
600 BUSSE HIGHWAY
PARK RIDGE, IL 60068
(847) 698-6400

SURVEYOR:

WILLIAMS AND WORKS
549 OTTAWA AVE NW
GRAND RAPIDS, MI 49503
(616) 224-1500

APPROVALS

REAL ESTATE:

RF:

CONSTRUCTION:

EQUIPMENT ENGINEERING:

OPERATIONS:

PROJECT TYPE

PROPOSED LESSEE ANTENNAS TO BE MOUNTED ON PARKING STRUCTURE WITH PLATFORM ON GROUND.

SITE COORDINATES:


LATITUDE: 41° 53' 59.04" N (1A CERTIFICATION)

LONGITUDE: 87° 48' 27.91" W (1A CERTIFICATION)

ELEVATION: ±628' (1A)

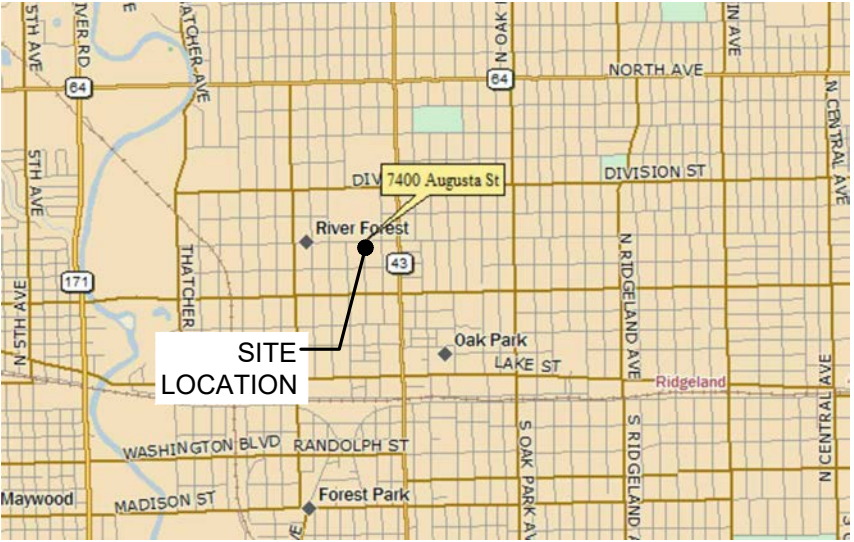
VICINITY MAP

N.T.S.



REGIONAL MAP

N.T.S.



CHICAGO SMSA

limited partnership

CHICAGO SMSA LIMITED PARTNERSHIP

d/b/a VERIZON WIRELESS

1515 WOODFIELD ROAD, SUITE 1400

SCHAUMBURG, ILLINOIS 60173

PHONE: (847) 619-5397 FAX: (847) 706-7415

LOCATION NUMBER: 418745

7400 AUGUSTA ST

RIVER FOREST, IL 60305

THOMAS A. ZIMMERMANN

062-053210

exp. 11/30/19

5/31/18

LICENSED PROFESSIONAL ENGINEER

STATE OF ILLINOIS

PROJECT INFORMATION

P.I.N. #:

13-29-120-001-0000

ADDRESS:

7400 AUGUSTA ST
RIVER FOREST, IL 60305

UTILITIES:

POWER: ComEd
FERNANDO FLORES
708-410-431
ACCT # 58590-61005

FIBER: ONE FIBER
MARK ZOLTEK
312-989-2025

JURISDICTION:

VILLAGE OF RIVER FOREST

OCCUPANCY:

UNINHABITED

ZONING:

PLANNED DEVELOPMENT

CONSTRUCTION TYPE:

ROOFTOP

GENERATOR TYPE:

TAP BOX

PROPERTY OWNER:

CONCORDIA UNIVERSITY CHICAGO
7400 AUGUSTA ST
RIVER FOREST, IL 60305

APPLICANT:

VERIZON WIRELESS PERSONAL COMMUNICATIONS LP
d/b/a VERIZON WIRELESS
1515 WOODFIELD ROAD, SUITE 1400
SCHAUMBURG, IL 60173
(920) 841-1263

CONSTRUCTION MANAGER:

MICHAEL EISENMENGER (847) 619-3043

REAL ESTATE MANAGER:

NICK POLYDOROS (224)381-0539

SHEET

DRAWING INDEX

REVISION

T-1

TITLE SHEET

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C-1A

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5,9

C-1B

PROPOSED CABLE ROUTE

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C-2

SITE DETAILS

-

C-3

PLATFORM FOUNDATION PLAN

-

ANT-1

SITE ELEVATION & ANTENNA LAYOUT

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ANT-1A

ANTENNA MOUNTING DETAILS (AT GAMMA SECTOR)

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ANT-2

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EQUIPMENT DETAILS

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EQ-2

EQUIPMENT DETAILS

-

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DETAILS

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UTILITY ROUTING PLAN

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SITE GROUNDING PLAN

-

E-3

GROUNDING DETAILS

-

E-4

GROUNDING DETAILS

-

E-5

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-

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SPECIFICATIONS

-

SP-2

SPECIFICATIONS

-

P-1

EXISTING SITE PHOTOS

-

ATTACHMENTS

SE-1
RF-1,2

SITE SURVEY
PRE-EME REPORT (BY OTHERS)

-
9

REVISIONS

NO.	DATE	BY	DESCRIPTION
4	12/03/17	TJS	UPDATE PER LL COMMENTS
5	02/19/18	LS	RE-ISSUED PER REVISIONS
6	02/23/18	PA	REVISED PER FIBER COORDINATION
7	04/02/18	RA	UPDATE PER LL COMMENTS
8	04/23/18	LS	UPDATE PER LL COMMENTS
9	04/25/18	JTM	UPDATE PER LL COMMENTS
10	05/03/18	JTM	UPDATE PER VILLAGE COMMENTS

LOC. # 418745

7400 AUGUSTA ST.
RIVER FOREST, IL 60305

DRAWN BY:

TJS

CHECKED BY:

TAZ

DATE:

11/01/16

PROJECT #:

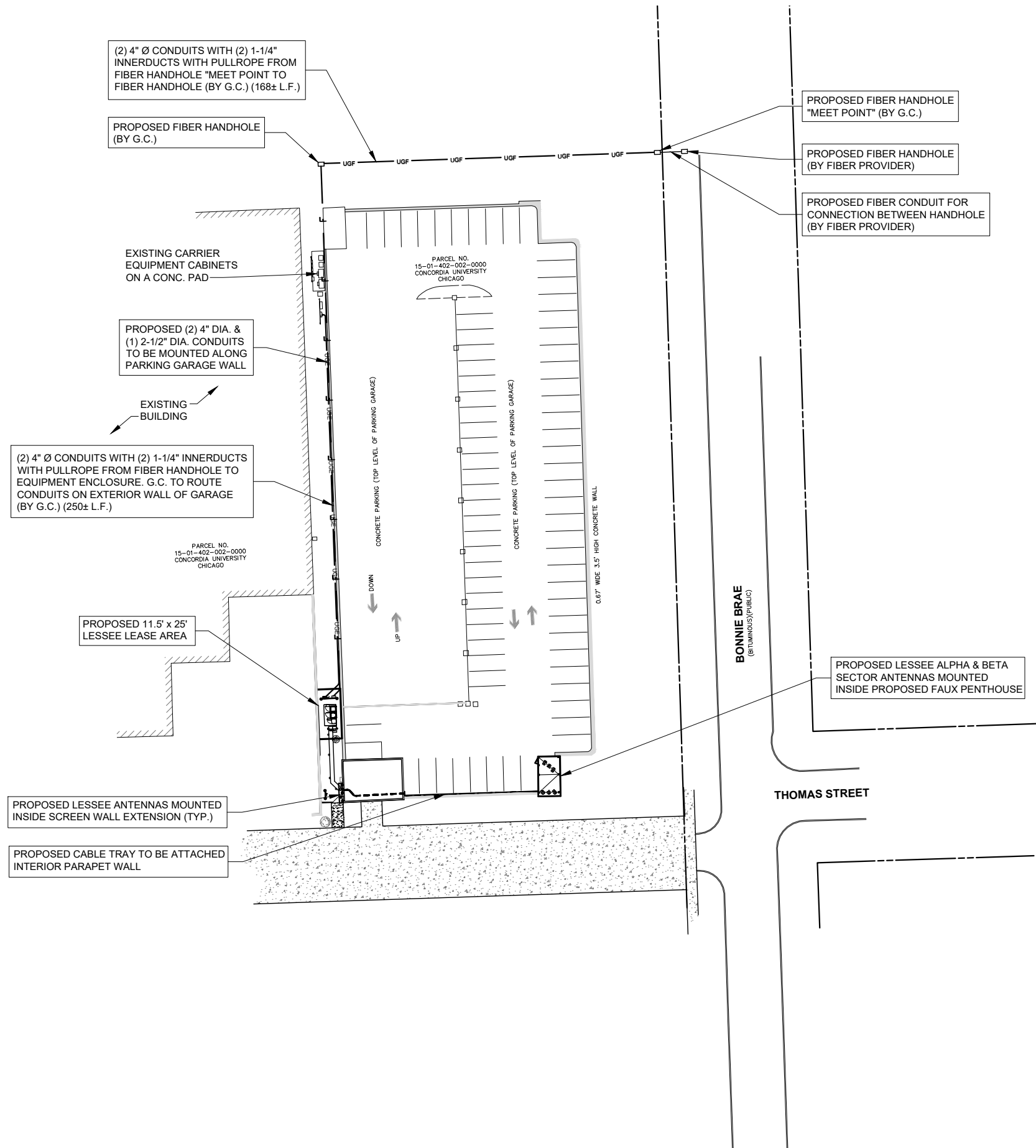
33-2430

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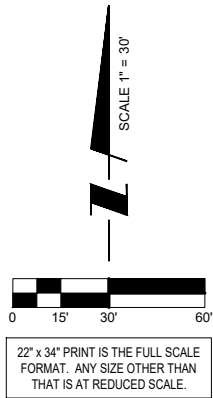
TITLE SHEET

SHEET NUMBER

T-1



1 LOCATION PLAN
SCALE: 1" = 30'



CHICAGO
SMSA
limited partnership
d/b/a VERIZON WIRELESS



REVISIONS		NO.	DATE	BY
	DESCRIPTION			TJS
4	UPDATE PER LL COMMENTS		12/03/17	LS
5	RE-ISSUED PER REVISIONS		02/19/18	PA
6	REVISED PER FIBER COORDINATION		02/23/18	RA
7	UPDATE PER LL COMMENTS		04/02/18	LS
8	UPDATE PER LL COMMENTS		04/23/18	JTM
9	UPDATE PER LL COMMENTS		04/25/18	JTM
10	UPDATE PER VILLAGE COMMENTS		05/03/18	JTM

LOC. # 418745

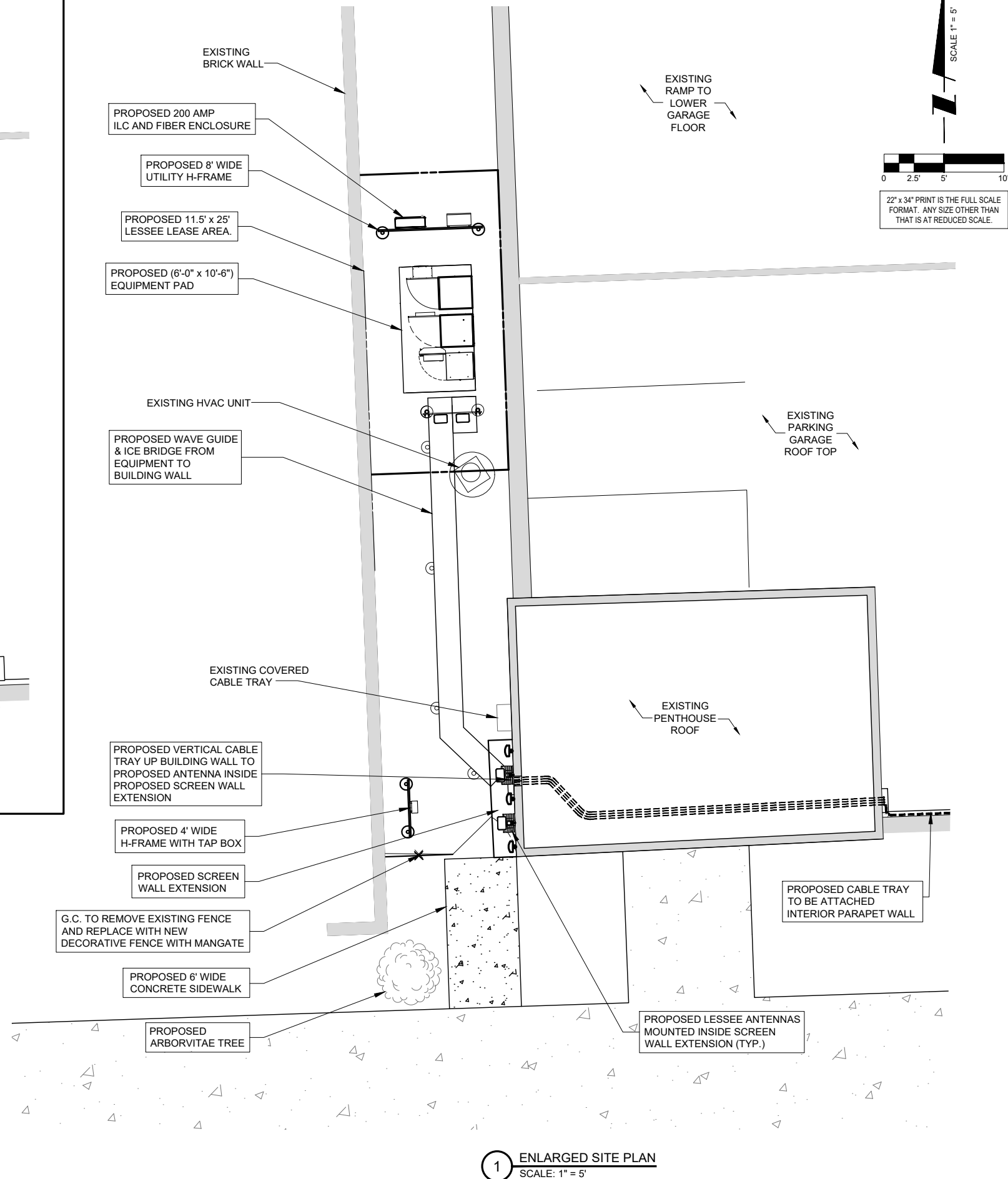
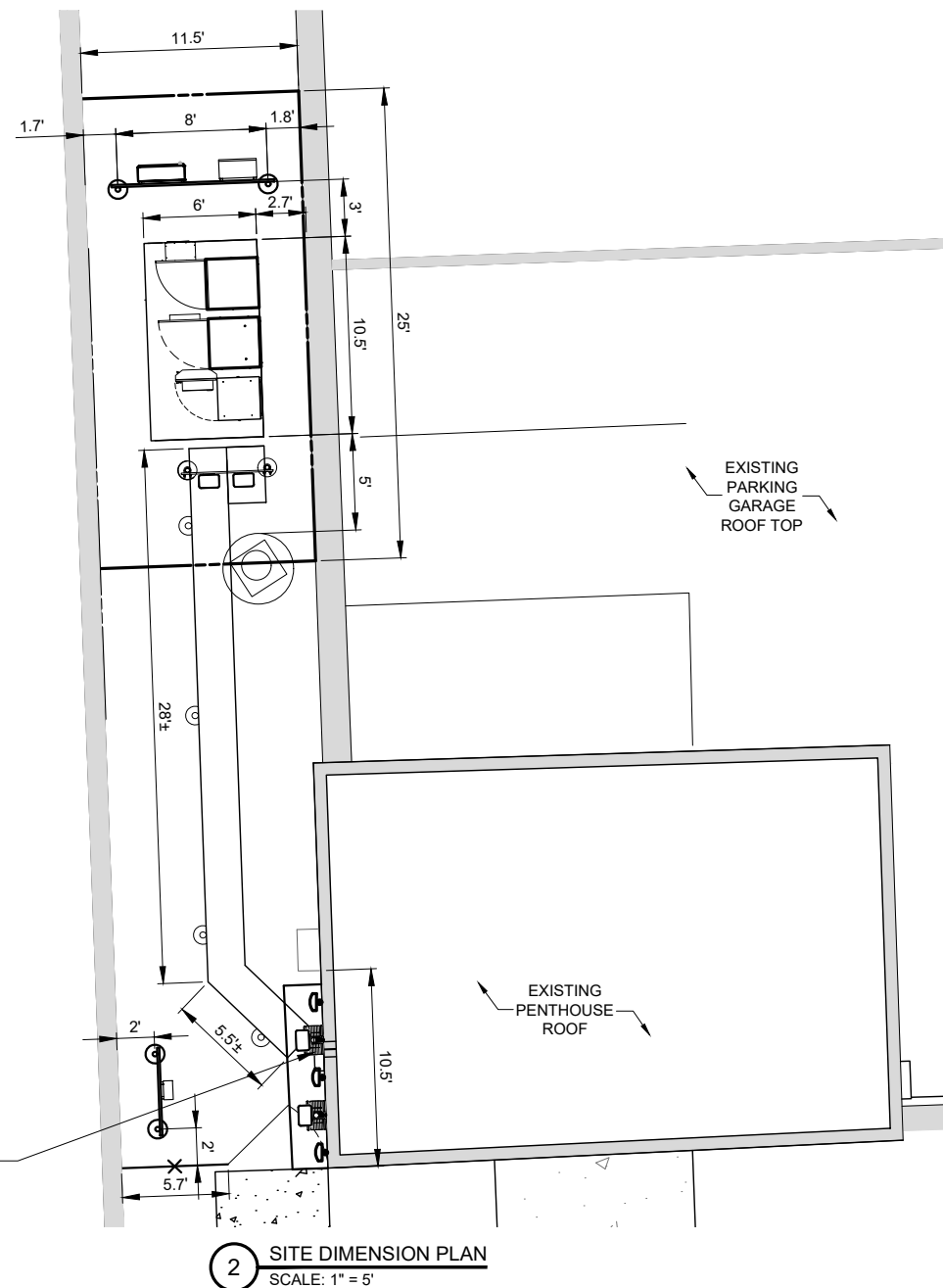
7400 AUGUSTA ST.
RIVER FOREST, IL 60305

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DATE:	11/01/16
PROJECT #:	33-2430

SHEET TITLE
LOCATION PLAN

SHEET NUMBER

LP



CHICAGO
SMSA
limited partnership
d/b/a VERIZON WIRELESS



NO.	DESCRIPTION	DATE	BY
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6	REVISED PER FIBER COORDINATION	02/23/18	PA
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10	UPDATE PER VILLAGE COMMENTS	05/03/18	JTM

LOC. # 418745

7400 AUGUSTA ST.
RIVER FOREST, IL 60305

DRAWN BY:	TJS
CHECKED BY:	TAZ
DATE:	11/01/16
PROJECT #:	33-2430

SHEET TITLE
ENLARGED
SITE PLAN

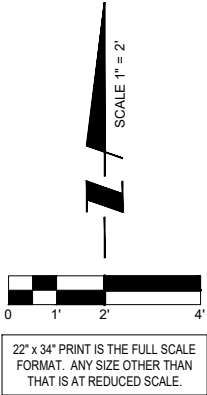
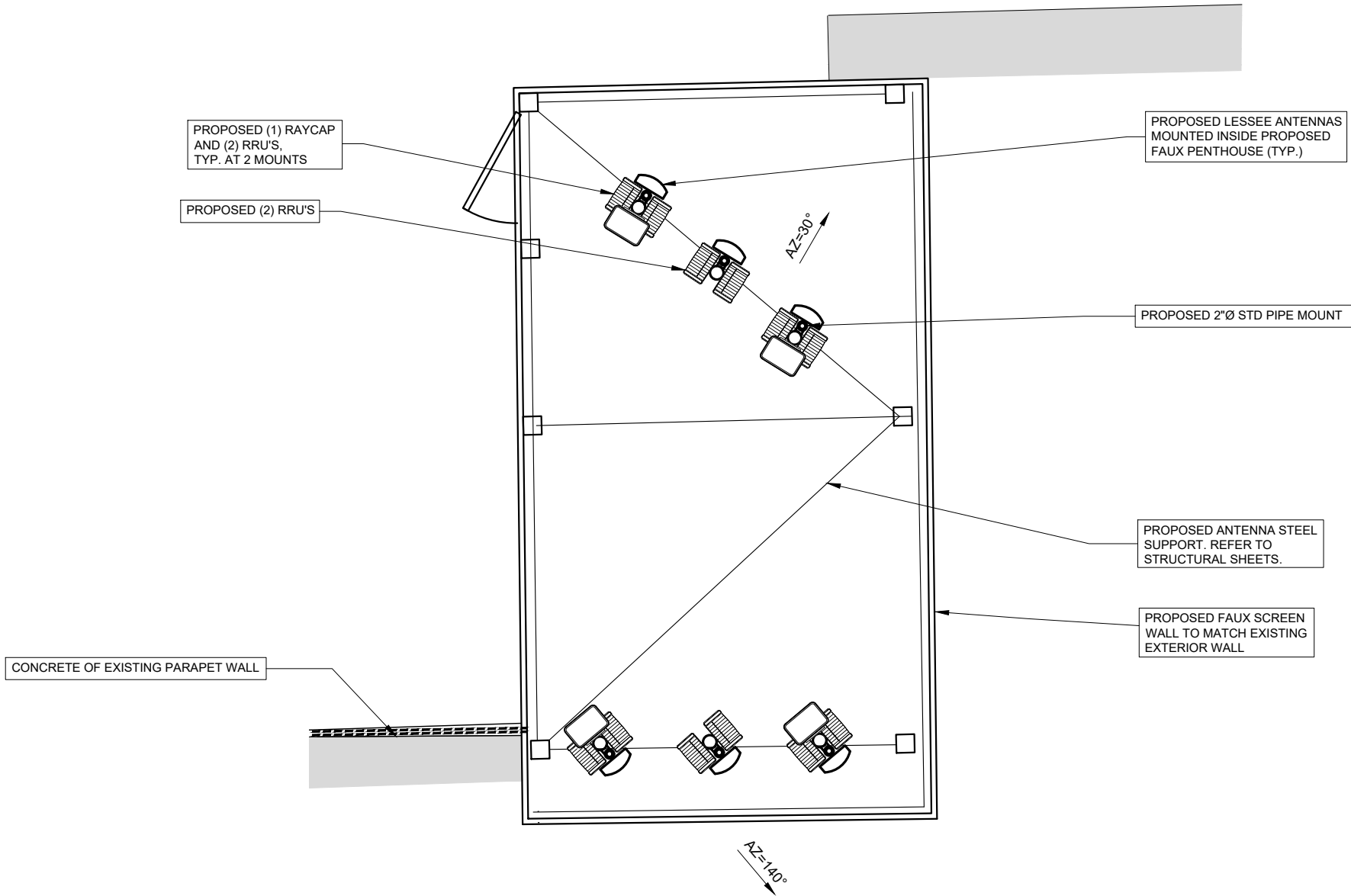
SHEET NUMBER
C-1

OPERATES 24 HOURS
A DAY 365 DAYS A YEAR

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Before
You Dig

JULIE
ILLINOIS
ONE CALL SYSTEM

CALL JULIE TOLL FREE
1(800) 892-0123
48 HOURS BEFORE
YOU DIG



1 ANTENNA MOUNTING TO FAUX PENTHOUSE ROOF
SCALE: 1" = 2'-0"

CHICAGO
SMSA
limited partnership
d/b/a VERIZON WIRELESS



NO.		REVISIONS		BY	
		DATE	DESCRIPTION	DATE	BY
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9		04/25/18	UPDATE PER LL COMMENTS		
10		05/03/18	UPDATE PER VILLAGE COMMENTS		

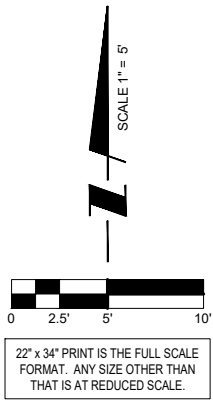
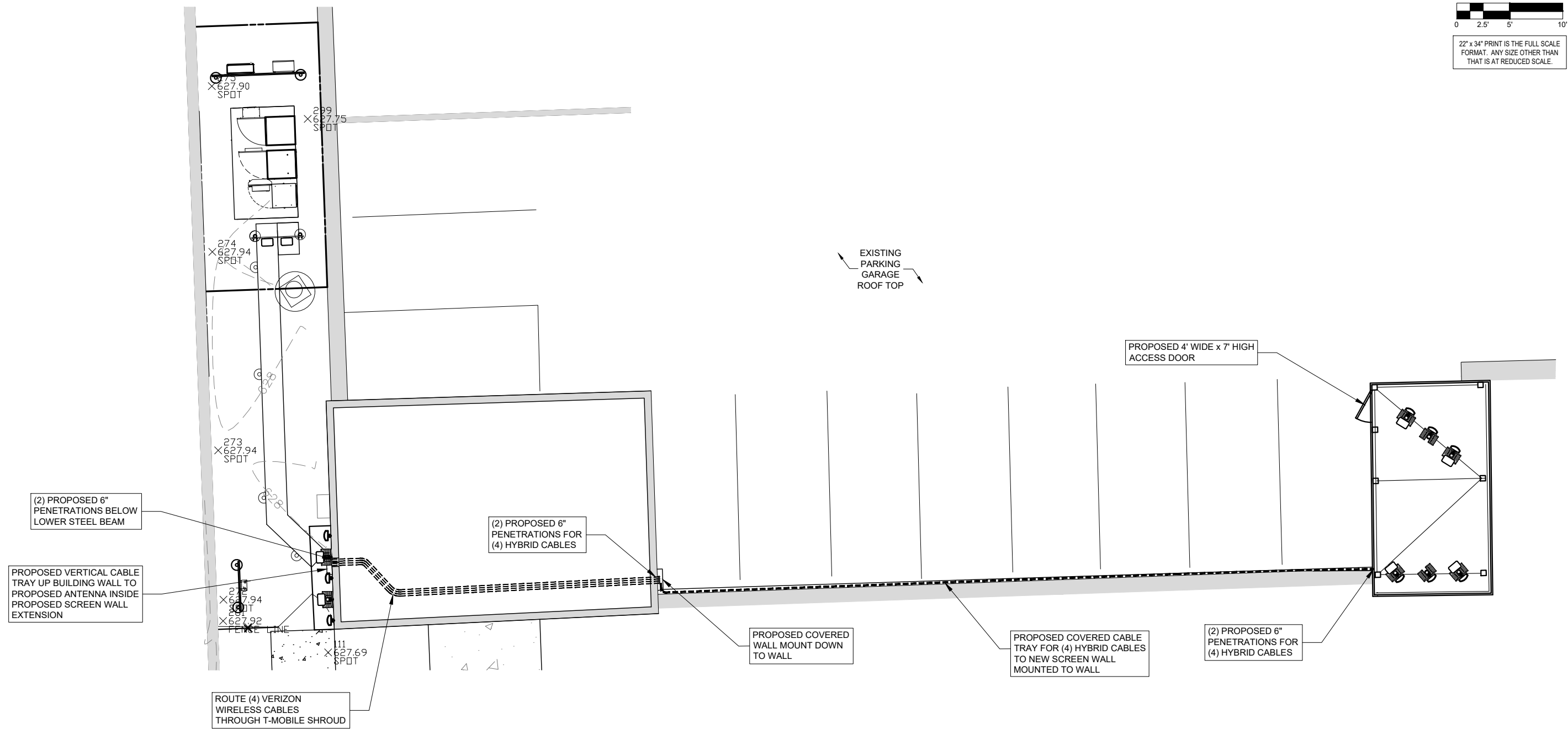
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RIVER FOREST, IL 60305

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ANTENNA
MOUNTEND TO FAUX
PENTHOUSE

SHEET NUMBER
C-1A



1 CABLE ROUTE TO ALPHA & BETA ANTENNAS
SCALE: 1" = 5'-0"

CHICAGO SMSA

limited partnership

d/b/a VERIZON WIRELESS

TERRA

CONSULTING GROUP, LTD.

600 BUSSE HIGHWAY

PARK RIDGE, IL 60068

PH: 847-898-6400

FAX: 847-898-6401

REVISIONS		NO.	DATE	BY
DESCRIPTION	DATE	BY	TJS	LS
UPDATE PER LL COMMENTS	12/03/17	4	LS	PA
RE-ISSUED PER REVISIONS	02/19/18	5	PA	RA
REVISED PER FIBER COORDINATION	02/23/18	6	RA	LS
UPDATE PER LL COMMENTS	04/02/18	7	LS	JTM
UPDATE PER LL COMMENTS	04/23/18	8	JTM	JTM
UPDATE PER LL COMMENTS	04/25/18	9		
UPDATE PER VILLAGE COMMENTS	05/03/18	10		

LOC. # 418745

7400 AUGUSTA ST.
RIVER FOREST, IL 60305

DRAWN BY: TJS

CHECKED BY: TAZ

DATE: 11/01/16

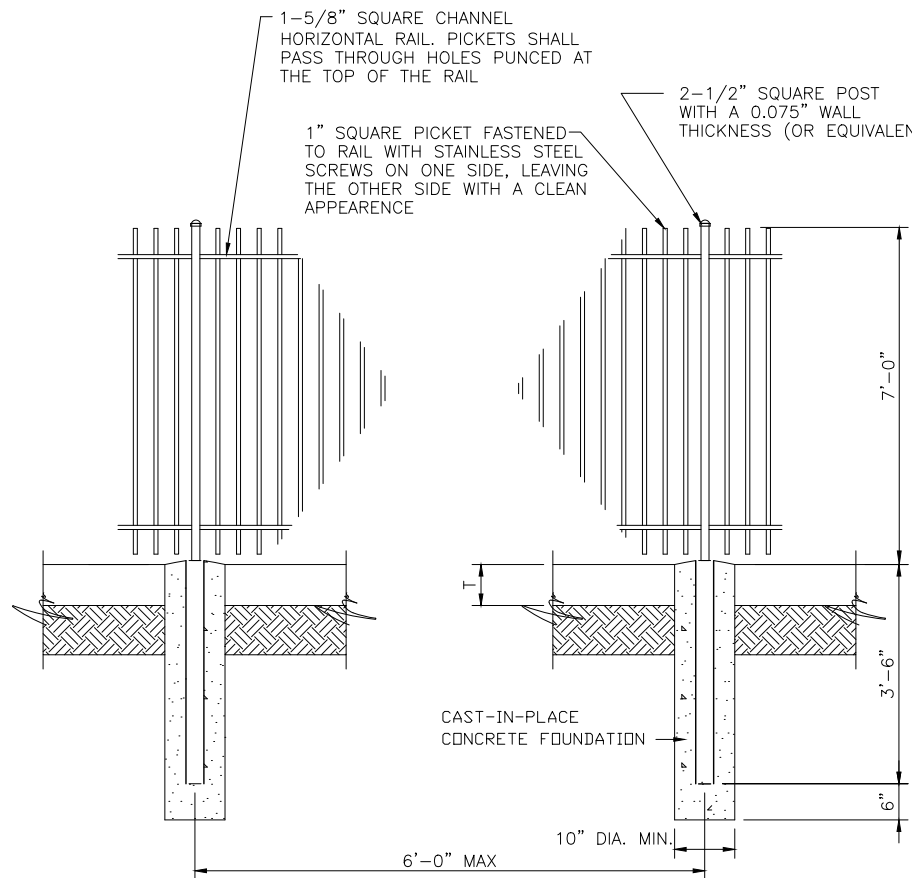
PROJECT #: 33-2430

SHEET TITLE

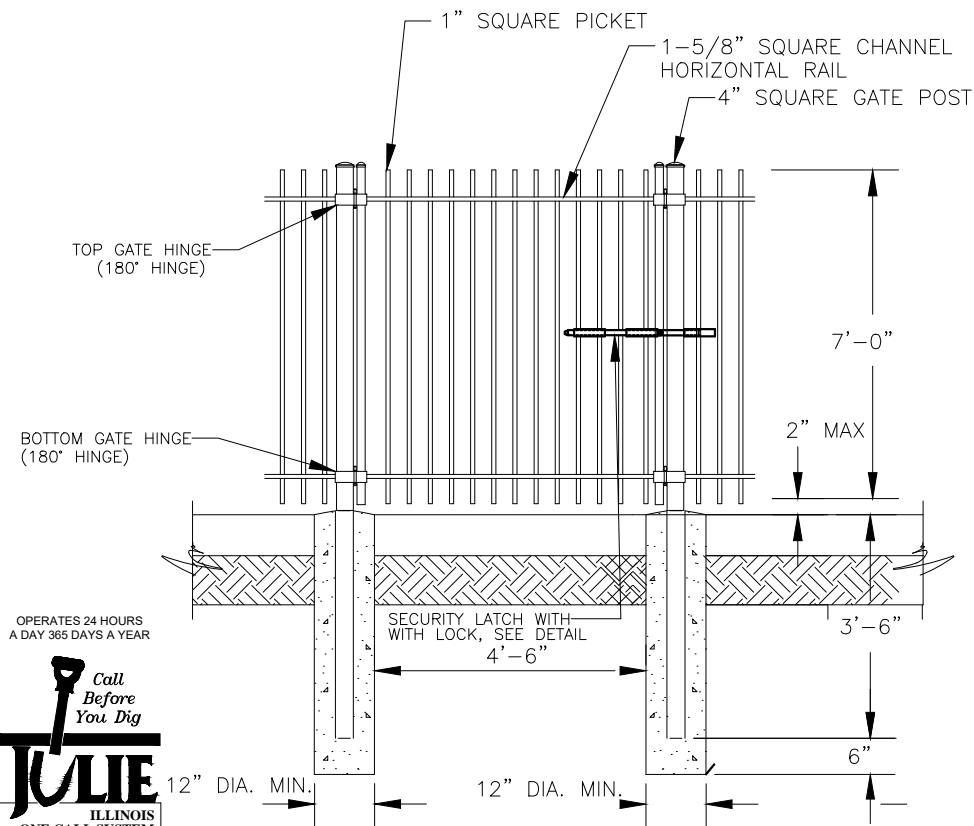
PROPOSED
CABLE ROUTE

SHEET NUMBER

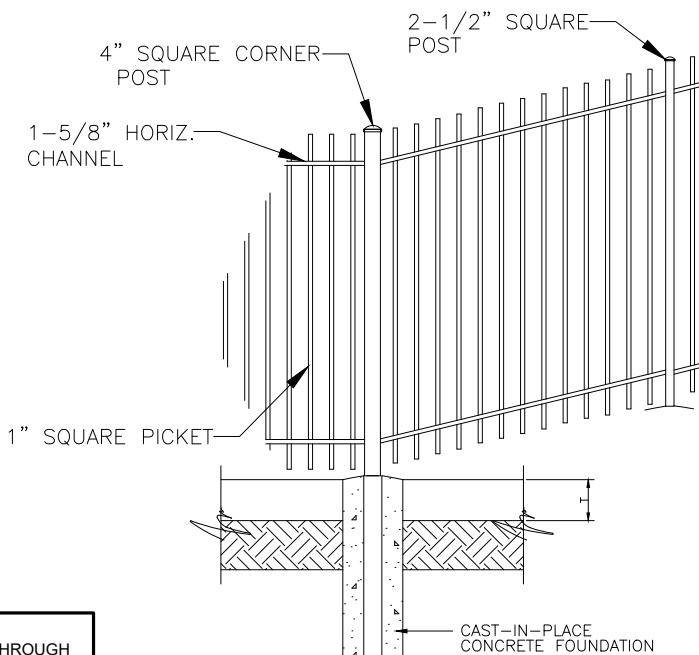
C-1B



1 STEEL POST
THE FENCE SHALL BE GROUNDED AS SHOWN IN ELECTRICAL DETAILS N.T.S.



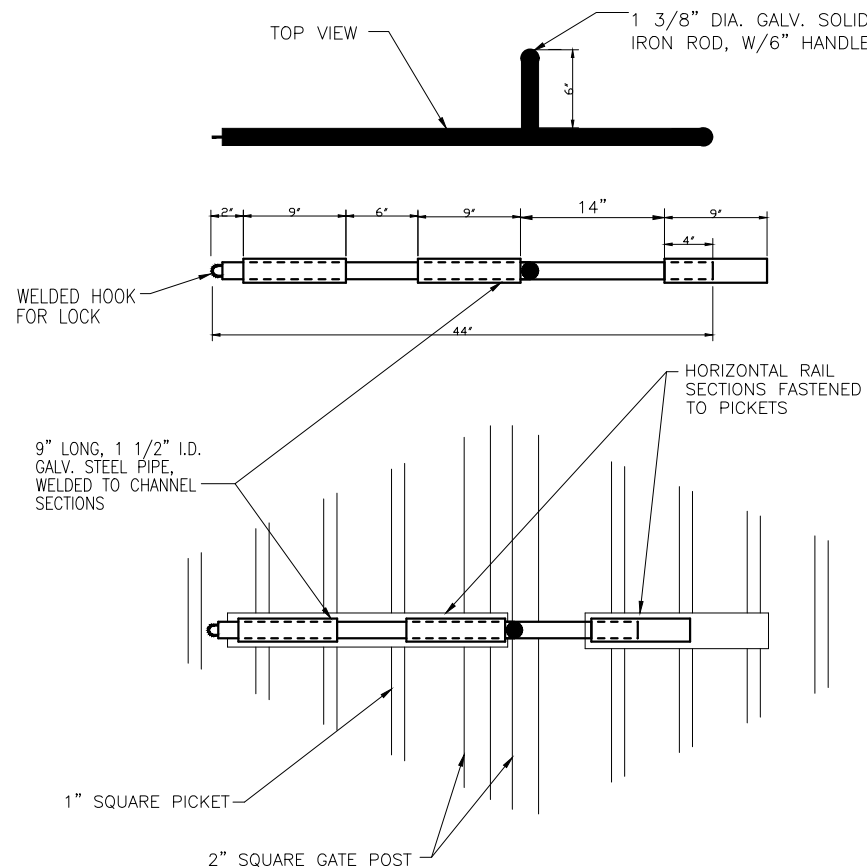
4 4'-0" SWING GATE
THE FENCE SHALL BE GROUNDED AS SHOWN IN ELECTRICAL DETAILS N.T.S.



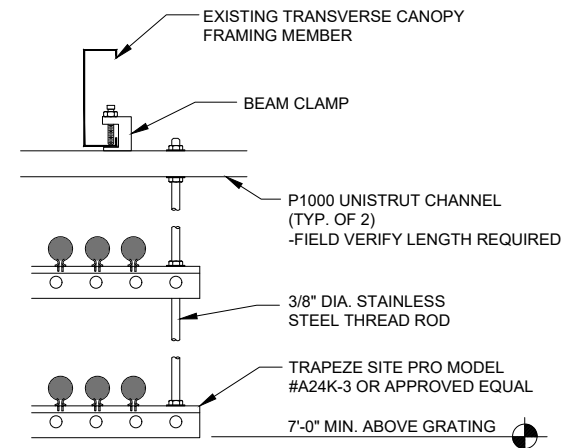
2 CORNER POST
THE FENCE SHALL BE GROUNDED AS SHOWN IN ELECTRICAL DETAILS N.T.S.

NOTE:
CUC TO HAVE ACCESS THROUGH
PROPOSED GATE VIA A KEY OR
COMBINATION LOCK

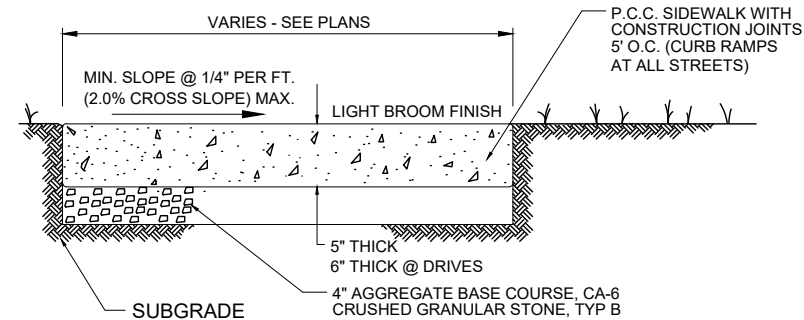
- ALL FENCING AND RELATED ASSEMBLIES SHALL BE GALVANIZED ZINC FINISH (BARB WIRE-ASTM A585 FABRIC-ASTM A392-84 FRAME WORK-ASTM F669-81)
- ALL CONCRETE FOOTINGS SHALL BE 6.1 BAG MIX 3000 PSI CONCRETE



4 SECURITY LATCH DETAIL
N.T.S.



5 COAX TRAPEZE DETAIL (AT PLATFORM)
N.T.S.



6 CONCRETE SIDEWALK DETAIL
SCALE: NTS

NOTE:
COAX WALL BRACKETS AND COVER CAN BE ORDERED AS A KIT THROUGH ANDREW. INSTALL BRACKETS AND COVER PER MANUFACTURERS RECOMMENDATIONS. ALL MOUNTING HARDWARE MUST BE ORDERED SEPARATELY. SUPPLIED & INSTALLED BY CONTRACTOR

STEEL COVER TO ENCLOSE COAX. PRIME/PAINT COAX COVER TO MATCH BUILDING

ANDREW 2-BRACKET AND COVER IS TO BE SIZED BASED ON NUMBER OF COAX CABLES IN ROUTE

ANDREW (#WC-SC8D) WALL COAXIAL SUPPORT COVER WITH SNAP IN HANGERS & Z-BRACKET

7 WALL MOUNTED COAX SUPPORT
N.T.S.

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NO.	DESCRIPTION	DATE	BY	TJS	LS	PA	RA	LS	JTM	JTM
4	UPDATE PER ILL COMMENTS	12/03/17								
5	RE-ISSUED PER REVISIONS	02/19/18								
6	REVISED PER FIBER COORDINATION	02/23/18								
7	UPDATE PER ILL COMMENTS	04/02/18								
8	UPDATE PER ILL COMMENTS	04/23/18								
9	UPDATE PER ILL COMMENTS	04/25/18								
10	UPDATE PER VILLAGE COMMENTS	05/03/18								

LOC. # 418745

7400 AUGUSTA ST.
RIVER FOREST, IL 60305

DRAWN BY:	TJS
CHECKED BY:	TAZ
DATE:	11/01/16
PROJECT #:	33-2430

SHEET TITLE
SITE DETAILS

SHEET NUMBER

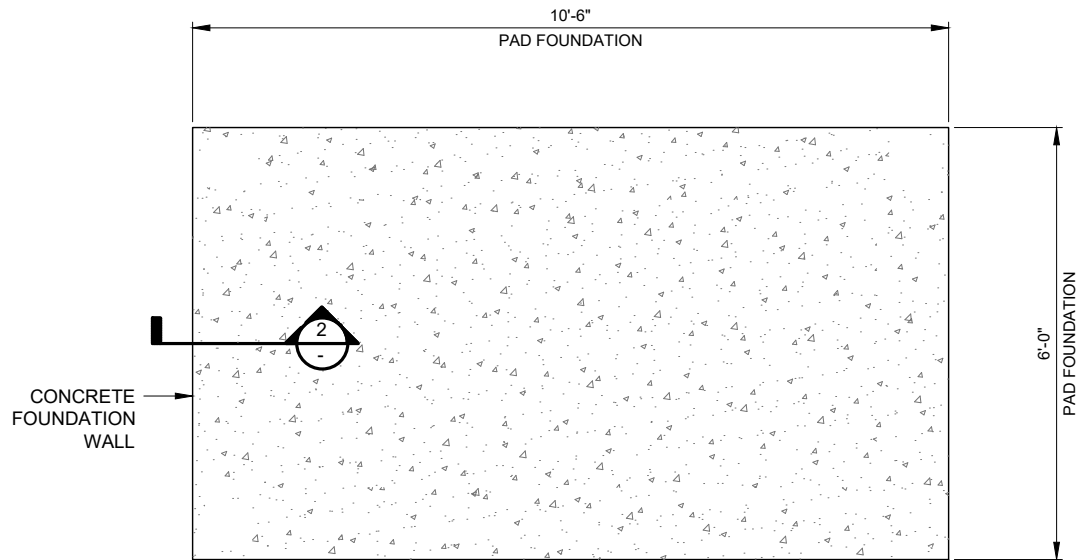
C-2

OPERATES 24 HOURS
A DAY 365 DAYS A YEAR

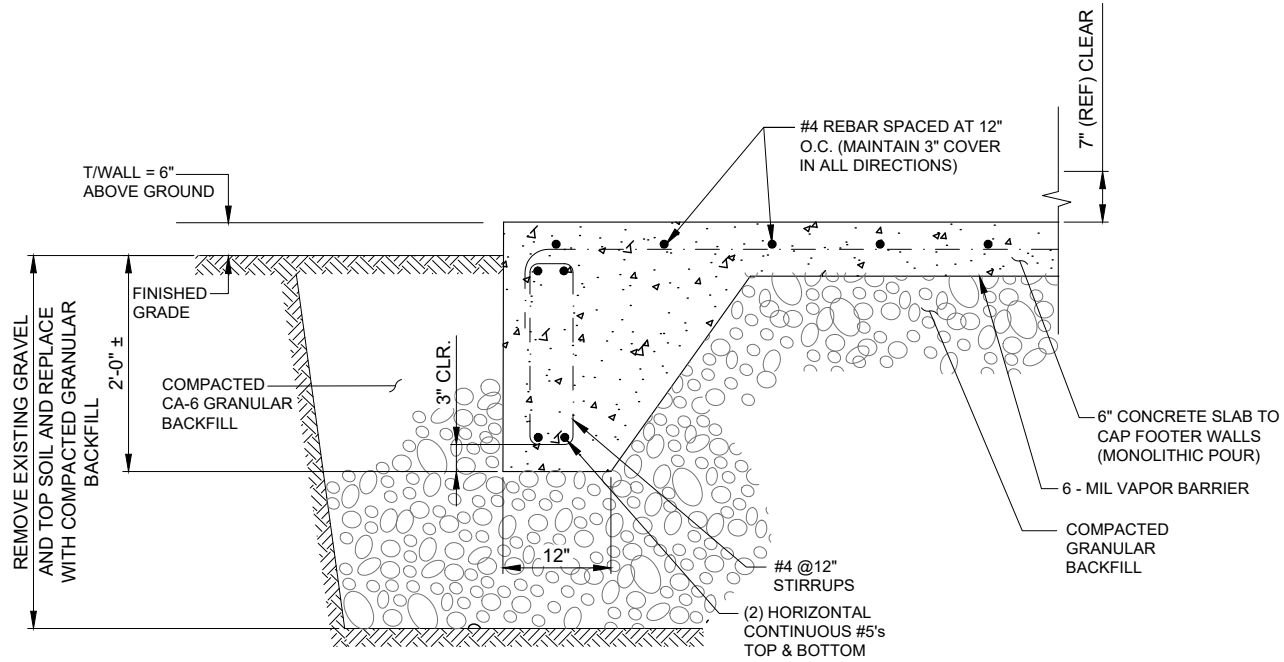


CALL JULIE TOLL FREE
1(800) 892-0123
48 HOURS BEFORE
YOU DIG

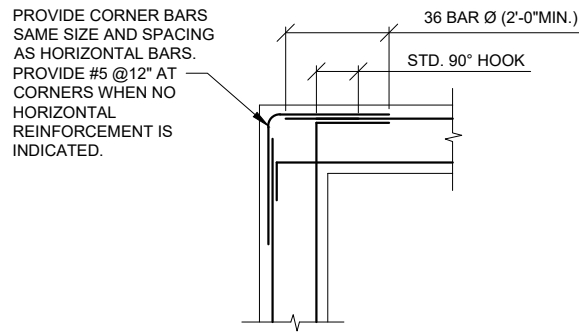
NOTE:
LOCALIZED AREAS OF SOFT OR LOOSE MATERIALS MAY BE ENCOUNTERED AT THE PROPOSED BEARING ELEVATION. THE SOILS MAY REQUIRE COMPACTION USING A PLATE COMPACTOR IN THE FOOTING TRENCH IF FIELD CONDITIONS INDICATE LOOSE GRANULAR SOILS. THE SOILS MAY REQUIRE REMOVAL AND REPLACEMENT WITH AN APPROVED ENGINEERED FILL.



1 ELEVATED STEEL EQUIPMENT PLATFORM - FOUNDATION PLAN
SCALE: 3/4" = 1'-0"



2 FOUNDATION WALL SECTION
SCALE: N.T.S.



CORNER

3 CONCRETE WALL REINFORCEMENT DETAILS
SCALE: NTS

CONCRETE NOTES:

1. ALL CONCRETE WORK SHALL CONFORM TO THE REQUIREMENTS OF ACI 318 AND ACI 301, LATEST EDITION. THESE DOCUMENTS SHALL BE AVAILABLE IN THE FIELD OFFICE.
2. EXCEPT WHERE OTHERWISE INDICATED, CONCRETE SHALL BE NORMAL WEIGHT AND WITH MINIMUM 28-DAY COMPRESSIVE STRENGTHS OF $F_c=4000$ PSI. ALL EXTERIOR EXPOSED CONCRETE SHALL BE AIR ENTRAINED WITH 6% AIR CONTENT.
3. REINFORCING BARS SHALL CONFORM TO ASTM A615, GRADE 60. ALL WELDED WIRE FABRIC SHALL CONFORM TO ASTM A185.
4. ALL PERIMETER WALL AND COLUMN FOOTINGS SHALL BEAR A MINIMUM OF 3'-6" BELOW FINISHED GRADES OR TO FROST WHICH EVER IS GREATER.
5. CONCRETE MIX DESIGN SHALL BE SUBMITTED TO ARCHITECT / ENGINEER FOR REVIEW.
6. ALL FOOTINGS TO BEAR ON MINIMUM NET ALLOWABLE SOIL BEARING CAPACITY OF 2,000 PSF TO BE VERIFIED IN FIELD.

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REVISIONS		BY	DATE
NO.	DESCRIPTION	TJS	LS
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5	RE-ISSUED PER REVISIONS	02/19/18	
6	REVISED PER FIBER COORDINATION	02/23/18	
7	UPDATE PER LL COMMENTS	04/02/18	
8	UPDATE PER LL COMMENTS	04/23/18	
9	UPDATE PER LL COMMENTS	04/25/18	
10	UPDATE PER VILLAGE COMMENTS	05/03/18	

LOC. # 418745

7400 AUGUSTA ST.
RIVER FOREST, IL 60305

DRAWN BY:	TJS
CHECKED BY:	TAZ
DATE:	11/01/16
PROJECT #:	33-2430

SHEET TITLE
FOUNDATION
PLAN

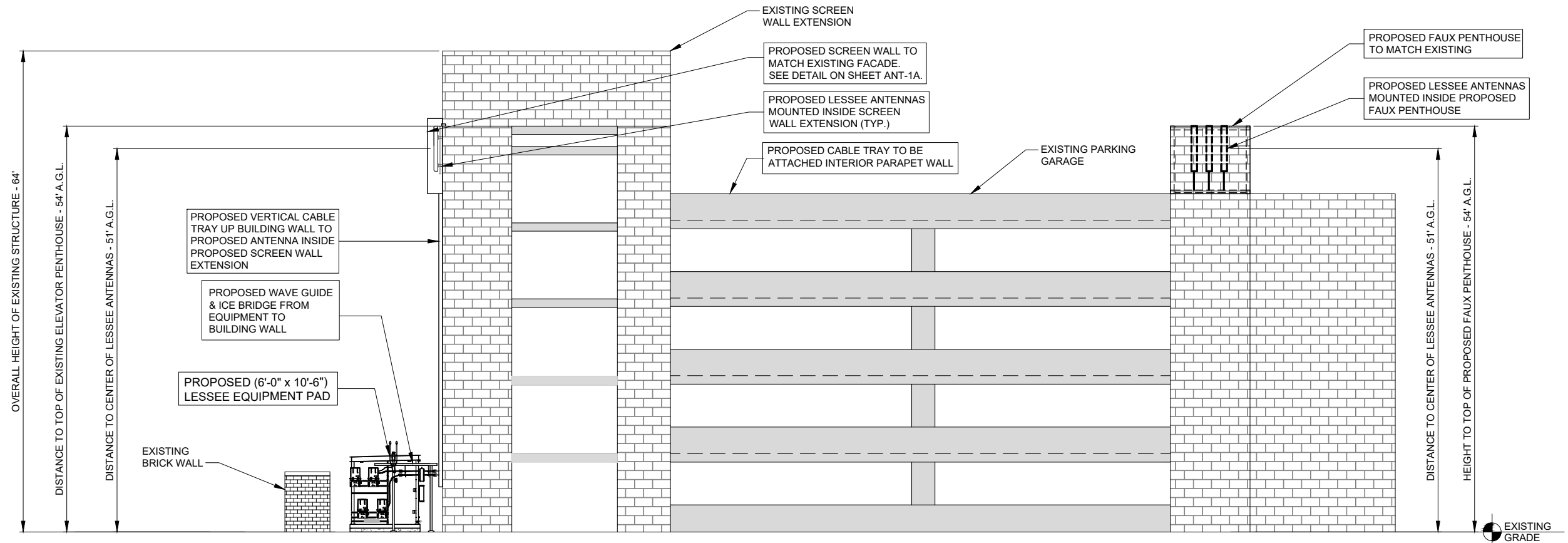
SHEET NUMBER

C-3

OPERATES 24 HOURS
A DAY 365 DAYS A YEAR



CALL JULIE TOLL FREE
1(800) 892-0123
48 HOURS BEFORE
YOU DIG



1 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"

REVISIONS						
NO.	DESCRIPTION	DATE	BY	TJS	LS	JTM
4	UPDATE PER ILL COMMENTS	12/03/17				
5	RE-ISSUED PER REVISIONS	02/19/18				
6	REVISED PER FIBER COORDINATION	02/23/18				
7	UPDATE PER ILL COMMENTS	04/02/18				
8	UPDATE PER ILL COMMENTS	04/23/18				
9	UPDATE PER ILL COMMENTS	04/25/18				
10	UPDATE PER VILLAGE COMMENTS	05/03/18				

LOC. # 418745

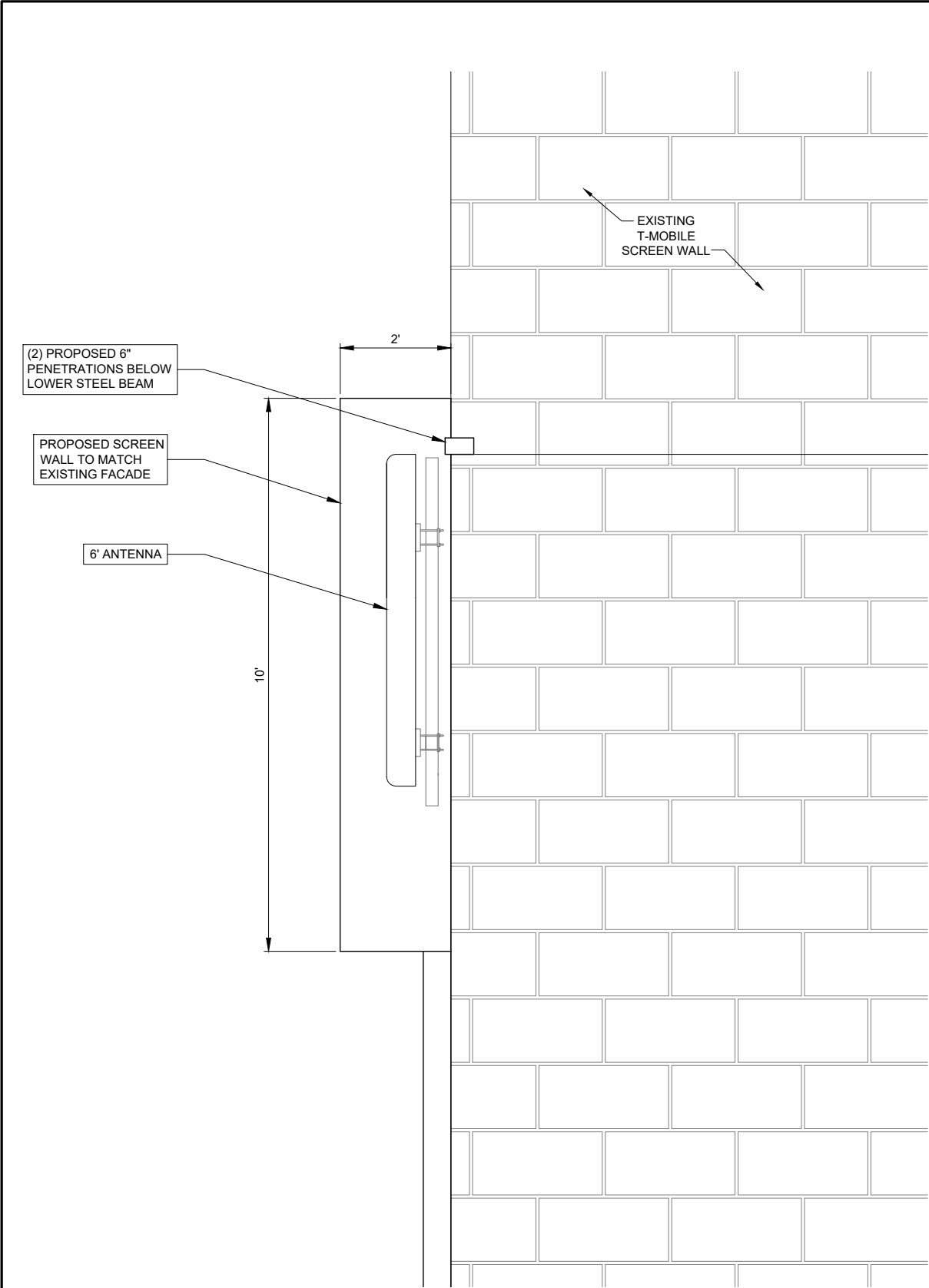
7400 AUGUSTA ST.
RIVER FOREST, IL 60305

DRAWN BY:	TJS
CHECKED BY:	TAZ
DATE:	11/01/16
PROJECT #:	33-2430

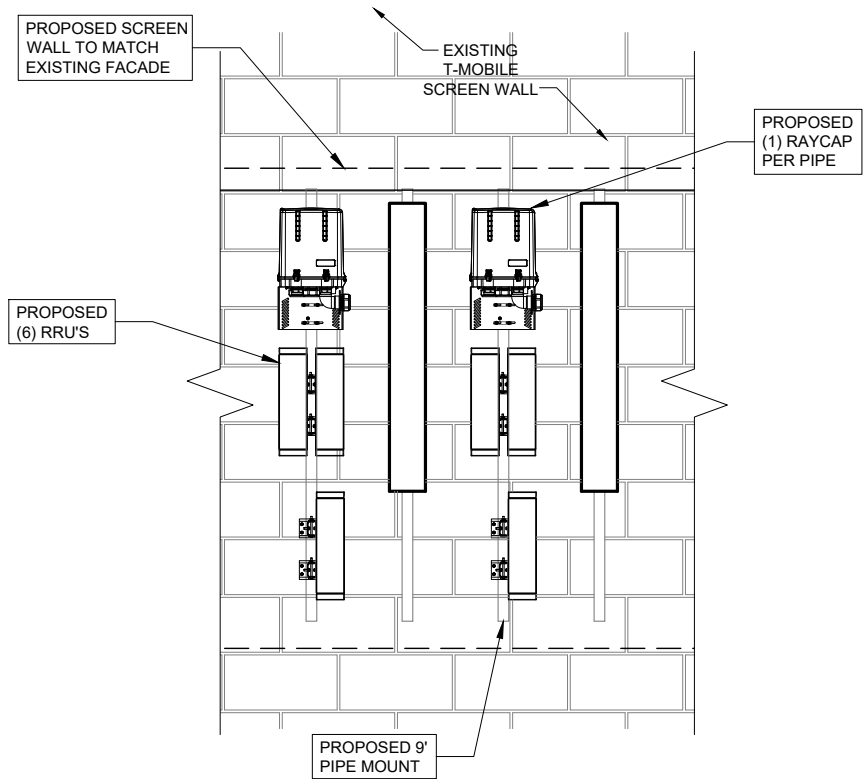
SHEET TITLE
SITE ELEVATION

SHEET NUMBER

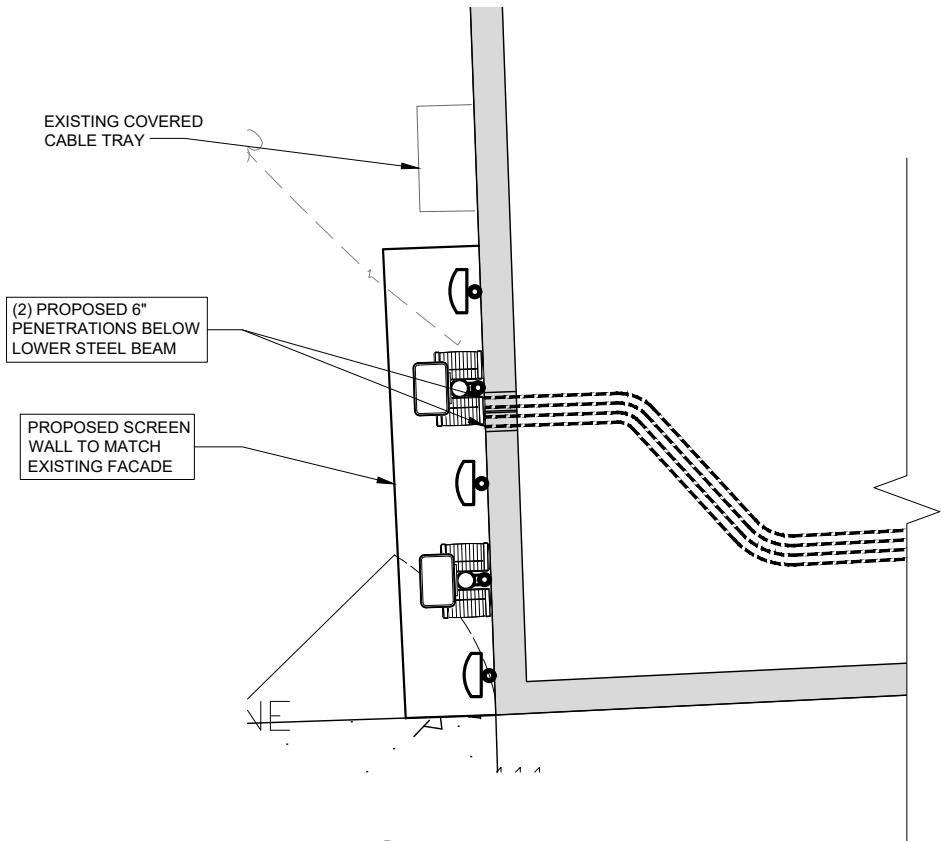
ANT-1



1 ENLARGED GAMMA SECTOR ELEVATION
SCALE: 3/4" = 1'-0"



2 ENLARGED GAMMA SECTOR (PARTIAL) ELEVATION
SCALE: 1/2" = 1'-0"



3 ENLARGED GAMMA SECTOR PLAN
SCALE: 1" = 2'

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NO.		REVISIONS		DATE	BY
		DESCRIPTION			
4		UPDATE PER LL COMMENTS	TJS	12/03/17	
5		RE-ISSUED PER REVISIONS	LS	02/19/18	
6		REVISED PER FIBER COORDINATION	PA	02/23/18	
7		UPDATE PER LL COMMENTS	RA	04/02/18	
8		UPDATE PER LL COMMENTS	LS	04/23/18	
9		UPDATE PER LL COMMENTS	JTM	04/25/18	
10		UPDATE PER VILLAGE COMMENTS	JTM	05/03/18	

LOC. # 418745

7400 AUGUSTA ST.
RIVER FOREST, IL 60305

DRAWN BY:	TJS
CHECKED BY:	TAZ
DATE:	11/01/16
PROJECT #:	33-2430

SHEET TITLE
ANTENNA MOUNTING
DETAILS
(AT GAMMA SECTOR)

SHEET NUMBER

ANT-1A

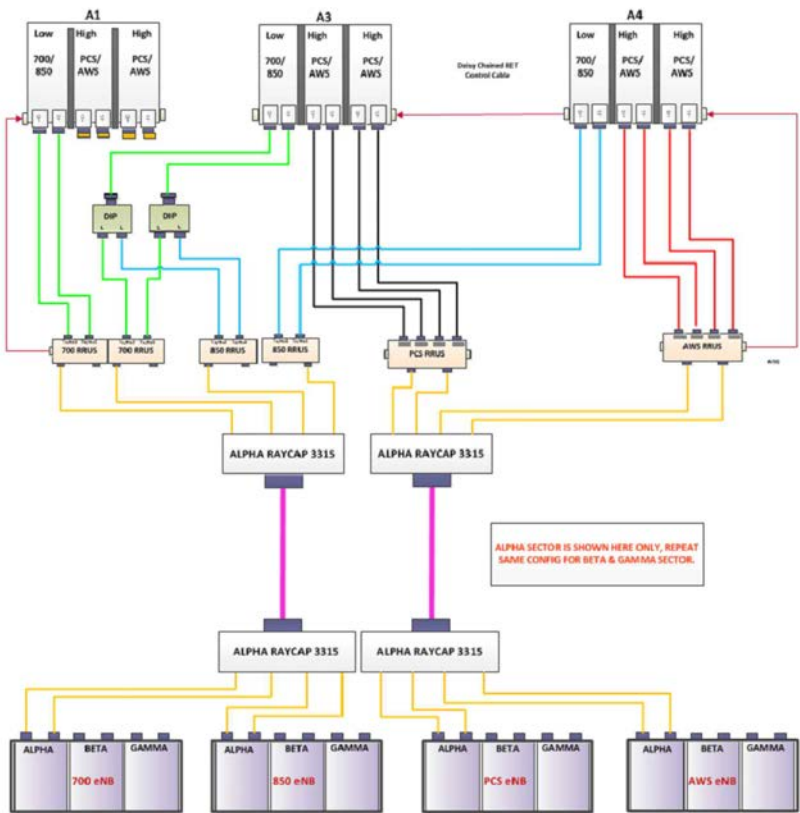
EQUIPMENT CHANGE REQUEST FORM- ECR																			
Cell Name		FORESTPK NORTH		RF Engineer		Sabhi Siddiqui		Cell ID		7400 Augusta St									
Location Number		2/20/2017		Market		EL-2		Address		River Forest, IL									
Date of Request		PROPOSED CONFIGURATION						Configuration		Option-A2									
Antenna				Antenna Manufacturer	Antenna Model	Antenna Serial Number	Centerline	Azimuth	Variable Tilt	Mechanical Tilt	Action								
Sector	Pos	Port	RF Path																
Alpha	A1	L1 (-45)	L 700 - RxTx0	ANDREW	SBNHH-1D65B	51'	30	2	0	0	Add- Install								
		L2 (+45)	L 700 - RxTx1					0											
		H1 (-45)	Unused at this time					0											
		H2 (+45)	Unused at this time					0											
	A2	H3 (-45)	Unused at this time																
		H4 (+45)	Unused at this time																
		L1 (-45)	Unused at this time																
		L2 (+45)	Unused at this time																
	A3	H1 (-45)	Unused at this time	ANDREW	SBNHH-1D65B	51'	30	2	1	0	Add- Install								
		H2 (+45)	Unused at this time					1											
		H3 (-45)	Unused at this time					1											
		H4 (+45)	Unused at this time					1											
	A4	L1 (-45)	L 700/800 - RxTx2					ANDREW				SBNHH-1D65B	51'	30	2	1	0	Add- Install	
		L2 (+45)	L 700/850 - RxTx3												1				
		H1 (-45)	L PCS - RxTx0												1				
		H2 (+45)	L PCS - RxTx1												1				
	H3 (-45)	L PCS - RxTx2																	
	H4 (+45)	L PCS - RxTx3																	
	L1 (-45)	L CEL - RxTx0																	
	L2 (+45)	L CEL - RxTx1																	
Beta	A1	H1 (-45)	Unused at this time	ANDREW	SBNHH-1D65B	51'	140	2	0	0	Add- Install								
		H2 (+45)	Unused at this time					0											
		H3 (-45)	Unused at this time					0											
		H4 (+45)	Unused at this time																
	A2	L1 (-45)	Unused at this time					ANDREW				SBNHH-1D65B	51'	140	2	1	0	Add- Install	
		L2 (+45)	Unused at this time												1				
		H1 (-45)	Unused at this time												1				
		H2 (+45)	Unused at this time												1				
	A3	H3 (-45)	Unused at this time	ANDREW	SBNHH-1D65B	51'	140		2	1	0				Add- Install				
		H4 (+45)	Unused at this time						1										
		L1 (-45)	L 700/800 - RxTx2																
		L2 (+45)	L 700/850 - RxTx3																
	A4	H1 (-45)	L PCS - RxTx0					ANDREW	SBNHH-1D65B			51'	140	2		1	0	Add- Install	
		H2 (+45)	L PCS - RxTx1											1					
		H3 (-45)	L PCS - RxTx2											1					
		H4 (+45)	L PCS - RxTx3											1					
Gamma	A1	L1 (-45)	L 700 - RxTx0	ANDREW	SBNHH-1D65B	51'	270			2	0			0	Add- Install				
		L2 (+45)	L 700 - RxTx1							0									
		H1 (-45)	Unused at this time							0									
		H2 (+45)	Unused at this time							0									
	A2	H3 (-45)	Unused at this time					ANDREW	SBNHH-1D65B	51'		270	2			1	0	Add- Install	
		H4 (+45)	Unused at this time										1						
		L1 (-45)	Unused at this time										1						
		L2 (+45)	Unused at this time										1						
	A3	H3 (-45)	Unused at this time	ANDREW	SBNHH-1D65B	51'	270				2		1	0	Add- Install				
		H4 (+45)	Unused at this time								1								
		L1 (-45)	L 700/800 - RxTx2								1								
		L2 (+45)	L 700/850 - RxTx3								1								
	A4	H1 (-45)	L PCS - RxTx0					ANDREW	SBNHH-1D65B	51'	270	2				1	0	Add- Install	
		H2 (+45)	L PCS - RxTx1									1							
		H3 (-45)	L PCS - RxTx2									1							
		H4 (+45)	L PCS - RxTx3									1							
	L1 (-45)	L CEL - RxTx0	ANDREW	SBNHH-1D65B	51'	270	2					1	0	Add- Install					
	L2 (+45)	L CEL - RxTx1					1												
	H1 (-45)	L AWS - RxTx0					1												
	H2 (+45)	L AWS - RxTx1					1												
	H3 (-45)	L AWS - RxTx2																	
	H4 (+45)	L AWS - RxTx3																	
	Comments																		

PPC CONNECTORS ONLY

1 PROPOSED ANTENNA CONFIGURATION
N.T.S.

Proposed					
Passive Components	Location	Manufacturer	Component Model	Count	Action
	Top (Platform)				
	Top (Platform)	Encsson	RRUS - 700	6	Instal.
	Top (Platform)	Encsson	RRUS - 850	6	Instal.
	Top (Platform)	Encsson	RRUS33 - PCS	3	Instal.
	Top (Platform)	Encsson	RRUS32 - AWS	3	Instal.
	Top (Platform)				
Coax	Top (Platform)	Andrew	CBC78-DF-9-DCB	6	Instal.
	Top (Platform)	Raycap	RCMDC 33*5 PF-48	6	Instal.
	Bottom (Shelter)	Raycap	RCMDC 33*5 PF-48	6	Instal.
	Bottom (Shelter)				
Coax	Sector	Coax Manufacturer	Type	Size	Count
	Alpha /Beta /Gamma	Andrew	HF77-206-24549-XXX	1 5/8	5
Comments					

2 COMBINER CABLE DATA INFORMATION
N.T.S.



3 CABLE DIAGRAM
N.T.S.

CHICAGO
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limited partnership
d/b/a VERIZON WIRELESS



REVISIONS		DATE	BY
DESCRIPTION	NO.	DATE	BY
	4	12/03/17	TJS
	5	02/19/18	LS
	6	02/23/18	PA
	7	04/02/18	RA
	8	04/23/18	LS
	9	04/25/18	JTM
	10	05/03/18	JTM
	UPDATE PER VILLAGE COMMENTS		
	UPDATE PER VILLAGE COMMENTS		

LOC. # 418745

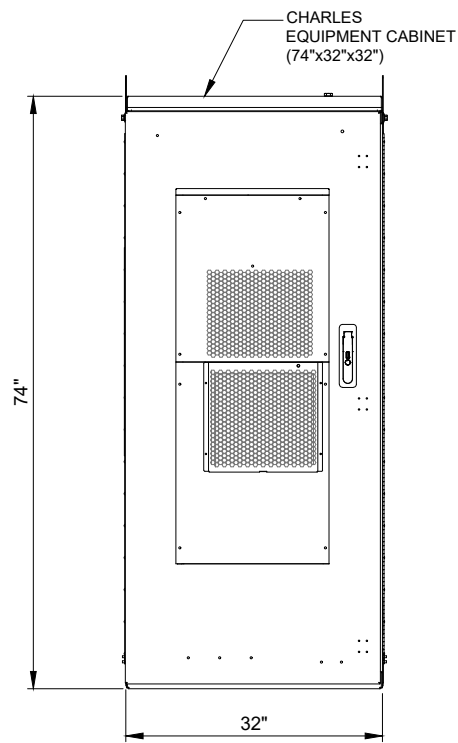
7400 AUGUSTA ST.
RIVER FOREST, IL 60305

DRAWN BY: TJS
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DATE: 11/01/16
PROJECT #: 33-2430

SHEET TITLE
ANTENNA INFORMATION

SHEET NUMBER

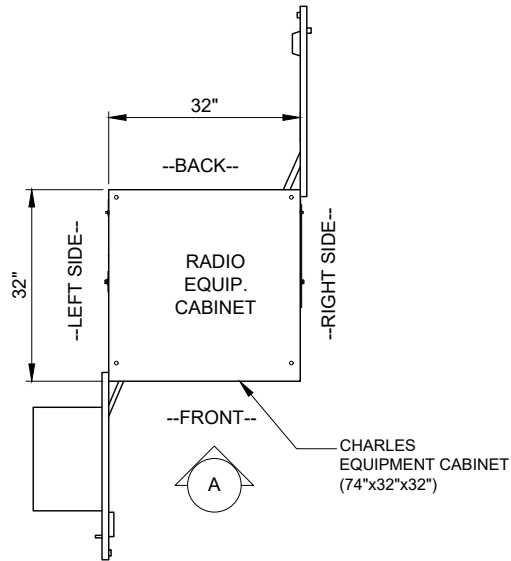
ANT-2



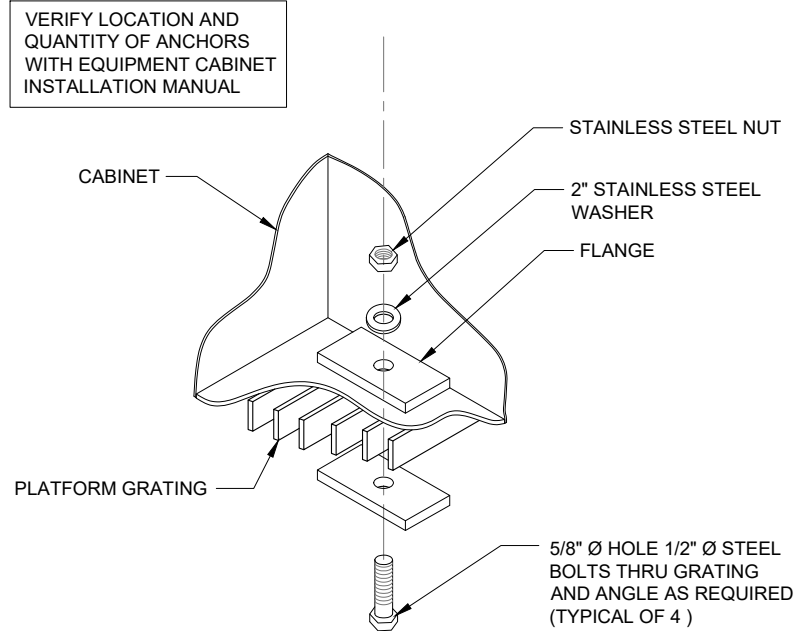
CABINET ELEVATION A

Category	
Dimensions and weight	74"H x 32"W x 32"D 535 lbs. as shipped
23" Front and Rear Equipment Rack Space and Hole Spacing	68" (39RU) EIA spacing with tapped 12 - 24 mounting holes
Color	Off- White
Material	.125" Welded Aluminum
Maximum Heat Dissipation	2900W
10000 BTU Air Conditioner with 2000W heater	Dantherm #1A/CT-B1000
Electrical outlet	One GFCI outlet
-48VDC power system with controller	GE infinity S: NES4824-23-AC5-PS8-DC1E
Bonding and Grounding	(4) 2x8-position Ground Bars
Cable Entrance	REFER TO DETAIL BELOW
Operating Temp. Range, Inside Enclosure	-40° to +149°F, 40° to 65°C
Operating Temp. Range, Outside Enclosure	-40° to +115°F, 40° to 46°C
Humidity	0 to 95% (non-condensing)
Altitude	Up to 2,000 meters (6560')

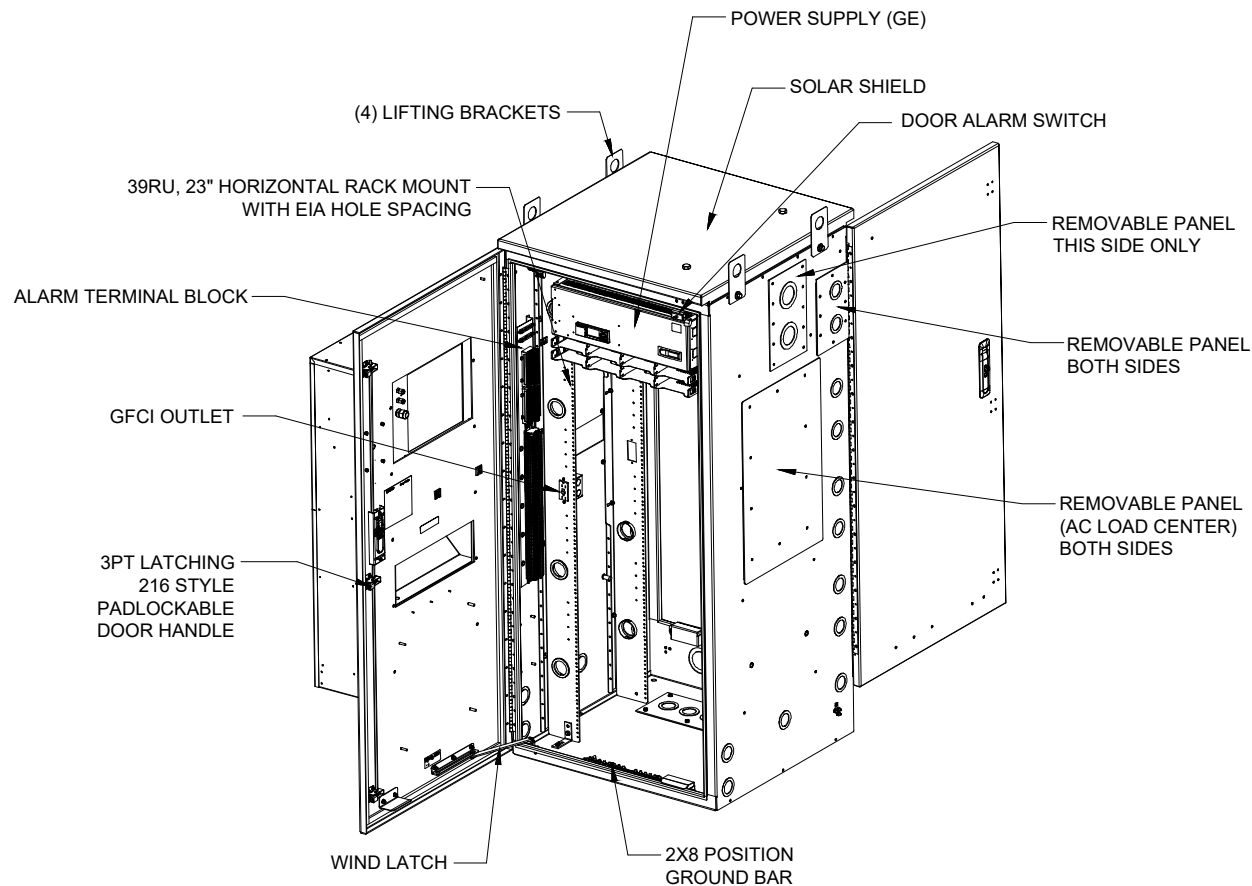
1 CHARLES CUBE-PM63912UN3 CABINET DIMENSIONS
SCALE: N.T.S



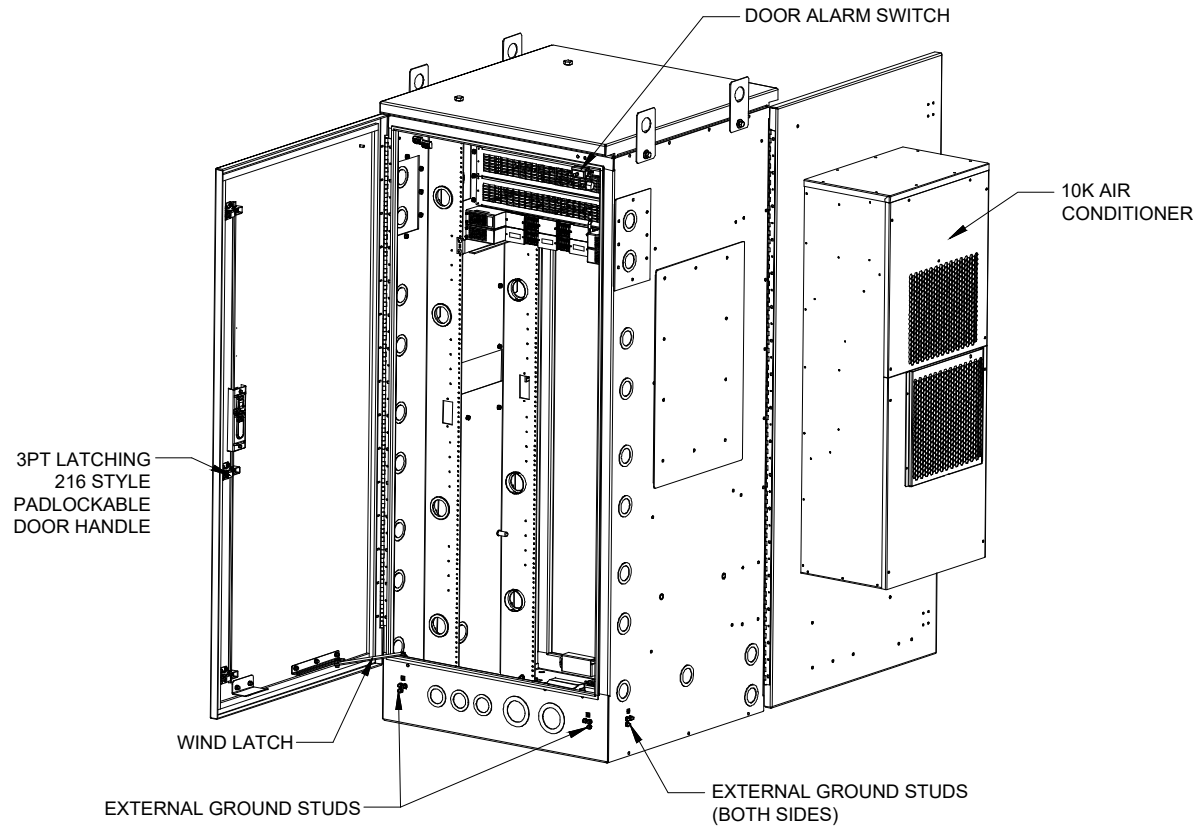
2 CHARLES CUBE-PM63912UN3 CABINET DIMENSION PLAN
SCALE: N.T.S



3 TYPICAL CABINET ANCHORING DETAIL
SCALE: N.T.S



4 CHARLES CUBE-PM63912UN3 CABINET COMPONENTS
SCALE: N.T.S



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NO.	DESCRIPTION	BY	DATE	TJS	LS	PA	RA	LS	JTM	JTM
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8	UPDATE PER ILL COMMENTS		04/23/18							
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7400 AUGUSTA ST.
RIVER FOREST, IL 60305

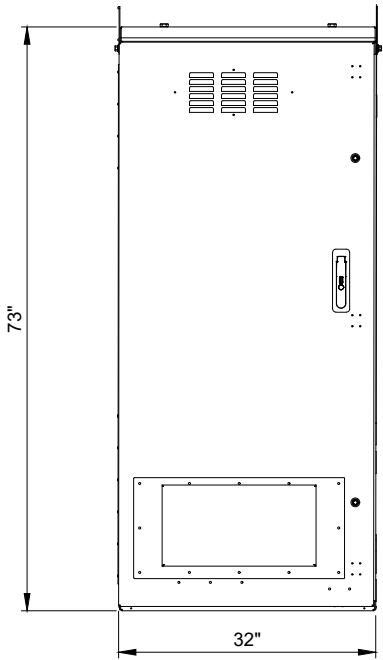
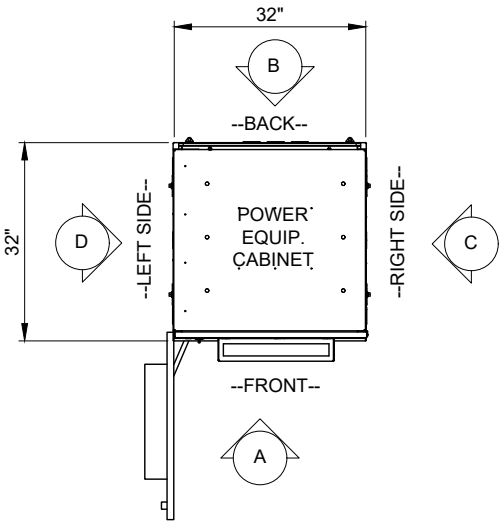
DRAWN BY:	TJS
CHECKED BY:	TAZ
DATE:	11/01/16
PROJECT #:	33-2430

SHEET TITLE
EQUIPMENT
DETAILS

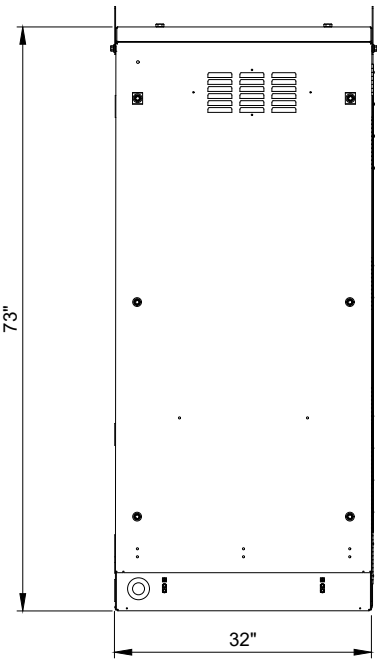
SHEET NUMBER

EQ-1

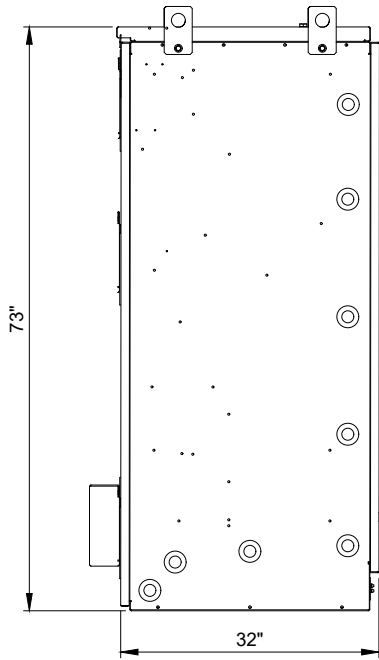
CHARLES CUBE-BB48E1HN1	
DIMENSIONS	32"W x 32"W x 73"H
WEIGHT	900 LBS (EMPTY)
WEIGHT	2650 LBS (w/NI-Cd BTY)
BATT. SUPPORT	5 STRINGS SAFT TEL. 180,48V
THERMAL	DAC



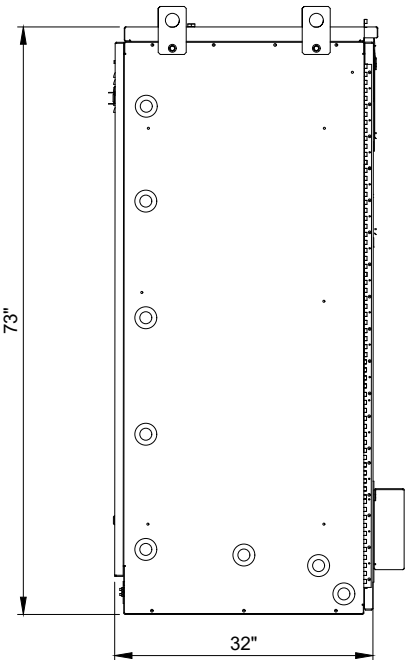
CABINET ELEVATION A



CABINET ELEVATION B



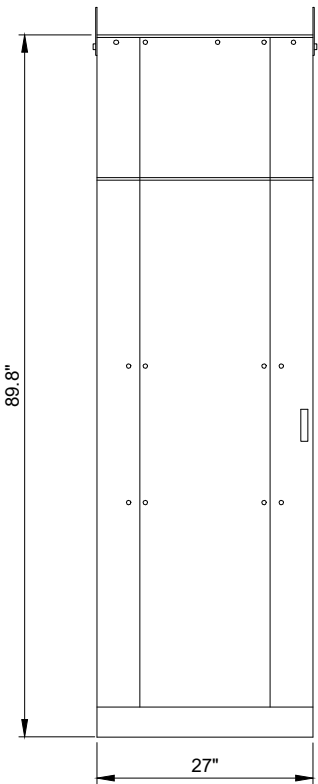
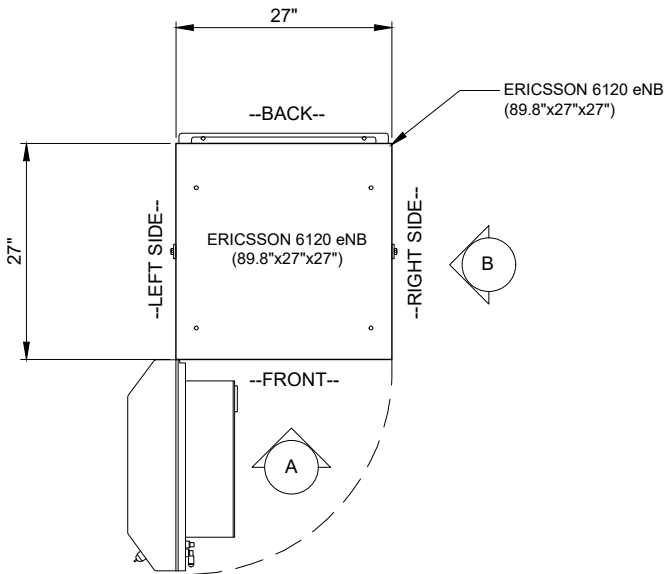
CABINET ELEVATION C



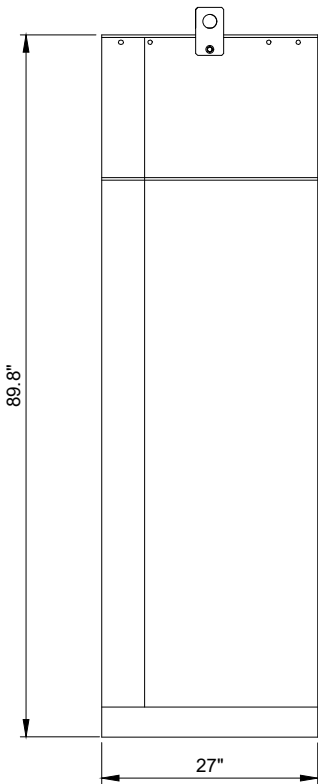
CABINET ELEVATION D

1 CHARLES CUBE-BB48E1HN1 CABINET DIMENSIONS
N.T.S.

ERICSSON 6120 eNB	
DIMENSIONS	27"W x 27"W x 89.8"H
WEIGHT	___ LBS

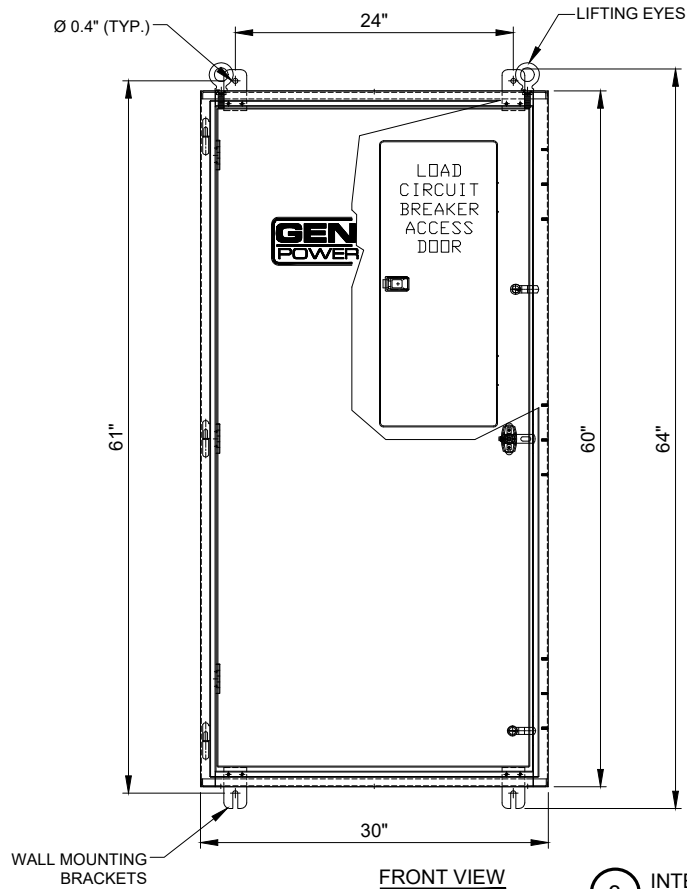


CABINET ELEVATION A



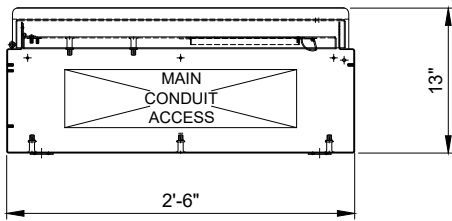
CABINET ELEVATION B

2 ERICSSON 6120 eNB CABINET DIMENSIONS
SCALE: N.T.S



FRONT VIEW

ILC RATED AMPS	Voltage	Phase	Enclosure Height	Enclosure Width	Enclosure Depth	Weight (lbs.)
200	120/240	1	60"	30"	10"	350
200	120/208	3	60"	30"	10"	350



BOTTOM VIEW

3 INTEGRATED LOAD CENTER
SCALE: N.T.S

CHICAGO
SMSA
limited partnership
d/b/a VERIZON WIRELESS



REVISIONS		NO.	DATE	BY
DESCRIPTION	12/03/17	TJS	LS	PA
UPDATE PER LL COMMENTS	02/19/18	RA	LS	RA
RE-ISSUED PER REVISIONS	02/23/18	LS	LS	JTM
REVISED PER FIBER COORDINATION	04/02/18	JTM	JTM	JTM
UPDATE PER LL COMMENTS	04/23/18	JTM	JTM	JTM
UPDATE PER LL COMMENTS	04/25/18	JTM	JTM	JTM
UPDATE PER VILLAGE COMMENTS	05/03/18	JTM	JTM	JTM

LOC. # 418745

7400 AUGUSTA ST.
RIVER FOREST, IL 60305

DRAWN BY:	TJS
CHECKED BY:	TAZ
DATE:	11/01/16
PROJECT #:	33-2430

SHEET TITLE
EQUIPMENT
DETAILS

SHEET NUMBER
EQ-2

DESIGN LOADS:

CODE: INTERNATIONAL BUILDING CODE 2003

SNOW LOAD = 35 PSF
WIND LOAD = 20 PSF (MIN.)
WIND SPEED = 90 MPH
EXPOSURE = C
I = 1.0

GENERAL STEEL NOTES:

- ALL STRUCTURAL STEEL WORK SHALL CONFORM TO THE AISC "SPECIFICATION FOR THE DESIGN, FABRICATION AND ERECTION OF STRUCTURAL STEEL FOR BUILDINGS", LATEST EDITION, AND THE AISC "CODE OF STANDARD PRACTICE FOR STEEL BUILDINGS AND BRIDGES", LATEST EDITION, EXCEPT AS MODIFIED BELOW OR IN THE SPECIFICATIONS.
- ALL STRUCTURAL STEEL W SHAPES SHALL CONFORM TO ASTM A572 OR A992 GRADE 50. ALL OTHER STRUCTURAL STEEL SHAPES, PLATES AND BARS SHALL CONFORM TO ASTM A36 OR 36, UNLESS NOTED OTHERWISE. BOLD TUBING SHALL CONFORM TO ASTM A500 GRADE B. PIPES SHALL CONFORM TO ASTM A53 TYPE E OR S. ANCHOR AND U-BOLTS SHALL CONFORM TO ASTM F1554 GRADE 36 AND BE COMPATIBLE WITH E70XX ELECTRODES. ALL STRUCTURAL STEEL BOLTS SHALL BE ASTM A325. ALL STRUCTURAL STEEL SHAPES, BOLTS AND HARDWARE SHALL BE HOT DIPPED GALVANIZED.
- ALL WELDING SHALL BE DONE BY QUALIFIED WELDERS AND SHALL CONFORM TO THE AISC "STRUCTURAL WELDING CODE", LATEST EDITION. ALL WELDING ELECTRODES SHALL BE E70XX.
- THE CONTRACTOR SHALL FIELD VERIFY ALL MEASUREMENTS AND EXISTING CONDITIONS.
- IF CONDITIONS VARY FROM THOSE ON THE DRAWINGS, THE ENGINEER SHALL BE NOTIFIED IMMEDIATELY.
- THE CONTRACTOR SHALL OBSERVE ALL SAFETY RULES DICTATED BY CODE AND GOOD PRACTICE.
- SHOULD UNFORESEEN CONDITIONS OR OTHER CAUSE NECESSITATE THE CONSTRUCTION DETAILS TO BE MODIFIED, THE CONTRACTOR SHALL NOTIFY THE ENGINEER BEFORE PERFORMING THESE CHANGES.
- TAKE NECESSARY PRECAUTIONS WHEN WELDING TO GALVANIZED SURFACES.
- GALVANIZED TOUCH-UP ALL SURFACES AFTER WELDING.

MISCELLANEOUS NOTES:

- STRUCTURAL DRAWINGS ARE INTENDED TO BE USED WITH ARCHITECTURAL AND MECHANICAL DRAWINGS. CONTRACTOR IS RESPONSIBLE FOR COORDINATING THE REQUIREMENTS OF ALL DRAWINGS INTO THEIR SHOP DRAWINGS AND WORK.
- NO OPENINGS, OTHER THAN THOSE SHOWN ON DESIGN DRAWINGS AND APPROVED SHOP DRAWINGS, SHALL BE MADE WITHOUT THE WRITTEN APPROVAL OF THE ARCHITECT.
- NO CHANGE IN SIZE OR DIMENSION OF STRUCTURAL MEMBERS SHALL BE MADE WITHOUT THE WRITTEN APPROVAL OF THE ARCHITECT.
- THE CONTRACTOR IS RESPONSIBLE FOR LIMITING THE AMOUNT OF CONSTRUCTION LOAD IMPOSED UPON STRUCTURAL FRAMING. CONSTRUCTION LOADS SHALL NOT EXCEED THE CAPACITY OF THE FRAMING AT THE TIME THE LOADS ARE IMPOSED.
- THE STRUCTURE IS DESIGNED TO FUNCTION AS A UNIT UPON COMPLETION. THE CONTRACTOR SHALL FURNISH ALL TEMPORARY BRACING AND / OR SUPPORTS REQUIRED AS THE RESULT OF THE CONTRACTOR'S CONSTRUCTION METHODS AND / OR SEQUENCES.
- DO NOT SCALE THESE DRAWINGS, USE DIMENSIONS.
- THE CONTRACTOR SHALL INFORM THE ARCHITECT IN WRITING OF ANY DEVIATION FROM THE CONTRACT DOCUMENTS. THE CONTRACTOR SHALL NOT BE RELIEVED OF THE RESPONSIBILITY FOR SUCH DEVIATION BY THE ARCHITECT'S APPROVAL OF SHOP DRAWINGS, PRODUCT DATA, ETC., UNLESS THE CONTRACTOR HAS SPECIFICALLY INFORMED THE ARCHITECT OF SUCH DEVIATION AT THE TIME OF SUBMISSION, AND THE ARCHITECT HAS GIVEN WRITTEN APPROVAL TO THE SPECIFIC DEVIATION.
- ALL THINGS WHICH, IN THE OPINION OF THE CONTRACTOR, APPEAR TO BE DEFICIENCIES, OMISSIONS, CONTRADICTIONS AND AMBIGUITIES, IN THE PLANS AND SPECIFICATIONS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT. PLANS AND / OR SPECIFICATIONS WILL BE CORRECTED, OR A WRITTEN INTERPRETATION OF THE ALLEGED DEFICIENCY, OMISSION, CONTRADICTION OR AMBIGUITY WILL BE MADE BY THE ARCHITECT BEFORE THE EFFECTED WORK PROCEEDS.

FIBER REINFORCED PLASTIC NOTES (FRP)

- FIBER REINFORCED PLASTIC TO HAVE THE FOLLOWING DESIGN PROPERTIES:
 $E = 2,800,000$ PSI
 $F_t = 10,000$ PSI
 $F_v = 1,500$ PSI
- ALL FIBER REINFORCED PLASTIC SHALL BE MANUFACTURED BY BEDFORD PLASTICS OR APPROVED EQUAL.
- REFER TO ARCHITECTURAL DRAWINGS FOR ADDITIONAL REQUIREMENTS.
- CALCULATIONS & DRAWINGS BY FRP MANUFACTURER TO BE SIGNED AND SEALED BY FRP'S STRUCTURAL ENGINEER LICENSED IN THE STATE OF ILLINOIS AND SUBMITTED TO PROJECT ENGINEER FOR REVIEW AND COMMENT.
- ALL FRP WALL PANELS SHALL BE FROM STEALTH.
- ALL FRP BOLTS SHALL BE FIBREBOLTS.

PARCEL NO.
15-01-402-002-0000
CONCORDIA UNIVERSITY
CHICAGO

CONCRETE PARKING (TOP LEVEL OF PARKING GARAGE)

CONCRETE PARKING (TOP LEVEL OF PARKING GARAGE)

0.67" WIDE 3.5' HIGH CONCRETE WALL

10'-8 1/2" = 9'-5 1/2" (N.I.)

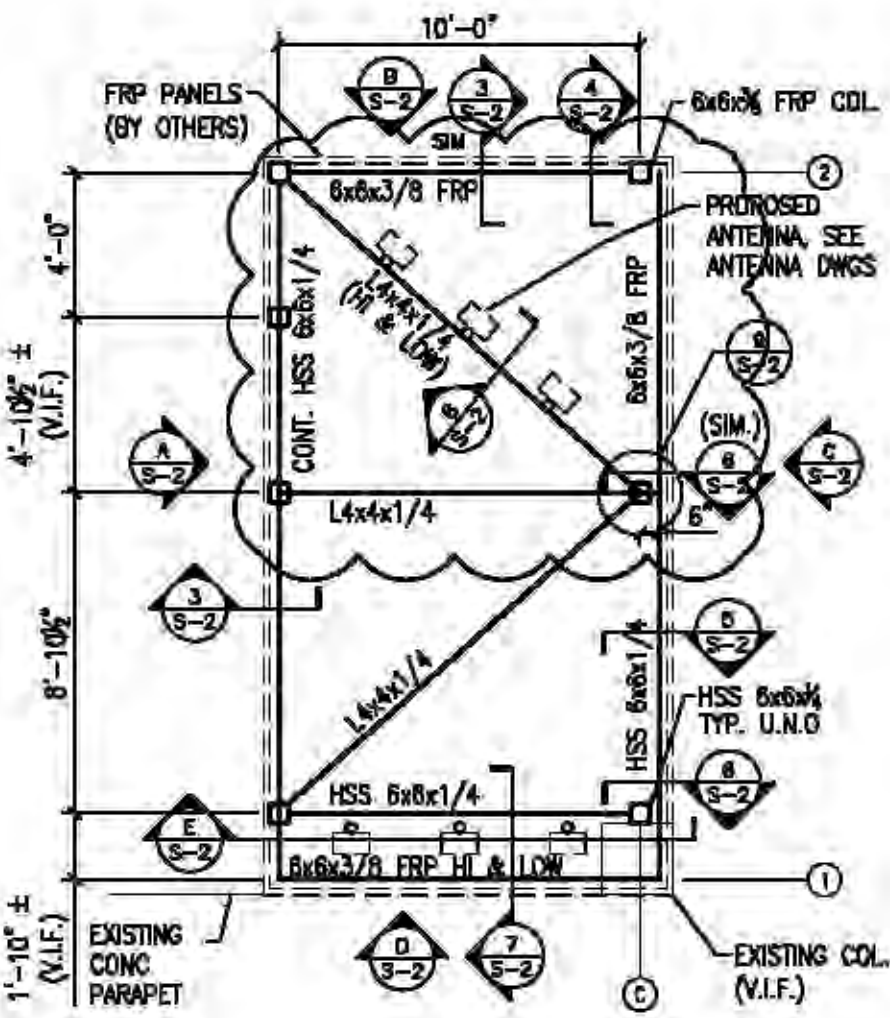
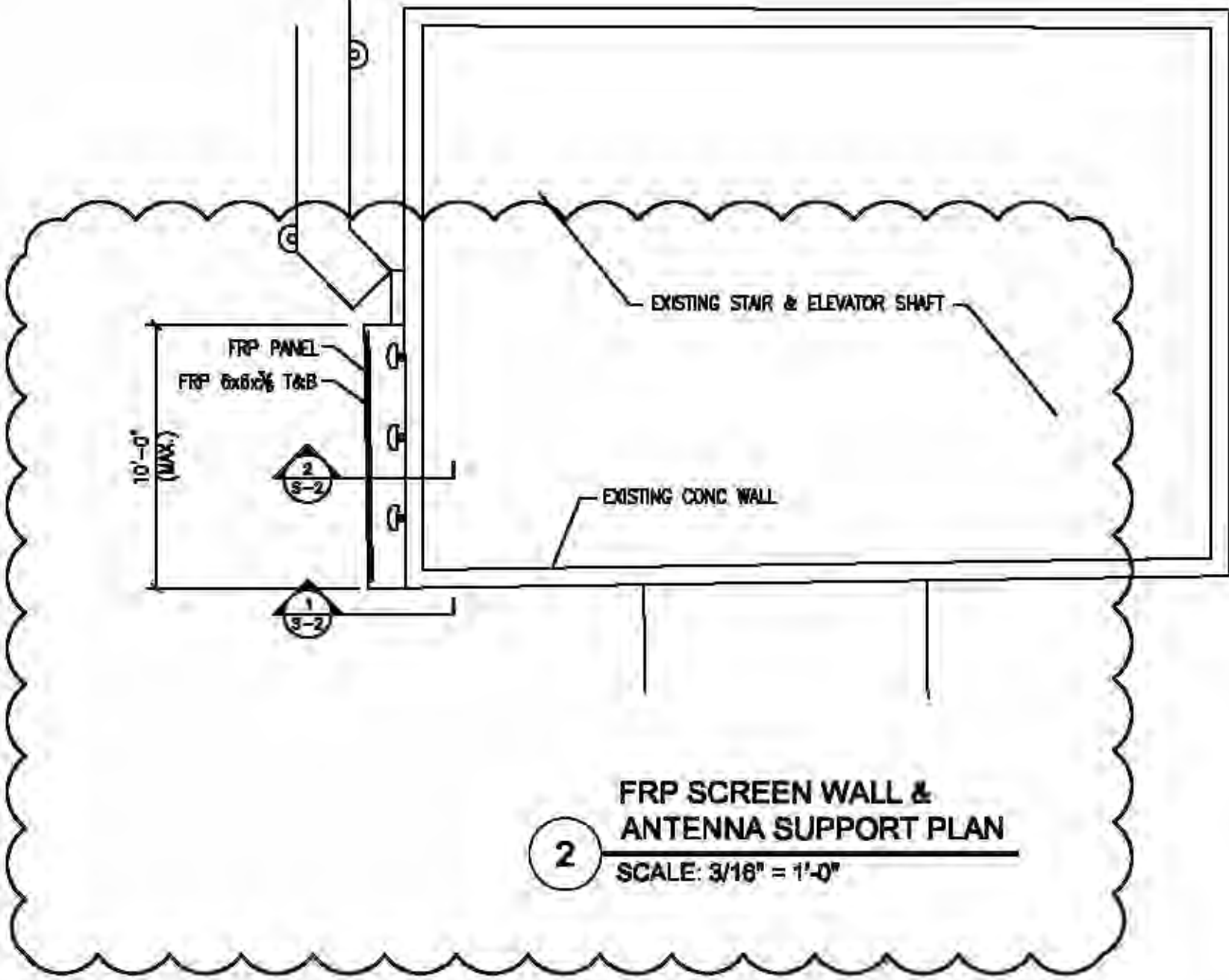
PROPOSED LESSEE ALPHA & BETA SECTOR ANTENNAS MOUNTED INSIDE PROPOSED FAUX PENTHOUSE

PROPOSED LESSEE ANTENNAS MOUNTED INSIE SCREEN WALL EXTENSION (TYP)

22" x 34" PRINT IS THE FULL SCALE FORMAT. ANY SIZE OTHER THAN THAT IS AT REDUCED SCALE.

SCALE 1" = 30'

BONNIE BRAE



1 LOCATION PLAN
SCALE: 1/16" = 1'-0"

3 FRP ENCLOSURE PLAN
SCALE: 3/16" = 1'-0"

2 FRP SCREEN WALL & ANTENNA SUPPORT PLAN
SCALE: 3/16" = 1'-0"

CHICAGO SMSA
limited partnership
d/b/a VERIZON WIRELESS

TERRA
800 Busse Highway
Park Ridge, IL 60066
Tel: 847/788-4400
Fax: 847/788-4401

NO.	DESCRIPTION	DATE	BY	REVISIONS
1	PEER REVIEW COMMENTS	4/18/18	UV	

LOC. # 418745
FOREST PARK NORTH

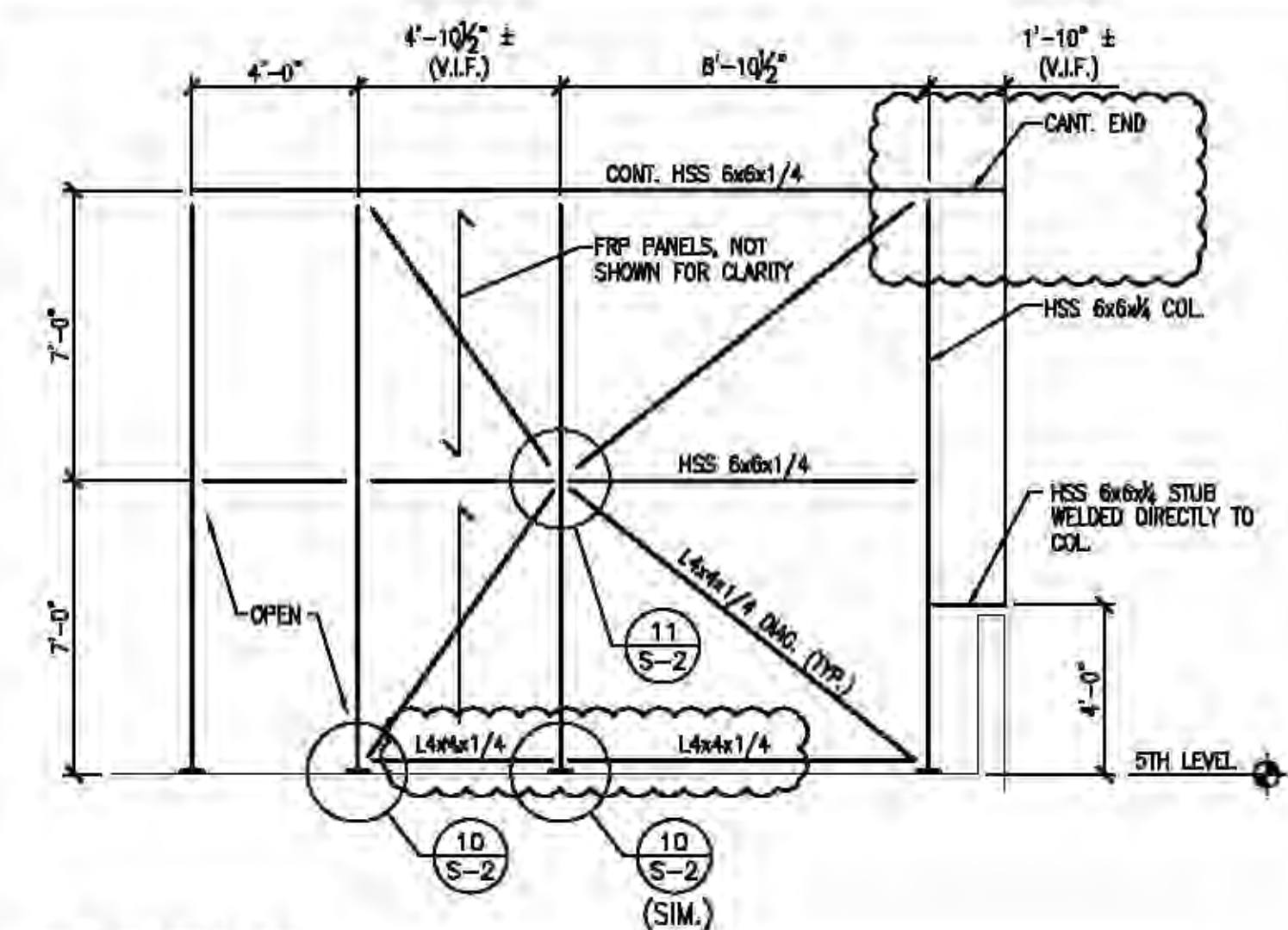
7400 AUGUSTA ST.
RIVER FOREST, IL 60305

DRAWN BY:	SG
CHECKED BY:	UV
DATE:	2/9/18
PROJECT #:	33-2430

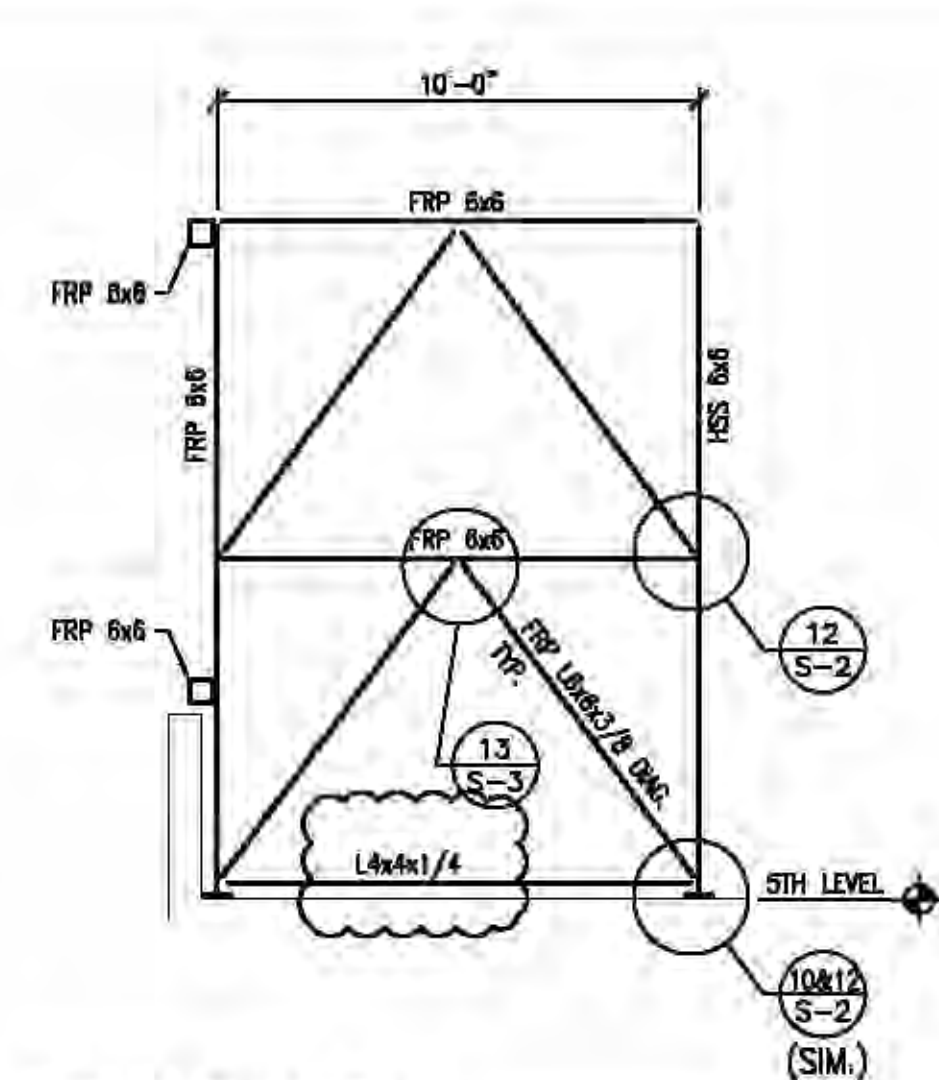
SHEET TITLE
ROOF PLAN

SHEET NUMBER
S-1

HUTTER TRANKINA ENGINEERING
CONSULTING STRUCTURAL ENGINEERS
HTE JOB #17485
32W273 Army Trail Road, Suite #100, Wayne, Illinois 60184
Tel: (630) 513-6711
E-mail: gen@htedesign.com
WEB SITE: www.htedesign.com
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A ELEVATION
SCALE: 1/4"=1'-0"



UTILITY NOTES:

WORK INCLUDES:
THESE NOTES AND ACCOMPANYING DRAWINGS COMPLEMENT THE PROVISIONS AND INSTALLATIONS BY THE ELECTRICAL CONTRACTOR, OF ALL LABOR, MATERIALS AND EQUIPMENT REQUIRED TO INSTALL THE ELECTRICAL WORK COMPLETE IN CONNECTION WITH THIS VERIZON WIRELESS SITE AND SHALL INCLUDE, BUT NOT BE LIMITED TO THE FOLLOWING:

1. THE PROVISIONS, INSTALLATION, AND CONNECTION OF A GROUNDING ELECTRODE SYSTEM COMPLETE WITH A BUILDING AND SECONDARY GROUNDING, CELLULAR TELEPHONE COMMUNICATIONS TOWER AND CONNECTIONS TO THE INCOMING ELECTRICAL DISTRIBUTION EQUIPMENT.
2. THE PROVISION AND INSTALLATION OF AN OVERHEAD ELECTRICAL SERVICE OR UNDERGROUND ELECTRICAL SERVICE AND ALL ASSOCIATED WIRE AND CONDUIT AS REQUIRED AND/OR INDICATED ON PLANS.
3. THE PROVISION, INSTALLATION OF CONDUIT AND CONNECTIONS FOR LOCAL TELEPHONE SERVICE.
4. THE FURNISHING AND INSTALLATION OF THE ELECTRICAL SERVICE ENTRANCE CONDUCTORS, CONDUITS, METER SOCKET, AND CONNECTIONS TO THE SERVICE EQUIPMENT WITHIN THE ENCLOSURE.
5. TWO INCH (2") AND THREE INCH (3") DIAMETER PVC CONDUITS SCHEDULE 40.
6. ALL PVC CONDUITS SHOULD BE LEFT WITH NYLON PULL CORD FOR FUTURE USE.
7. EXCAVATION, TRENCHING, AND BACKFILLING FOR CONDUIT(S), CABLE(S), AND EXTERNAL GROUNDING SYSTEM.

CODES, PERMITS, AND FEES:

1. ALL REQUIRED PERMITS, LICENSES, INSPECTIONS AND APPROVALS SHALL BE SECURED AND ALL FEES FOR SAME PAID BY CONTRACTOR.
2. THE INSTALLATION SHALL COMPLY WITH ALL APPLICABLE CODES: STATE, LOCAL AND NATIONAL, AND THE DESIGN, PERFORMANCE CHARACTERISTICS AND METHODS OF CONSTRUCTION OF ALL ITEMS AND EQUIPMENT SHALL BE IN ACCORDANCE WITH THE LATEST ISSUE OF THE VARIOUS APPLICABLE STANDARD SPECIFICATIONS OF THE FOLLOWING AUTHORITIES:

N.E.C.	NATIONAL ELECTRIC CODE
A.N.S.I.	AMERICAN NATIONAL STANDARDS INSTITUTE
I.E.E.E.	INSTITUTE OF ELECTRICAL AND ELECTRONICS ENGINEERS
A.S.T.M.	AMERICAN SOCIETY FOR TESTING MATERIALS
N.E.M.A.	NATIONAL ELECTRICAL MANUFACTURERS ASSOCIATION
U.L.	UNDERWRITERS LABORATORIES, INC.
N.F.P.A.	NATIONAL FIRE PROTECTION ASSOCIATION

RACEWAYS AND WIRING:

1. WIRING OF EVERY KIND MUST BE INSTALLED IN CONDUIT, UNLESS NOTED OTHERWISE, OR AS APPROVED BY THE ENGINEER.
2. UNLESS OTHERWISE SPECIFIED, ALL WIRING SHALL BE COPPER (CU) TYPE THWN, SIZED IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE.
3. RACEWAYS SHALL BE GALVANIZED STEEL, SIZED IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE, UNLESS OTHERWISE NOTED. ALL RACEWAYS SHALL BE APPROVED FOR THE INSTALLATION.
4. PULL OR JUNCTION BOXES SHALL BE PROVIDED AS REQUIRED TO FACILITATE INSTALLATION OF RACEWAYS AND WIRING. PROVIDE JUNCTION AND PULLBOXES FOR CONDUIT RUNS WITH MORE THAN (360) DEGREES OF BENDS.
5. PROVIDE A COMPLETE RACEWAY AND WIRING INSTALLATION, PERMANENTLY AND EFFECTIVELY GROUNDED IN ACCORDANCE WITH ARTICLE 250 OF THE NATIONAL ELECTRICAL CODE AND LOCAL CODES.
6. ELECTRICAL PANELBOARD SHALL BE FURNISHED AND INSTALLED BY OTHERS. ELECTRICAL CONTRACTOR SHALL FIELD VERIFY EXACT LOCATION.
7. ALL STEEL CONDUIT SHALL BE BONDED AT BOTH ENDS WITH GROUNDING BUSHING.

GENERAL NOTES:

SEE DETAILS AND SCHEDULES ON DRAWINGS AND SPECIFICATIONS FOR MEANING OF ABBREVIATIONS AND ADDITIONAL REQUIREMENTS AND INFORMATION. CHECK ARCHITECTURAL, STRUCTURAL AND OTHER MECHANICAL AND ELECTRICAL DRAWINGS FOR SCALE, SPACE LIMITATIONS, COORDINATION, AND ADDITIONAL INFORMATION, ETC. REPORT ANY DISCREPANCIES, CONFLICTS, ETC. TO ENGINEER BEFORE SUBMITTING BID. ALL EQUIPMENT FURNISHED BY OTHERS (FBO) SHALL BE PROVIDED WITH PROPER MOTOR STARTERS, DISCONNECTS, CONTROLS, ETC. BY THE ELECTRICAL CONTRACTOR UNLESS SPECIFICALLY NOTED OTHERWISE. THE ELECTRICAL CONTRACTOR SHALL INSTALL AND COMPLETELY WIRE ALL ASSOCIATED EQUIPMENT IN ACCORDANCE WITH MANUFACTURER'S WIRE DIAGRAMS AND AS REQUIRED FOR A COMPLETE OPERATING INSTALLATION. ELECTRICAL CONTRACTOR SHALL VERIFY AND COORDINATE ELECTRICAL CHARACTERISTICS AND REQUIREMENTS OF (FBO) EQUIPMENT PRIOR TO ROUGH-IN OF CONDUIT AND WIRING TO AVOID CONFLICTS.

COORDINATION WITH UTILITY COMPANY:

THE ELECTRICAL CONTRACTOR SHALL COORDINATE COMPLETE ELECTRICAL SERVICE WITH LOCAL UTILITY COMPANY FOR A COMPLETE OPERATIONS SYSTEM, INCLUDING TRANSFORMER CONNECTIONS, CONCRETE TRANSFORMER PADS, IF REQUIRED, METER SOCKETS, PRIMARY CABLE RACEWAY REQUIREMENTS, SECONDARY SERVICE, ETC. PRIOR TO SUBMITTING BID TO INCLUDE ALL LABOR AND MATERIALS. THE ELECTRICAL CONTRACTOR SHALL INCLUDE IN THE BID ANY OPTIONAL OR EXCESS FACILITY CHARGES ASSOCIATED WITH PROVIDING ELECTRICAL SERVICE FROM LOCAL UTILITY COMPANY. VERIFY BEFORE BIDDING TO INCLUDE ALL COSTS. THE ELECTRICAL CONTRACTOR SHALL VERIFY THE AVAILABLE FAULT CURRENT WITH THE LOCAL UTILITY COMPANY PRIOR TO SUBMITTING BID. ADJUST A.I.C. RATINGS OF ALL OVER CURRENT PROTECTION DEVICES IN DISTRIBUTION EQUIPMENT AS REQUIRED TO COORDINATE WITH AVAILABLE FAULT CURRENT FROM LOCAL UTILITY COMPANY. ALL GROUNDING RODS PROVIDED BY THE POWER OR TELEPHONE UTILITY COMPANIES MUST BE TIED INTO THE MAIN EXTERNAL GROUND RING.

UTILITY CONTACTS:

POWER: ComEd
FERNANDO FLORES
708-410-431
ACCT # 58590-61005

FIBER: ONE FIBER
MARK ZOLTEK
312-989-2025

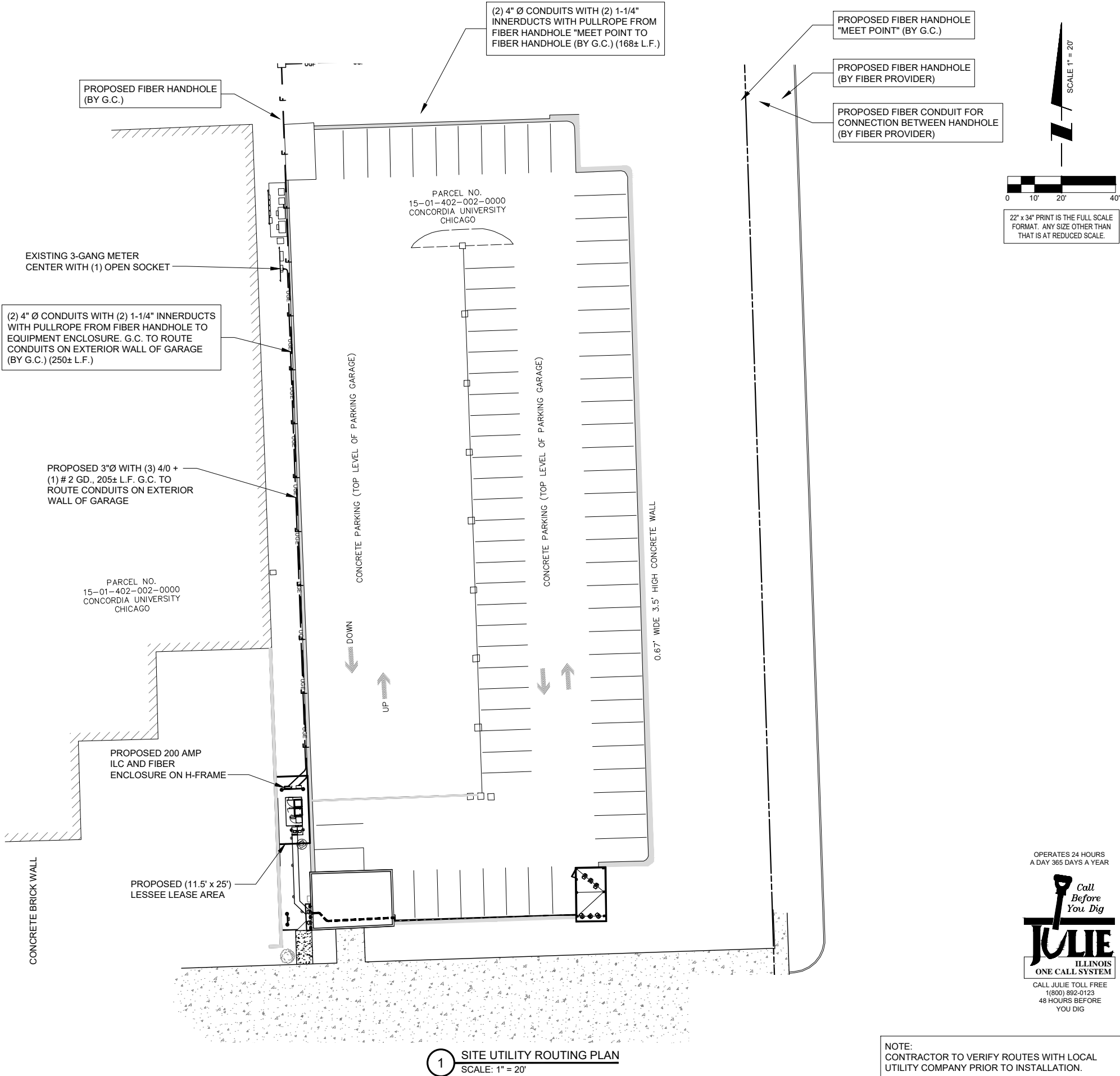
OPERATES 24 HOURS
A DAY 365 DAYS A YEAR



ELECTRICAL CONTRACTOR SHALL COORDINATE WITH POWER COMPANY FOR ENTRY INTO FENCED AREA BY EITHER MAILING A KEY TO A SLAVE LOCKED CHAIN AT THE FENCE GATE OR CALLING AND LEAVING A COMBINATION.

FOR CONTINUATION AND CONNECTION OF ELECTRIC AND FIBER SERVICE. COORDINATE WITH ELECTRIC AND FIBER COMPANY.

CALL JULIE TOLL FREE
1(800) 892-0123
48 HOURS BEFORE
YOU DIG



1 SITE UTILITY ROUTING PLAN
SCALE: 1" = 20'

CHICAGO
SMSA
limited partnership
d/b/a VERIZON WIRELESS



REVISONS		BY	DATE	TJS	LS	PA	RA	LS	JTM	JTM
NO.	DESCRIPTION									
4	UPDATE PER ILL COMMENTS		12/03/17							
5	RE-ISSUED PER REVISIONS		02/19/18							
6	REVISED PER FIBER COORDINATION		02/23/18							
7	UPDATE PER ILL COMMENTS		04/02/18							
8	UPDATE PER ILL COMMENTS		04/23/18							
9	UPDATE PER ILL COMMENTS		04/25/18							
10	UPDATE PER VILLAGE COMMENTS		05/03/18							

LOC. # 418745

7400 AUGUSTA ST.
RIVER FOREST, IL 60305

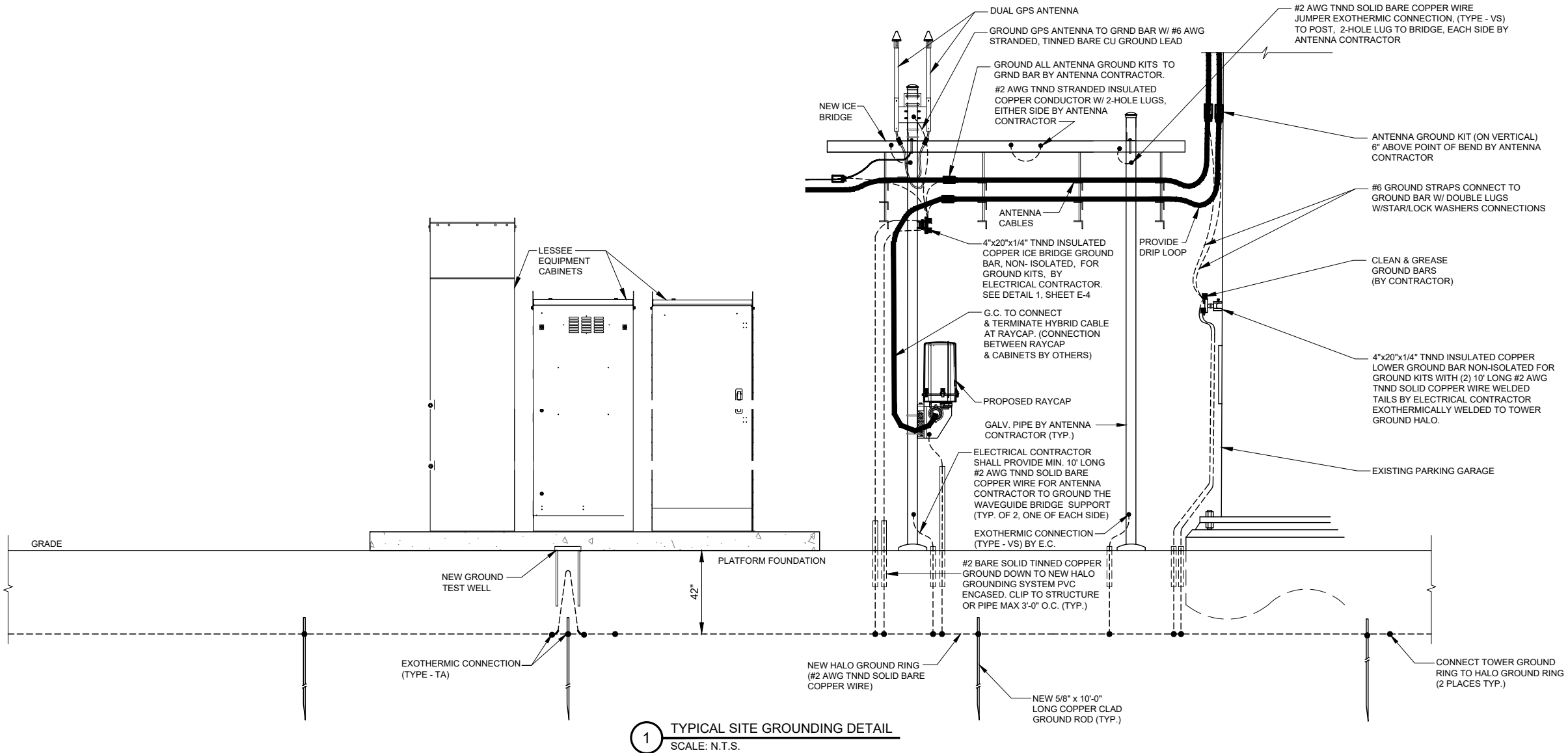
DRAWN BY:	TJS
CHECKED BY:	TAZ
DATE:	11/01/16
PROJECT #:	33-2430

SHEET TITLE
UTILITY ROUTING PLAN

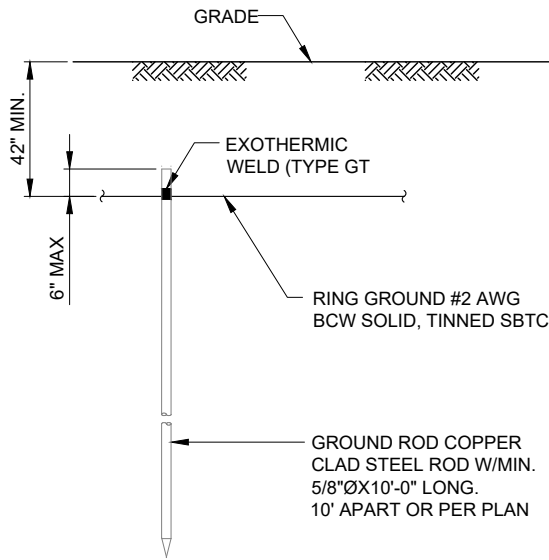
SHEET NUMBER
E-1

NOTE:
ANTENNA CABLES SHALL BE
GROUNDED AT THE
ANTENNA HEIGHT OF TOWER

NOTE:
ALL CABINET GROUND
CONNECTION BY OTHERS.

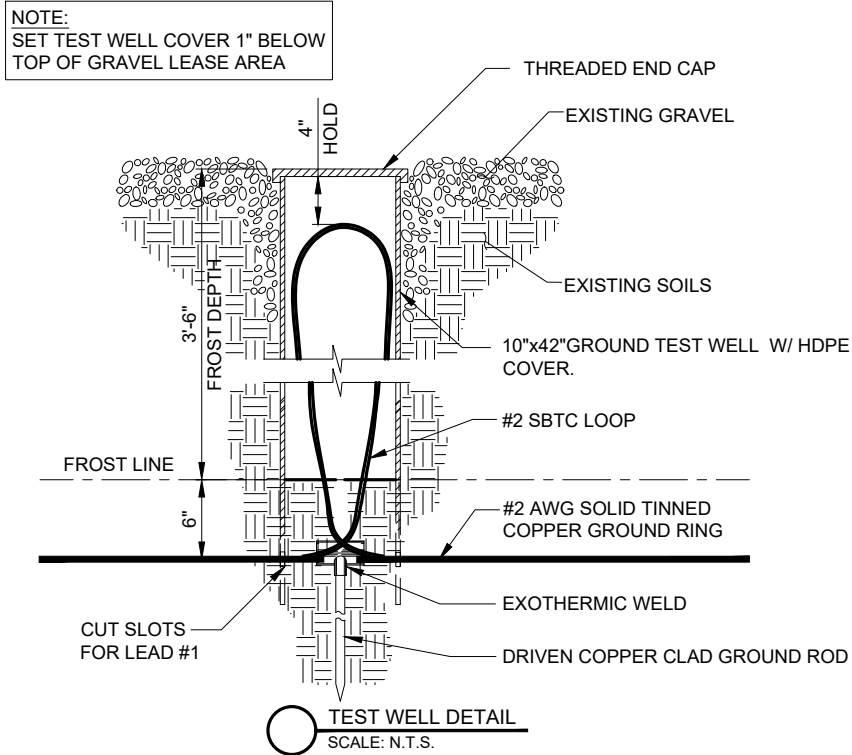


1 TYPICAL SITE GROUNDING DETAIL
SCALE: N.T.S.



NOTE:
GROUND ROD SHALL BE DRIVEN VERTICALLY, NOT
TO EXCEED 45 DEGREES FROM THE VERTICAL.

GROUND ROD DETAIL
SCALE: N.T.S.



TEST WELL DETAIL
SCALE: N.T.S.

CHICAGO
SMSA
limited partnership
d/b/a VERIZON WIRELESS



NO.		DESCRIPTION	DATE	BY	TJS	LS	PA	RA	LS	JTM	JTM
4		UPDATE PER LL COMMENTS	12/03/17								
5		RE-ISSUED PER REVISIONS	02/19/18								
6		REVISED PER FIBER COORDINATION	02/23/18								
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10		UPDATE PER VILLAGE COMMENTS	05/03/18								

LOC. # 418745

7400 AUGUSTA ST.
RIVER FOREST, IL 60305

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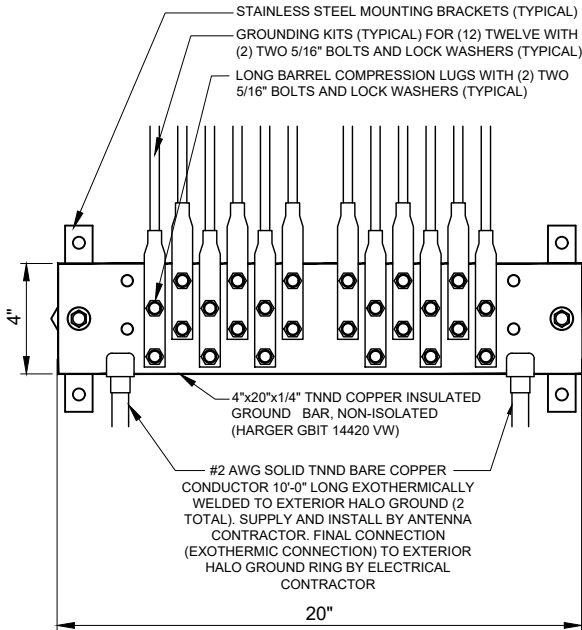
SHEET TITLE
GROUNDING DETAILS

SHEET NUMBER

E-2

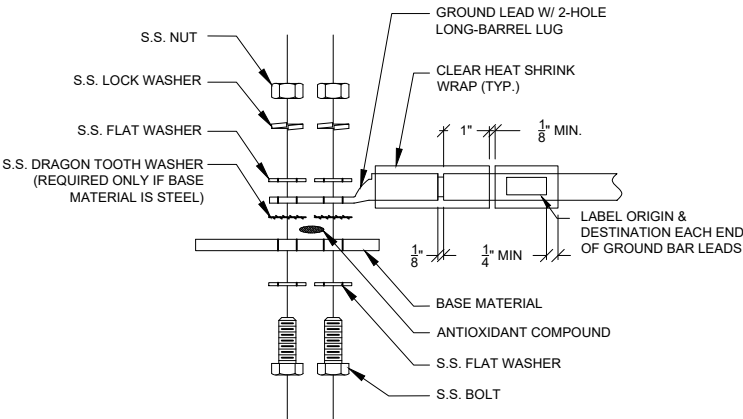
GROUNDING ELECTRODE SYSTEM NOTES:

1. ALL GROUNDING CONNECTIONS SHALL BE MADE BY THE EXOTHERMIC PROCESS. CONNECTIONS SHALL INCLUDE ALL CABLE TO CABLE, SPLICES, ETC. ALL CABLE TO GROUND RODS, GROUND RODS SPLICES AND LIGHTNING PROTECTION SYSTEM AS INDICATED. GROUND FOUNDATION ONLY AS INDICATED BY PM. ALL MATERIALS USED (MOLDS, WELDING, METAL, TOOLS, ETC.) SHALL BE BY EXOTHERMIC PROCESS AND INSTALLED PER MANUFACTURERS RECOMMENDATIONS AND PROCEDURES. GROUND CONDUCTOR SHALL HAVE A MINIMUM 24" BENDING RADIUS.
2. ALL EXOTHERMIC CONNECTIONS ON GALVANIZED SURFACES SHALL BE CLEANED THOROUGHLY AND COLORED TO MATCH SURFACE WITH (2) TWO COATS OF SHERWIN-WILLIAMS GALVITE (WHITE) PAINT B50W3 (OR EQUAL) OR SHERWIN-WILLIAMS SILVERBRITE (ALUMINUM) B59S11 (OR EQUAL).
3. ALL ELECTRICAL & MECHANICAL GROUND CONNECTIONS SHALL HAVE ANTI-OXIDANT COMPOUND APPLIED TO CONNECTION
4. FENCE/GATE: GROUND FENCE POSTS WITHIN 6 FEET OF ENCLOSURE AND 25 FEET OF TOWER AS INDICATED ON DRAWINGS. GROUND EACH GATE POST AND CORNER POST. GROUND CONNECTIONS TO FENCE POSTS SHALL BE MADE BY THE EXOTHERMIC PROCESS AND INSTALLED PER MANUFACTURER'S RECOMMENDATIONS AND PROCEDURES. ALL OTHER CONNECTIONS FOR THE GROUND GRID SYSTEM SHALL BE MADE BY THE EXOTHERMIC PROCESS, AND INSTALLED PER MANUFACTURER'S RECOMMENDATIONS AND PROCEDURES.
5. AFTER INSTALLATION OF THE CANOPY AT THE DOOR, GC/EC IS TO BOND THE CANOPY TO THE DOOR FRAME WITH A #2 CONDUCTOR. USE DOUBLE-LUG CONNECTION. PREP AND PAINT SURFACE TO MATCH AFTER INSTALLATION.
6. UTILITY COMPANY COORDINATION: ELECTRICAL CONTRACTOR SHALL CONFIRM THAT ALL WORK IS IN ACCORDANCE WITH THE RULES OF THE LOCAL UTILITY COMPANY BEFORE SUBMITTING THE BID, THE CONTRACTOR SHALL CHECK WITH THE UTILITY COMPANIES SUPPLYING SERVICE TO THIS PROJECT AND SHALL DETERMINE FROM THEM ALL EQUIPMENT AND CHARGES WHICH THEY WILL REQUIRE AND SHALL INCLUDE THE COST IN THE BID.
7. GROUND TEST: GROUND TESTS SHALL BE PERFORMED AS REQUIRED BY LESSEE STANDARD PROCEDURES. GROUND GRID RESISTANCE SHALL NOT EXCEED 5 OHMS.
8. CONTRACTOR SHALL SUBMIT THE GROUND RESISTANCE TEST REPORT AS FOLLOWS:
 1. ONE (1) COPY TO OWNER REPRESENTATIVE
 2. ONE (1) COPY TO ENGINEER
 3. ONE (1) COPY TO KEEP INSIDE EQUIPMENT ENCLOSURE



1 EXTERIOR GROUND BAR DETAIL
N.T.S.

- NOTES:
1. ALL HARDWARE 18-8 STAINLESS STEEL INCLUDING BELLEVILLES. COAT ALL SURFACES WITH KOPR-SHIELD BEFORE MATING.
 2. FOR GROUND BOND TO STEEL ONLY: INSERT A DRAGON TOOTH WASHER BETWEEN LUG AND STEEL, COAT ALL SURFACES WITH KOPR-SHIELD.
 3. GROUND BARS, INSTALL BOLT HEAD TOWARD WALL
 4. ENCLOSURES, INSTALL BOLT HEAD ON OUTSIDE OF ENCLOSURE



2 GROUND LUG INSTALLATION DETAIL
N.T.S.



Type GT
THROUGH CABLE TO TOP OF GROUND ROD.



Type TA
TEE OF HORIZONTAL RUN AND TAP CABLES.



Type HS
HORIZONTAL CABLE TAP TO HORIZONTAL STEEL SURFACE OR PIPE. CABLE OFF SURFACE.



Type VV
THROUGH VERTICAL CABLE TO VERTICAL STEEL SURFACE OR TO THE SIDE OF EITHER HORIZONTAL OR VERTICAL PIPE



Type XB
CROSS OF HORIZONTAL CABLES. LAPPED AND NOT CUT



Type VN
HORIZONTAL CABLE TAP TO VERTICAL STEEL SURFACE OR THE SIDE OF HORIZONTAL PIPE



Type VS
CABLE TAP DOWN AT 45° TO VERTICAL STEEL SURFACE OR SIDE OF HORIZONTAL OR VERTICAL PIPE.



Type GY
THROUGH CABLE TO SIDE OF GROUND ROD



Type GR
CABLE TAP TO TOP OF GROUND ROD



Type NC
THROUGH AND TAP CABLES TO GROUND ROD

3 EXOTHERMIC WELD DETAILS
EXOTHERMIC AND HARGER ULTRAWELD OR APPROVED EQUAL

SPQ Lug-lug Tap Box

Square D iPaCS has also developed the SPQ lug-lug (SPQTB) tap box that provides the capabilities to connect to a portable generator. This solution incorporates power distribution blocks for the generator breaker cable connections using mechanical lugs in lieu of cam-lock connectors for the generator cable connections.

This version of the SPQ tap box is designed, manufactured and tested under the UL 1773 Standard for Termination Boxes. The SPQTB tap box comes with labeled lugs marked for safe connection sequence.

Design Features

- > UL listed – UL 1773
- > cUL listed
- > NEMA Type 3R Enclosure (can be used for NEMA Type 1 installations)
- 30 in. wide X 36 in. tall X 13 in. deep
- Lockable door for safety and controlled access
- > Mechanical lugs to standby power disconnect
- > Generator connection lugs rated for Type W cable
- > Lugs are labeled for connection sequence
- > Application
 - 400 A and 800 A available
 - 600 V maximum
 - Three-phase + neutral + ground



Generator lugs rated for Type W cable.

Lugs are labeled for connection sequence.

4 SQUARE D TAP BOX DETAILS
SCALE: N.T.S.

CHICAGO
SMSA
limited partnership
d/b/a VERIZON WIRELESS



REVISIONS			
NO.	DESCRIPTION	DATE	BY
4	UPDATE PER LL COMMENTS	12/03/17	TJS
5	RE-ISSUED PER REVISIONS	02/19/18	LS
6	REVISED PER FIBER COORDINATION	02/23/18	RA
7	UPDATE PER LL COMMENTS	04/02/18	RA
8	UPDATE PER LL COMMENTS	04/23/18	LS
9	UPDATE PER LL COMMENTS	04/25/18	JTM
10	UPDATE PER VILLAGE COMMENTS	05/03/18	JTM

LOC. # 418745

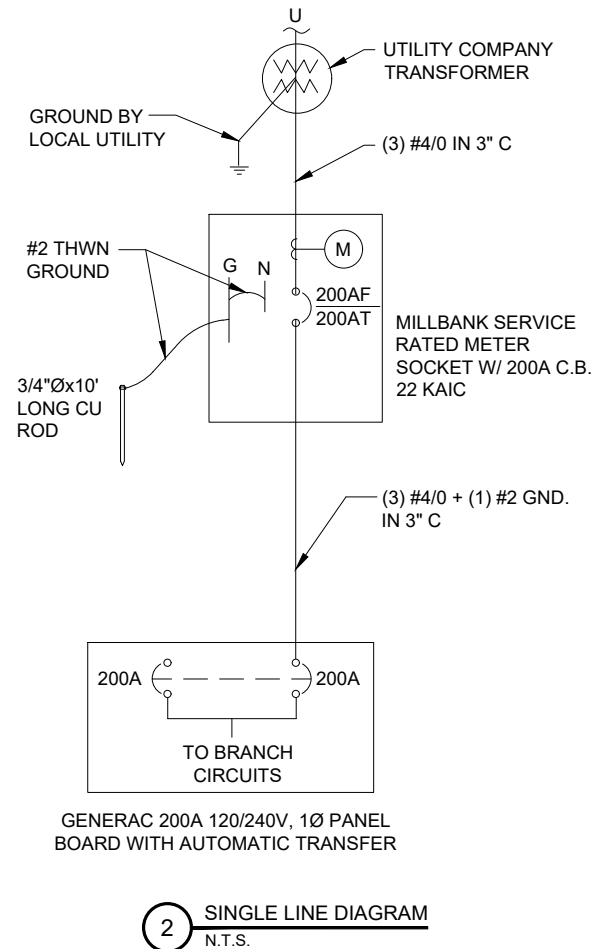
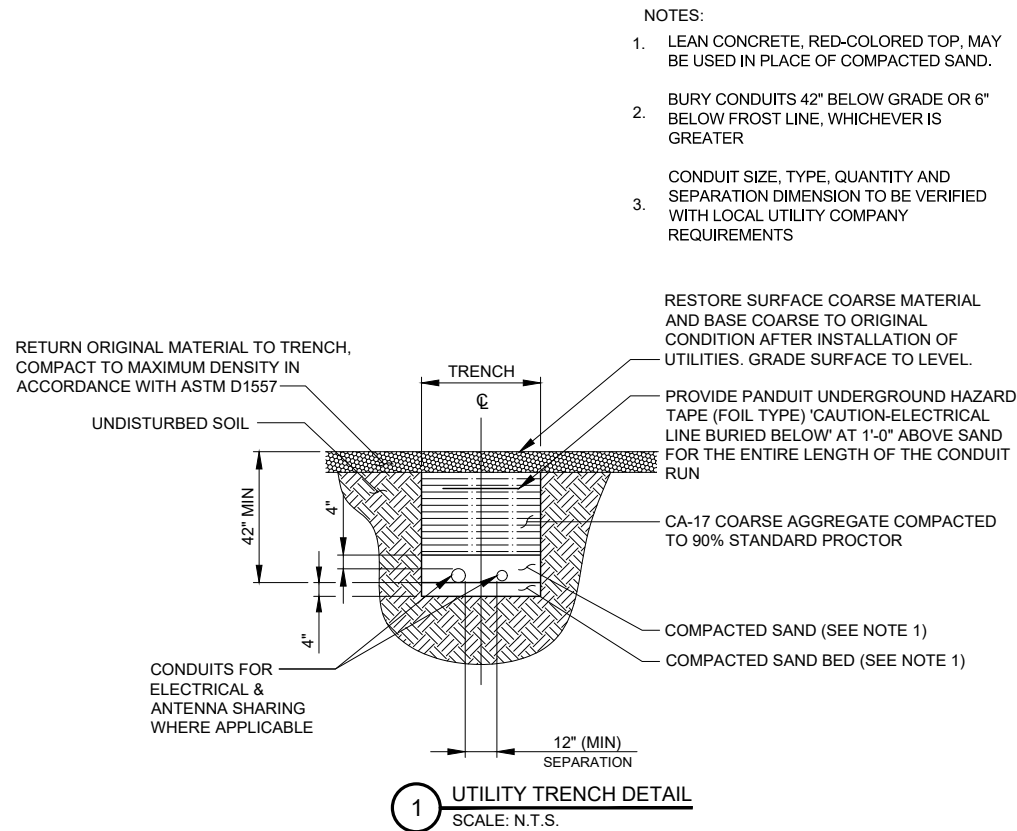
7400 AUGUSTA ST.
RIVER FOREST, IL 60305

DRAWN BY:	TJS
CHECKED BY:	TAZ
DATE:	11/01/16
PROJECT #:	33-2430

SHEET TITLE
GROUNDING DETAILS

SHEET NUMBER

E-3



REVISONS		DATE	BY
		DESCRIPTION	
NO.			
4		UPDATE PER LL COMMENTS	TJS
5		RE-ISSUED PER REVISIONS	LS
6		REVISED PER FIBER COORDINATION	PA
7		UPDATE PER LL COMMENTS	RA
8		UPDATE PER LL COMMENTS	LS
9		UPDATE PER LL COMMENTS	JTM
10		UPDATE PER VILLAGE COMMENTS	JTM

LOC. # 418745

7400 AUGUSTA ST.
RIVER FOREST, IL 60305

DRAWN BY:	TJS
CHECKED BY:	TAZ
DATE:	11/01/16
PROJECT #:	33-2430

SHEET TITLE
ELECTRICAL DETAILS

SHEET NUMBER
E-4

CHICAGO
SMSA
limited partnership
d/b/a VERIZON WIRELESS




GENERAL	
THE CONSTRUCTION DOCUMENT DRAWINGS ARE INTERRELATED. WHEN PERFORMING THE WORK, EACH CONTRACTOR MUST REFER TO ALL DRAWINGS. COORDINATION IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR.	
DIVISION 1: GENERAL REQUIREMENTS SECTION 01700 - PROJECT CLOSEOUT	
PART 1 - GENERAL	
A. OBTAIN AND SUBMIT RELEASES ENABLING THE OWNER UNRESTRICTED USE OF THE WORK AND ACCESS TO SERVICES AND UTILITIES; INCLUDE OCCUPANCY PERMITS, OPERATING CERTIFICATES AND SIMILAR RELEASES.	
B. SUBMIT RECORD DRAWINGS, DAMAGE OR SETTLEMENT SURVEY, PROPERTY SURVEY, AND SIMILAR FINAL RECORD INFORMATION.	
C. COMPLETE FINAL CLEAN UP REQUIREMENTS. TOUCH UP AND OTHERWISE REPAIR AND RESTORE MARRED EXPOSED FINISHES.	
PART 2 - FINAL CLEANING	
1. COMPLETE THE FOLLOWING CLEANING OPERATIONS BEFORE REQUESTING INSPECTION FOR CERTIFICATION OF COMPLETION.	
a. CLEAN THE PROJECT SITE, YARD AND GROUNDS, IN AREAS DISTURBED BY CONSTRUCTION ACTIVITIES, INCLUDING LANDSCAPE DEVELOPMENT AREAS, OF RUBBISH, WASTE MATERIALS, LITTER AND FOREIGN SUBSTANCES. SWEEP PAVED AREAS BROOM CLEAN. REMOVE PETRO-CHEMICAL SPILLS, STAINS AND OTHER FOREIGN DEPOSITS, RAKE GROUNDS THAT ARE NEITHER PLANTED NOR PAVED, TO A SMOOTH EVEN-TEXTURED SURFACE.	
b. REMOVE TOOLS, CONSTRUCTION EQUIPMENT, MACHINERY AND SURPLUS MATERIAL FROM THE SITE	
c. REMOVE SNOW AND ICE TO PROVIDE SAFE ACCESS TO THE SITE AND EQUIPMENT ENCLOSURE.	
d. CLEAN EXPOSED EXTERIOR AND INTERIOR HARD-SURFACED FINISHES TO A DIRT-FREE CONDITION, FREE OF STAINS, FILMS AND SIMILAR FOREIGN SUBSTANCES. AVOID DISTURBING NATURAL WEATHERING OF EXTERIOR SURFACES.	
e. REMOVE DEBRIS FROM LIMITED ACCESS SPACES, INCLUDING ROOFS, EQUIPMENT ENCLOSURE, MANHOLES, AND SIMILAR SPACES.	
f. TOUCH-UP AND OTHERWISE REPAIR AND RESTORE MARRED EXPOSED FINISHES AND SURFACES. REPLACE FINISHES AND SURFACES THAT CAN NOT BE SATISFACTORILY REPAIRED OR RESTORED, OR THAT SHOW EVIDENCE OF REPAIR OR RESTORATION. DO NOT PAINT OVER "UL" AND SIMILAR LABELS, INCLUDING ELECTRICAL NAME PLATES.	
g. LEAVE THE PROJECT CLEAN AND READY FOR OCCUPANCY	
2. REMOVAL OF PROTECTION: REMOVE TEMPORARY PROTECTION AND FACILITIES INSTALLED DURING CONSTRUCTION TO PROTECT PREVIOUSLY COMPLETED INSTALLATIONS DURING THE REMAINDER OF THE CONSTRUCTION PERIOD.	
DIVISION 2: SITE WORK SECTION 02200 - EARTHWORK AND DRAINAGE	
PART 1 - GENERAL	
1. WORK INCLUDED: SEE SITE PLAN.	
2. SEQUENCING	
a. CONSTRUCT TEMPORARY CONSTRUCTION AREA ALONG EAST FENCE LINE.	
b. GRADE, SEED, FERTILIZE, AND MULCH ALL AREAS DISTURBED BY CONSTRUCTION (INCLUDING UNDERGROUND UTILITY EASEMENTS) IMMEDIATELY AFTER BRINGING LEASE AREA AND ACCESS DRIVE W/ TURNAROUND TO BASE COURSE ELEVATION, WATER TO ENSURE GROWTH	
PART 2 - EXECUTION	
1. INSPECTIONS: LOCAL BUILDING INSPECTORS SHALL BE NOTIFIED NO LESS THAN 48 HOURS IN ADVANCE OF CONCRETE POURS, UNLESS OTHERWISE SPECIFIED BY JURISDICTION.	
2. PREPARATION	
a. CLEAR TREES, BRUSH AND DEBRIS FROM SITE AS REQUIRED.	
b. PRIOR TO OTHER EXCAVATION AND CONSTRUCTION, GRUB ORGANIC MATERIAL TO A MINIMUM OF SIX INCHES (6") BELOW GRADE.	
c. UNLESS OTHERWISE INSTRUCTED BY OWNER, TRANSPORT ALL REMOVED TREES, BRUSH AND DEBRIS FROM THE PROPERTY TO AN AUTHORIZED LANDFILL.	
d. PRIOR TO PLACEMENT OF FILL OR BASE MATERIALS, ROLL THE SOIL.	
e. WHERE UNSTABLE SOIL CONDITIONS ARE ENCOUNTERED, LINE THE AREAS WITH STABILIZER MAT PRIOR TO PLACEMENT OF FILL OR BASE MATERIAL.	
3. INSTALLATION	
a. GRADE OR FILL THE SITE AS REQUIRED IN ORDER THAT UPON DISTRIBUTION OF SOILS, RESULTING FROM EXCAVATIONS, THE RESULTING GRADE WILL CORRESPOND WITH SAID SUB-BASE COURSE. ELEVATIONS ARE TO BE CALCULATED FROM BENCHMARK, FINISHED GRADES, OR INDICATED SLOPES.	
b. CLEAR EXCESS SPOILS, IF ANY, FROM JOB SITE AND DO NOT SPREAD BEYOND THE LIMITS OF PROJECT AREA UNLESS AUTHORIZED BY PROJECT MANAGER AND AGREED TO BY LANDOWNER.	
c. AVOID CREATING DEPRESSIONS WHERE WATER MAY POND.	
d. THE CONTRACT SHALL INCLUDE GRADING, BANKING, AND DITCHING, UNLESS OTHERWISE INDICATED.	
e. PLACE FILL OR STONE IN SIX INCH (6") MAXIMUM LIFTS, AND COMPACT BEFORE PLACING NEXT LIFT.	
f. THE TOP SURFACE COURSE, SHALL EXTEND A MINIMUM OF ONE FOOT (1') BEYOND THE SITE FENCE (UNLESS OTHERWISE NOTED) AND SHALL COVER THE AREA AS INDICATED.	
g. APPLY SEED, FERTILIZER, AND STRAW COVER TO ALL OTHER DISTURBED AREAS, DITCHES, AND DRAINAGE SWALES, NOT OTHERWISE RIPRAP.	

h. UNDER NO CIRCUMSTANCES WILL DITCHES, SWALES, OR CULVERTS BE PLACED SO THAT THEY DIRECT WATER TOWARDS, OR PERMIT STANDING WATER IMMEDIATELY ADJACENT TO SHELTER OR EQUIPMENT. IF DESIGNS OR ELEVATIONS ARE IN CONFLICT WITH THIS, ADVISE CONSTRUCTION MANAGER IMMEDIATELY.	
i. APPLY SEED, FERTILIZER, AND STRAW COVER TO ALL OTHER DISTURBED AREAS, DITCHES, AND DRAINAGE SWALES, NOT OTHERWISE RIPRAP.	
j. UNDER NO CIRCUMSTANCES WILL DITCHES, SWALES, OR CULVERTS BE PLACED SO THAT THEY DIRECT WATER TOWARDS, OR PERMIT STANDING WATER IMMEDIATELY ADJACENT TO SHELTER OR EQUIPMENT. IF DESIGNS OR ELEVATIONS ARE IN CONFLICT WITH THIS, ADVISE CONSTRUCTION MANAGER IMMEDIATELY.	
k. IN DITCHES WITH SLOPES GREATER THAN 10% MOUND DIVERSIONARY HEADWALLS IN THE DITCH AT CULVERT ENTRANCES. POSITION THE HEADWALL AT AN ANGLE NO GREATER THAN THAT 60° OFF THE DITCH LINE. RIPRAP THE UPSTREAM SIDE OF THE HEADWALL AS WELL AS THE DITCH FOR SIX FEET (6') ABOVE THE CULVERT ENTRANCE.	
l. APPLY SEED AND FERTILIZER TO SURFACE CONDITIONS WHICH WILL ENCOURAGE ROOTING. RAKE AREAS TO BE SEEDED TO EVEN THE SURFACE AND LOOSEN THE SOIL.	
m. SOW SEED IN TWO DIRECTIONS IN TWICE THE QUANTITY RECOMMENDED BY THE SEED PRODUCER.	
n. ENSURE GROWTH OF SEEDED AND LANDSCAPED AREAS, BY WATERING, UP TO THE POINT OF RELEASE FROM THE CONTRACT. CONTINUE TO REWORK THE BARE AREAS UNTIL COMPLETE COVERAGE IS OBTAINED.	
4. FIELD QUALITY CONTROL: COMPACT SOILS TO MAXIMUM DENSITY IN ACCORDANCE WITH ASTM D-1557. AREAS OF SETTLEMENT WILL BE EXCAVATED AND REFILLED AT CONTRACTOR'S EXPENSE. INDICATE PERCENTAGE OF COMPACTION ACHIEVED ON AS-BUILT DRAWINGS.	
5. PROTECTION	
a. PROTECT SEEDED AREAS FROM EROSION BY SPREADING STRAW TO A UNIFORM LOOSE DEPTH OF 1-2 INCHES, STAKE AND TIE DOWN AS REQUIRED. USE OF EROSION CONTROL MESH OR MULCH NET WILL BE AN ACCEPTABLE ALTERNATIVE.	
b. PROTECT ALL EXPOSED AREAS AGAINST WASHOUTS AND SOIL EROSION. PLACE STRAW BALES AT THE INLET APPROACH TO ALL NEW OR EXISTING CULVERTS. WHERE THE SITE OR ROAD AREAS HAVE BEEN ELEVATED IMMEDIATELY ADJACENT TO THE RAIL LINE, STAKE EROSION CONTROL FABRIC FULL LENGTH IN THE SWALE TO PREVENT CONTAMINATION OF THE RAIL BALLAST. ALL EROSION CONTROL METHODS SHALL CONFORM TO APPLICABLE BUILDING CODE REQUIREMENTS.	
SECTION 02830 - FENCING AND GATE(S)	
PART 1 - GENERAL	
1. WORK INCLUDED - SEE PLAN FOR SITE AND LOCATION OF FENCE	
2. QUALITY ASSURANCE	
a. ALL STEEL MATERIALS UTILIZED IN CONJUNCTION WITH THIS SPECIFICATION WILL BE GALVANIZED OR STAINLESS STEEL. WEIGHT OF ZINC COATING ON THE FABRIC SHALL NOT BE LESS THAN 12 OUNCES PER SQUARE FOOT OF MATERIAL COVERED. POSTS SHALL BE HOT-DIPPED IN GRADE "E" ZINC, 18 OUNCES PER SQUARE FOOT.	
3. SEQUENCING	
a. IF THE SITE AREA HAS BEEN BROUGHT UP TO SURFACE COURSE ELEVATION (PRIOR TO THE FENCE CONSTRUCTION), FENCE POST EXCAVATION SPOILS MUST BE CONTROLLED TO PRECLUDE CONTAMINATION OF SAID SURFACE COURSE.	
4. SUBMITTALS	
a. MANUFACTURER'S DESCRIPTIVE LITERATURE.	
b. CERTIFICATE OR STATEMENT OF COMPLIANCE WITH THE SPECIFICATIONS.	
PART 2 - PRODUCTS	
1. FENCE MATERIAL	
a. ALL FABRIC WIRE, RAILS, HARDWARE, AND OTHER STEEL MATERIALS SHALL BE HOT-DIPPED GALVANIZED.	
b. FABRIC SHALL BE SEVEN-FOOT (7') HIGH OR TO MATCH EXISTING FENCE TWO-INCH CHAIN LINK MESH OF NO. 9 GAUGE (0.148") WIRE. THE FABRIC SHALL HAVE A KNUCKLED FINISH FOR THE TOP SELVAGES. FABRIC SHALL CONFORM TO THE SPECIFICATIONS OF ASTM A-392 CLASS 1.	
c. ALL POSTS SHALL BE SCHEDULE - 40 MECHANICAL SERVICE PIPE AND SHALL BE TYPE 1 ASTM A-128 AND OF THE FOLLOWING DIAMETER	
i. LINE	2" SCHEDULE 40 (2 3/8" O.D.)
ii. CORNER	3" SCHEDULE 40 (3 1/2" O.D.)
iii. GATE	3" SCHEDULE 40 (3 1/2" O.D.)
d. ALL TOP AND BRACE RAILS SHALL BE 1 DIAMETER SCHEDULE - 40 MECHANICAL - SERVICE PIPE.	
e. GATE FRAMES AND BRACES SHALL BE 1.90 INCH DIAMETER SCHEDULE 40 MECHANICAL - SERVICE PIPE. FRAMES SHALL HAVE WELDED CORNERS.	
f. GATE FRAMES SHALL HAVE A FULL-HEIGHT VERTICAL BRACE, AND A FULL-WIDTH HORIZONTAL BRACE, SECURED IN PLACE BY USE OF GATE BRACE CLAMPS.	
g. GATE HINGES SHALL BE MERCHANTS METAL MODEL 64386 HINGE ADAPTER WITH MODEL 6409, 188-DEGREE ATTACHMENT.	
h. A NO. 7 GAUGE ZINC COATED TENSION WIRE SHALL BE USED AT THE BOTTOM OF THE FABRIC, TERMINATED WITH BAND CLIPS AT CORNER AND GATE POSTS.	
i. A SIX-INCH BY 1/2-INCH DIAMETER EYEBOLT TO HOLD TENSION WIRE SHALL BE PLACED AT LINE POSTS.	
j. STRETCHER BARS SHALL BE 3/16-INCH BY 3/4-INCH OR HAVE EQUIVALENT CROSS-SECTIONAL AREA.	

k. ALL CORNER GATE AND PANELS SHALL HAVE A 3/8-INCH TRUSS ROD WITH TURNBUCKLES.	
l. ALL POST EXCEPT GATE POSTS SHALL HAVE A COMBINATION CAP AND BARBED WIRE SUPPORTING ARM. GATE POSTS SHALL HAVE A DOME CAP.	
m. OTHER HARDWARE INCLUDES BUT MAY NOT BE LIMITED TO TIE CLIPS, BAND CLIPS, AND TENSION BAND CLIPS.	
n. ALL CAPS SHALL BE MALLEABLE IRON, DOME OR ACORN SHAPED AS REQUIRED BY PIPE SIZE.	
PART 3 - EXECUTION	
1. INSPECTION: TO CONFIRM PROPER DEPTH AND DIAMETER OF POST HOLE EXCAVATIONS. ALL POST HOLES WILL BE EXCAVATED AS PER CONSTRUCTION DOCUMENTS,	
2. INSTALLATION	
a. FOUNDATIONS SHALL HAVE A MINIMUM SIX INCH (6") CONCRETE COVER UNDER POST.	
b. ALL FENCE POSTS SHALL BE VERTICALLY PLUMB; ON QUARTER INCH (1/4")	
c. AT CORNER POSTS, GATE POSTS, AND SIDES OF GATE FRAME, FABRIC SHALL BE ATTACHED WITH STRETCHER AND TENSION BAND-CLIPS AT FIFTEEN (15) INCH INTERVALS.	
d. AT LINE POSTS, FABRIC SHALL BE ATTACHED WITH BAND-CLIPS AT FIFTEEN (15) INCH INTERVALS.	
e. FABRIC SHALL BE ATTACHED TO BRACE RAILS, TENSION WIRE AND TRUSS RODS WITH TIE-CLIPS AT TWO FOOT (2') INTERVALS.	
f. A MAXIMUM GAP OF ONE INCH WILL BE PERMITTED BETWEEN TIE CHAIN LINE FABRIC AND THE FINAL GRADE.	
g. GATE SHALL BE INSTALLED SO LOCKS ARE ACCESSIBLE FROM BOTH SIDES.	
h. GATE HINGE BOLTS SHALL HAVE THEIR THREADS PEENED OR WELDED TO PREVENT UNAUTHORIZED REMOVAL.	
i. CONCRETE TO BE A MINIMUM OF 4,000 PSI AT 7 DAYS. CEMENT SHALL EXCEED ASTM C150, TYPE IIIA.	
3. PROTECTION: UPON COMPLETION OF ERECTION, INSPECT FENCE MATERIAL AND PAINT FIELD CUTS OR GALVANIZING BREAKS WITH ZINC-BASED PAINT, COLOR TO MATCH THE GALVANIZED METAL. APPLICABLE STANDARDS:	
ASTM-A120	SPECIFICATION FOR PIPE, STEEL, BLACK AND HOT-DIPPED ZINC COATED (GALVANIZED) WELDED AND SEAMLESS, FOR ORDINARY USES.
ASTM-A123	ZINC (HOT-DIP GALVANIZED) COATING ON IRON AND STEEL PRODUCTS.
ASTM-A153	STANDARD SPECIFICATION FOR ZINC COATING (HOT-DIP) ON IRON AND STEEL HARDWARE.
ASTM-A392	SPECIFICATION FOR ZINC-COATED STEEL CHAIN LINK FENCE FABRIC.
ASTM-A491	SPECIFICATION FOR ALUMINUM-COATED STEEL CHAIN LINK FENCE FABRIC
ASTM-A525	STANDARD SPECIFICATION FOR STEEL SHEET ZINC COATED (GALVANIZED) BY THE HOT-DIPPED PROCESS.
ASTM-A570	SPECIFICATION FOR HOT-ROLLED CARBON STEEL SHEET AND STRIP. STRUCTURAL QUALITY.
A. FEDERAL SPECIFICATION RR-F-191-FENCING, WIRE AND POST METAL (AND GATES, CHAIN LINK FENCE FABRIC, AND ACCESSORIES)	
DIVISION 3: CONCRETE	
SECTION 03000 - BASIC CONCRETE MATERIALS AND METHODS	
PART 1 - GENERAL	
1. WORK INCLUDED: FORMWORK, REINFORCEMENT, ACCESSORIES, CAST-IN-PLACE CONCRETE, FINISHING, AND CURING.	
2. INSPECTIONS	
a. CONTRACTOR IS RESPONSIBLE FOR SCHEDULING BUILDING DEPARTMENT INSPECTIONS REQUIRED FOR HIS SCOPE OF WORK.	
b. ALL REINFORCING STEEL SHALL BE INSPECTED AND APPROVED BY THE LESSEE'S CONSTRUCTION MANAGER PRIOR TO PLACEMENT OF CONCRETE.	
c. THE LESSEE'S CONSTRUCTION MANAGER SHALL BE NOTIFIED NO LESS THAN 48 HOURS IN ADVANCE OF CONCRETE POURS.	
3. QUALITY ASSURANCE	
a. CONSTRUCT AND ERECT CONCRETE FORMWORK IN ACCORDANCE WITH ACI 301 AND ASTM 318.	
b. PERFORM CONCRETE REINFORCING WORK IN ACCORDANCE WITH ACI 301, ACI 318, AND ASTM A184.	
c. PERFORM CAST-IN-PLACE CONCRETE WORK IN ACCORDANCE WITH ACI 301, ACI 318, AND ACI 117-90.	
d. OPEN FOUNDATION TRENCHES SHALL BE INSPECTED BY MES PRIOR TO CONCRETE INSTALLATION.	
4. SUBMITTALS: SUBMIT CONCRETE MIX AND REINFORCING STEEL SHOP DRAWINGS FOR APPROVAL BY LESSEE CONSTRUCTION MANAGER/ENGINEER. THE SHOP DRAWING SHALL BE SUBMITTED IN THE FORM OF TWO (2) CONCRETE MIX DESIGN INFORMATION SHEETS AND TWO (2) BLUELINE DRAWINGS FOR REINFORCING STEEL.	
PART 2 - PRODUCTS	
1. REINFORCEMENT MATERIALS	
a. REINFORCEMENT STEEL, ASTM A615, 60 ksi YIELD GRADE, DEFORMED BILLET STEEL BARS, PLAIN FINISH.	
b. WELDED STEEL WIRE FABRIC ASTM A185 PLAIN TYPE IN FLAT SHEETS, PLAIN FINISH.	
c. CHAIRS, BOLSTERS, BAR SUPPORTS, SPACERS. SIZED AND SHAPED FOR SUPPORTS OR REINFORCING.	

d. FABRICATE CONCRETE REINFORCING IN ACCORDANCE WITH ACI 315, ACI 318, ASTM A184.	
2. CONCRETE MATERIALS	
a. CEMENT: ASTM C150, PORTLAND TYPE	
b. FINE AND COURSE AGGREGATES: ASTM C33 - MAXIMUM SIZE OF CONCRETE AGGREGATE SHALL NOT EXCEED; ONE INCH (1") SIZE SUITABLE FOR INSTALLATION METHOD UTILIZED OR ONE-THIRD (1/3) CLEAR DISTANCE BEHIND OR BETWEEN REINFORCING.	
c. WATER: CLEAN AND NOT DETRIMENTAL TO CONCRETE	
d. AIR ENTRAINING ADMIXTURE: ASTM C260	
e. BONDING AGENT: LATEX EMULSION FOR BONDING NEW TO OLD CONCRETE AS MANUFACTURED BY DAYTON SUPERIOR.	
f. NON-SHRINK GROUT: PREMIXED COMPOUND CONSISTING OF NONMETALLIC AGGREGATE. CEMENT, WATER REDUCING AND PLASTICISING AGENTS.	
3. CONCRETE MIX	
a. CONCRETE MATERIALS SHALL CONFORM TO THE APPROPRIATE A.C.I. REQUIREMENTS FOR EXPOSED STRUCTURAL CONCRETE.	
b. MIX AND DELIVER CONCRETE IN ACCORDANCE WITH ASTM C94, ALT. 3.	
c. PROPORTIONS OF CONCRETE MATERIALS SHALL BE SUITABLE FOR THE INSTALLATION METHOD UTILIZED AND SHALL RESULT IN DURABLE CONCRETE FOR LOCAL ANTICIPATED AGGRESSIVE ACTIONS. THE DURABILITY REQUIREMENTS OF ACI 318 CHAPTER 4 SHALL BE SATISFIED BASED ON THE CONDITIONS EXPECTED AT THE SITE. PROVIDE CONCRETE AS FOLLOWS:	
i. COMPRESSIVE STRENGTH: 4000 psi AT 7 DAYS. SEE SHEET 2-1 FOR CAISSON CONCRETE COMPRESSIVE STRENGTH.	
ii. SLUMP: 3 INCHES	
PART 3 - EXECUTION	
1. INSERTS, EMBEDDED COMPONENTS AND OPENINGS	
a. THE CONSTRACTOR SHALL COORDINATE AND CROSS-CHECK ARCHITECTURAL, BUILDING & ELECTRICAL DRAWINGS FOR OPENINGS, SLEEVES, ANCHORS, HANGERS, AND OTHER ITEMS RELATED TO CONCRETE WORK AND SHALL ASSUME FULL RESPONSIBILITY FOR THE PROPER LOCATION BEFORE PLACING CONCRETE.	
b. PROVIDE FORMED OPENINGS WHERE REQUIRED FOR WORK TO BE EMBEDDED IN AND PASSING THROUGH CONCRETE MEMBERS.	
c. COORDINATE WORK OF OTHER SECTIONS IN FORMING AND SETTING OPENING, SLOTS, RECESSES, CHASES, SLEEVES, BOLTS, ANCHORS, AND OTHER INSERTS.	
d. INSTALL CONRETE ACCESSORIES STRAIGHT, LEVEL AND PLUMB.	
2. REINFORCEMENT PLACEMENT	
a. PLACEMENT REINFORCEMENT, SUPPORTED AND SECURED AGAINST DISPLACEMENT.	
b. ENSURE REINFORCING IS CLEAN, FREE OF LOOSE SCALE, DIRT, OR OTHER FOREIGN COATINGS.	
c. WELDING IS PROHIBITED ON REINFORCING STEEL AND EMBEDMENTS.	
d. MINIMUM CONCRETE COVER FOR REINFORCING SHALL BE THREE INCHES (3") UNLESS OTHERWISE NOTED.	
e. CONCRETE COVER FROM TOP OF FOUNDATION TO ENDS OF VERTICAL REINFORCEMENT SHALL NOT EXCEED THREE INCHES (3") NOR BE LESS THAN TWO INCHES (2").	
3. PLACING CONCRETE	
a. VIBRATE ALL CONCRETE.	
b. ALL CONCRETE WORK SHALL ADHERE TO THE LATEST A.C.I. STANDARDS FOR WINTER POURING AND CURING PROCEDURE IF SEASONAL CONDITIONS APPLY.	
4. CURING	
a. AFTER PLACEMENT, PROTECT CONCRETE FROM PREMATURE DRYING.	
b. MAINTAIN CONCRETE WITH MINIMAL MOISTURE LOSS AT RELATIVELY CONSTANT TEMPERATURE FOR A PERIOD NECESSARY FOR HYDRATION OF CEMENT AND HARDENING OF CONCRETE.	
5. PROVIDE HAND RUBBED SMOOTH FINISH TO ALL EXPOSED VERTICAL FORMED CONCRETE SURFACES.	
6. FIELD QUALITY CONTROL	
a. SUBMIT THREE (3) CONCRETE TEST CYLINDERS - TAKEN FOR EVERY 15 CUBIC YARD OR LESS. SUBMIT CONCRETE TESTS TO THE PROJECT MANAGER IN ACCORDANCE WITH ASTM, C-31 AND C-39.	
b. SUBMIT ONE (1) ADDITIONAL TEST CYLINDER - TAKEN DURING COLD WEATHER POURS, AND CURED ON JOB SITE UNDER SAME CONDITIONS AS CONCRETE IT REPRESENTS.	
c. SUBMIT ONE (1) SLUMP TEST - TAKEN FOR EACH SET OF TEST CYLINDERS TAKEN.	
7. DEFECTIVE CONCRETE: MODIFY OR REPLACE CONCRETE NOT CONFORMING TO REQUIRED LINES, DETAILS OR ELEVATIONS AT COST OF GC, AS DIRECTED BY ARCHITECT/ENGINEER.	

CHICAGO SMSA limited partnership d/b/a VERIZON WIRELESS	
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REVISIONS	BY
	DATE
	12/03/17
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LOC. # 418745	
7400 AUGUSTA ST. RIVER FOREST, IL 60305	
DRAWN BY: TJS	
CHECKED BY: TAZ	
DATE: 11/01/16	
PROJECT #: 33-2430	
SHEET TITLE	
SPECIFICATIONS	
SHEET NUMBER	
SP-1	

DIVISION 5: METALS

PART 1 - GENERAL

1. SECTION INCLUDES:
STRUCTURAL STEEL FRAMING MEMBERS, BASE PLATES, PLATES, BARS, AND GROUTING UNDER BASE PLATES.
2. SUBMITTALS:
SHOP DRAWINGS: INDICATE SIZES, SPACING, AND LOCATIONS OF STRUCTURAL MEMBERS, OPENINGS, CONNECTIONS, CAMBERS, LOADS, AND WELDED SECTIONS.
3. QUALITY ASSURANCE
A. FABRICATE STRUCTURAL STEEL MEMBERS IN ACCORDANCE WITH AISC SPECIFICATIONS FOR THE DESIGN, FABRICATION AND ERECTION OF STRUCTURAL STEEL FOR BUILDINGS.
B. PERFORM DESIGN UNDER DIRECT SUPERVISION OF A PROFESSIONAL STRUCTURAL ENGINEER LICENSED IN THE STATE.

PART 2 - PRODUCTS

1. MATERIALS:
A. STRUCTURAL STEEL MEMBERS: ASTM A572, GRADE 50
B. STRUCTURAL TUBING: ASTM A500, GRADE B
C. PIPE: ASTM A53, TYPE E OR S, GRADE B
D. BOLTS, NUTS, AND WASHERS: ASTM A325
E. ANCHOR BOLTS: ASTM A307
F. WELDING MATERIALS: AWS 01.1, TYPE REQUIRED FOR MATERIALS BEING WELDED
- G. GROUT: NON - SHRINK TYPE, PREMIXED
COMPOUND CONSISTING OF NONMETALLIC AGGREGATE, CEMENT, WATER REDUCING AND PLASTICIZING ADDITIVES, CAPABLE OF DEVELOPING A MINIMUM COMPRESSIVE STRENGTH OF 7000 PSI AT 28 DAYS.
- H. SHOP AND TOUCH-UP PRIMER: SSPC 15, TYPE 1, RED OXIDE
- I. TOUCH-UP PRIMER FOR GALV. SURFACES ZINC RICH TYPE

2. FABRICATION:
CONTINUOUSLY SEAL JOINTED MEMBERS BY CONTINUOUS WELDS. GRIND EXPOSED WELDS SMOOTH.
3. FINISH:
A. PREPARE STRUCTURAL COMPONENT SURFACES IN ACCORDANCEWITH SSPC SP-1 TO SP-10 PROCEDURES.
B. STRUCTURAL STEEL MEMBERS SHALL BE HOT DIPPED GALVANIZED.

PART 3 - EXECUTION

1. EXAMINATION AND PREPARATION:
VERIFY THAT THE FIELD CONDITIONS ARE ACCEPTABLE.
2. ERECTION:
A. ALLOW FOR ERECTION LOADS. PROVIDE TEMPORARY BRACING TO MAINTAIN FRAMING IN ALIGNMENT UNTIL COMPLETION OF ERECTION AND INSTALLATION OF PERMANENT BRIDGING AND BRACING.
B. FIELD WELD COMPONENTS INDICATED ON SHOP DRAWINGS.
C. DO NOT FIELD CUT OR ALTER STRUCTURAL MEMBERS WITHOUT APPROVAL OF THE ARCHITECT/ENGINEER.
D. AFTER ERECTION, TOUCH-UP WELDS, ABRASIONS, AND SURFACES NOT SHOP PRMED OR GALVANIZED WITH TOUCH-UP PRMERS AS SPECIFIED UNDER SECTION 05000, 0METALS, PART 2 - PRODUCTS, H & I. SURFACES TO BE IN CONTACT WITH CONCRETE NOT INCLUDED.
3. FIELD QUALITY CONTROL:
FIELD INSPECTION OF MEMBERS, CONNECTIONS, WELDS, AND TOURQUING

DIVISION 16: ELECTRICAL

SECTION 16050 - BASIC ELECTRICAL MATERIALS AND METHODS

1. CONTRACTOR SHALL REVIEW THE CONTRACT DOCUMENTS PRIOR TO ORDERING THE ELECTRICAL EQUIPMENT AND STARTING THE ACTUAL CONSTRUCTION. CONTRACTOR SHALL ISSUE A WRITTEN NOTICE OF ALL FINDINGS TO THE ARCHITECT LISTING ANY DISCREPANCIES OR CONFLICTING INFORMATION.
2. ELECTRICAL PLANS, DETAILS AND DIAGRAMS ARE DIAGRAMMATIC ONLY. VERIFY EXACT LOCATIONS AND MOUNTING HEIGHTS OF ELECTRICAL EQUIPMENT WITH OWNER PRIOR TO INSTALLATION.
3. EACH CONDUCTOR OF EVERY SYSTEM SHALL BE PERMANENTLY TAGGED IN EACH PANELBOARD, PULLBOX, JUNCTION BOX, SWITCH BOX, ETC. THE TYPE OF TAGGING METHODS SHALL BE IN COMPLIANCE WITH OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (O.S.H.A).
4. ALL MATERIALS AND EQUIPMENT SHALL BE NEW AND IN GOOD WORKING CONDITION WHEN INSTALLED AND SHALL BE OF THE BEST GRADE AND OF THE SAME MANUFACTURER THROUGHOUT FOR EACH CLASS OR GROUP OF EQUIPMENT. MATERIALS SHALL BE LISTED "J" WHERE APPLICABLE. MATERIALS SHALL MEET WITH APPROVAL OF ALL GOVERNING BODIES HAVING JURISDICTION. MATERIALS SHALL BE MANUFACTURED IN ACCORDANCE WITH APPLICABLE STANDARDS ESTABLISHED BY ANSI, NEMA, NBFU, AND "UL" LISTED.
5. ALL CONDUIT SHALL HAVE A PULL CORD.
6. PROVIDE PROJECT MANAGER WITH ONE SET OF COMPLETE ELECTRICAL "AS INSTALLED" DRAWINGS AT THE COMPLETION OF TH JOB, SHOWING ACTUAL DIMENSIONS, ROUTINGS, AND CIRCUITS.
7. ALL CIRCUIT BREAKERS, FUSES AND ELECTRICAL EQUIPMENT SHALL HAVE AN INTERRUPTING SHORT CIRCUIT CURRENT TO WHICH THEY MAY BE SUBJECTED, AND A MINIMUM OF 10,000 A.I.C.
8. THE ENTIRE ELECTRICAL INSTALLATION SHALL BE GROUNDED AS REQUIRED BY UBC, NEC AND ALL APPLICABLE CODES.
9. PATCH, REPAIR AND PAINT ANY AREA THAT HAS BEEN DAMAGED IN THE COURSE OF THE ELECTRICAL WORK.
10. PLASTIC PLATES FOR ALL SWITCHES, RECEPTACLES, TELEPHONE AND BLANKED OUTLETS SHALL HAVE ENGRAVED LETTERING WHERE INDICATED ON THE DRAWINGS. WEATHERPROOF RECEPTACLES SHALL HAVE SIERRA #WPD-8 LIFT COVERPLATES.

SECTION 1640 - SERVICE AND DISTRIBUTION

1. WIRE AND CABLE CONDUCTORS SHALL BE COPPER, 600V, TYPE THHN OR THWN, WITH A MIN. SIZE OF #12 AWG, COLOR CODED. ALL RECTIFIER DROPS SHALL BE STRANDED TO ACCEPT CRIMP CONNECTORS.
2. ALL CHEMICAL GROUND RODS SHALL BE "UL" APPROVED.
3. METER SOCKET AMPERES, VOLTAGE, NUMBER OF PHASES SHALL BE AS NOTED ON THE DRAWINGS. MANUFACTURED BY MILBANK OR APPROVED EQUAL, AND SHALL BE UTILITY COMPANY APPROVED.
4. CONDUIT:
A. RIGID CONDUIT SHALL BE U.L LABEL GALVANIZED ZINC COATED WITH GALVANIZED ZINC INTERIOR AND SHALL BE USED WHEN INSTALLED IN OR UNDER CONCRETE SLABS, IN CONTACT WITH THE EARTH, UNDER PUBLIC ROADWAYS, IN MASONRY WALLS OR EXPOSED ON BUILDING EXTERIOR. RIGID CONDUIT IN CONTACT WITH EARTH SHALL BE ½ LAPPED WRAPPED WITH HUNT'S WRAP PROCESS NO. 3.
B. ELECTRICAL METALLIC TUBING SHALL HAVE U.L. LABEL, FITTING SHALL BE GLAND RING COMPRESSION TYPE.
C. FLEXIBLE METALLIC CONDUIT SHALL HAVE U.L. LISTED LABEL AND MAY BE USED WHERE PERMITTED BY CODE. FITTINGS SHALL BE "JAKE" OR SQUEEZE" TYPE. ALL FLEXIBLE CONDUITS SHALL HAVE FULL LENGTH GROUND WIRE.
D. ALL UNDERGROUND CONDUIT SHALL BE AS NOTED ON THE DRAWINGS AT A MINIMUM DEPTH OF 42" BELOW GRADE. IT IS REQUIRED AND WILL BE THE RESPONSIBILITY OF THE ELECTRICAL CONTRACTOR TO NOTIFY J.U.L.I.E. AT 1-800-892-0123 OR OTHER SUCH NOTIFYING AGENCY FORTY-EIGHT (48) HOURS PRIOR TO DIGGING.
5. CONTRACTOR TO COORDINATE WITH UTILITY COMPANY FOR CONNECTION OF TEMPORARY AND PERMANENT POWER TO THE SITE. THE TEMPORARY POWER AND ALL HOOKUP COSTS ARE TO BE PAID BY THE CONTRACTOR.
6. ALL ELECTRICAL EQUIPMENT SHALL BE LABELED WITH PERMANENT ENGRAVED PLASTIC LABELS WITH WHITE ON BLUE BACKGROUND LETTERING (MINIMUM LETTER HEIGHT SHALL BE ONE FORTH INCH (1/4"). NAMEPLATES SHALL BE FASTENED WITH STAINLESS STEEL SCREWS, NOT ADHESIVE.
7. UPON COMPLETION OF WORK, CONDUCT CONTINUITY, SHORT CIRCUIT, AND FALL POTENTIAL GROUNDING TESTS BY AN INDEPENDENT TESTING SERVICE ENGAGED BY THE CONTRACTOR SHALL BE SUBMITTED FOR APPROVAL. SUBMIT TEST REPORTS TO PROJECT MANAGER. CLEAN PREMISES OF ALL DEBRIS RESULTING FROM WORK AND LEAVE WORK IN A COMPLETE AND UNDAMAGED CONDITION.
8. GROUNDING ELECTRODE SYSTEM
A. PREPARATION
1. SURFACE PREPARATION:
ALL CONNECTIONS SHALL BE MADE TO BARE METAL. ALL PAINTS SURFACES SHALL BE FIELD INSPECTED AND MODIFIED TO ENSURE PROPER CONTACT. NO WASHERS ARE ALLOWED BETWEEN THE ITEMS BEING GROUND. ALL CONNECTIONS ARE TO HAVE A NO-OXIDIZING GENT APPLIED PRIOR TO INSTALLATION.
2. GROUND BAR PREPARATION
ALL COPPER GROUND BARS SHALL BE CLEANED, POLISHED AND A NON-OXIDIZING AGENT APPLIED. NO FINGERPRINTS OR DISCOLORED COPPER WILL BE PERMITTED.
3. SLEEVES:
ALL GROUNDING CONDUCTORS SHALL RUN THROUGH PVC SLEEVES WHEREVER CONDUCTORS RUN THROUGH WALLS, FLOORS OR CEILINGS. IF CONDUCTORS MUST RUN THROUGH EMT, BOTH ENDS OF CONDUIT SHALL BE GROUNDED. SEAL BOTH ENDS OF CONDUIT WITH SILICONE CAULK.
B. GROUND BARS
1. ALL GROUND BARS SHALL BE ONE FORTH INCH (1/4" THICK TINNED COPPER PLATE AND OF AND OF SIZE INDICATED ON DRAWINGS.
2. ALL CONNECTIONS TO THE GROUND BAR SHALL OBSERVE THE FOLLOWING SEQUENCE:
A. BOLT-HEAD
B. 2-HOLE LUG
C. TINNED COPPER BUSS BAR
D. STAR WASHER
E. NUT
C. EXTERNAL CONNECTIONS
1. ALL BURIED GROUNDING CONNECTIONS SHALL BE MADE BY THE EXOTHERMIC WELD PROCESS. CONNECTIONS SHALL INCLUDE ALL CABLE TO CABLE, SPLICES, TEE'S, CROSSES, ETC. ALL CABLE TO GROUND RODS, GROUND ROD SPLICES AND LIGHTNING PROTECTION SYSTEMS ARE TO BE AS INDICATED. ALL MATERIALS USED (MOLDS, WELDING METAL, TOOLS, ETC.) SHALL BE BY "CADWELD" AND INSTALLED PER MANUFACTURER'S RECOMMENDED PROCEDURES.
2. ALL ABOVE GRADE GROUNDING AND BONDING CONDUCTORS SHALL BE CONNECTED BY TWO HOLE CRIMP TYPE (COMPRESSION) CONNECTIONS (EXCEPT FOR THE ACEG AND GROUND ROD) MECHANICAL CONNECTIONS, FITTINGS OR CONNECTIONS THAT DEPEND SOLELY ON SOLDIER SHALL NOT BE USED. ALL CABLE TO CABLE CONNECTIONS SHALL BE HIGH PRESSURE DOUBLE CRIMP TYPE CONNECTIONS. CONNECTIONS TO STRUCTURAL STEEL SHALL BE EXOTHERMIC WELDS.
- D. GROUND RODS
ALL GROUND RODS SHALL BE 5/8 -INCH DIAMETER X 10' -0" LONG "COPPERWELD" OR APPROVED EQUAL, OF THE NUMBER AND LOCATIONS INDICATED. GROUND RODS SHALL BE DRIVEN FULL LENGTH VERTICAL IN UNDISTURBED EARTH.
- E. GROUND RODS
ALL GROUND RODS SHALL BE STANDARD TINNED SOLID BARE COPPER ANNEALED, AND OF SIZE INDICATED ON DRAWINGS UNLESS NOTED OTHERWISE.
- F. LUGS
1. LUGS SHALL BE 2 - HOLE, LONG BARREL, STRAND COPPER UNLESS OTHERWISE SPECIFIED IN THE CONTRACT DOCUMENTS. LUGS SHALL BE THOMAS AND BETTS SERIES #548 _BE OR EQUIVALENT
A. 535 MCM DLO 54880BE
B. 262 MCM DLO 54872BE
C. #1/0 DLO 54862BE
D. #4/0 THWN AND BARE 54866BE
E. #2/0 THWN 54862BE
F. #2 THHN 54207BE
G. #6 DLO 54205BE

2. WHEN THE DIRECTION OF THE CONDUCTOR MUST CHANGE, IT SHALL BE DONE GRADUALLY. THE CURVATURE OF THE TURN SHALL BE DONE IN ACCORDANCE WITH THE FOLLOWING CHART:

	<u>GROUNDING CONDUCTOR SIZE</u>	<u>MINIMUM BENDING RADIUS TO INSIDE EDGE</u>
NO.	6 AWG TO NO. 4 AWG	6 INCHES
NO.	2 AWG TO NO. 1/0 AWG	8 INCHES
NO.	2/0 AWG TO 4/0 MCM	12 INCHES
	250 MCM TO 750 MCM	24 INCHES
G. GROUND RING		
1.	THE EXTERNAL GROUND RING ENCIRCLING THE TOWER (IF APPLICABLE) AND BETWEEN BETWEEN THE EQUIPMENT SHELTER PLATFORM ANCHORS SHALL BE MINIMUM NO. 2 A.W.G SOLID TINNED BARE COPPER CONDUCTOR IN DIRECT CONTACT WITH THE EARTH AT THE DEPTH INDICATED ON THE DRAWINGS. CONDUCTOR BENDS SHALL HAVE A MINIMUM BENDING RADIUS OF EIGHT INCHES (8").	
2.	ALL EXTERNAL GROUND RINGS ARE TO BE JOINED TOGETHER AND ALL CONNECTIONS MUST BE CADWELDED. NO LUNGS OR CLAMPS WILL BE ACCEPTED.	
H. FENCE/GATE		
	GROUND EACH GATE POST, CORNER POST AND GATE AS INDICATED ON DRAWING GROUND CONNECTIONS TO FENCE POST AND ALL OTHER CONNECTIONS FOR THE GROUND GRID SYSTEM SHALL BE MADE BY EXOTHERMIC WELD PROCESS, AND INSTALLED PER MANUFACTURER'S RECOMMENDATIONS AND PROCEDURES, AND SPRAYED WITH COLD-GALVANIZED PAINT.	
3. I.E.E.E. FALL POTENTIAL TESTS		

3. I.E.E.E. FALL POTENTIAL TESTS

- A. FOR RAW LAND SITE
1. GROUND TESTS SHALL BE PERFORMED AS INDICATED ON DRAWINGS. A BIDDLE GROUND OHMER OR THE METHOD OF USING TWO AUXILIARY GROUND RODS (AS DESCRIBED IN I.E.E.E. STANDARDS NO. 81-1983, PART 1) MAY BE USED. THE I.E.E.E. METHOD REQUIRES THE USE OF AN A.C. TEST CURRENT. THE AUXILIARY TEST RODS MUST BE SUFFICIENTLY FAR AWAY FROM THE ROD UNDER TEST SO THAT THE REGIONS IN WHICH THEIR RESISTANCE IS LOCALIZED DO NOT OVERLAP. THE TEST POINT WILL BE GROUND ROD AND WILL CONSIST OF THE THREE POINT FALL OF POTENTIAL MEGGER TEST METHOD, USING THE BIDDLE NULL-BALANCE EARTH TESTER (MEGGER #250220-2 OR EQUIVALENT)
2. CONTRACTOR TO CONDUCT GROUND RESISTANCE TEST IN THE FORMAT AS FOLLOWS:
B. EQUIPMENT PAD
1. FIRST TEST - SHALL BE WITH FOUR GROUND RODS INSTALLED, ONE AT EACH CORNER OF THE PAD BUT NOT CONNECTED TO THE MAIN GROUNDING BUS. FURNISH WIRE TO CONNECT (TEMPORARY CLAMP) ALL FOUR GROUND RODS TOGETHER TO MAKE A SYSTEM TEST AFTER EACH ROD IS INDIVIDUALLY TESTED. IF ANY INDIVIDUAL ROD TESTS 35 OHMS OR MORE, THE ELECTRICAL CONTRACTOR AND OWNER'S REPRESENTATIVE SHOULD BE NOTIFIED SO THAT THE ROD CAN BE DRIVEN DEEPER UNTIL ALL FOUR RODS HAVE A RESISTANCE OF 10 OHMS OR LESS ON A DRY DAY.
2. SECOND TEST- SHALL BE WITH THE GROUND RODS CONNECTED, WITH DRY SOIL AND WHEN NO STANDING WATER HAS BEEN PRESENT FOR THE PAST TEN (10) DAYS. THE MAXIMUM ALLOWABLE READING IS 5 OHMS TO GROUND. IF THE RESISTANCE OF THE ENTIRE SYSTEM EXCEEDS 5 OHMS, NOTIFY THE CONTRACTOR AND OWNER'S REPRESENTATIVE SO THAT ADDITIONAL AND/OR DEEPER RODS CAN BE INSTALLED.

- C. TOWER

1. FIRST TEST - SHALL BE WITH THREE GROUND RODS INSTALLED (MINIMUM), EQUALLY SPACED AROUND THE TOWER FOUNDATION, BUT NOT CONNECTED TO THE SHELTER PAD EXTERNAL GROUND RING. FURNISH WIRE TO CONNECT (TEMPORARY CLAMP) ALL THREE GROUND RODS TOGETHER TO MAKE A SYSTEM TEST AFTER EACH ROD IS INDIVIDUALLY TESTED. IF ANY INDIVIDUAL ROD TESTS 25 OHMS OR MORE, NOTIFY THE CONTRACTOR AND OWNER'S REPRESENTATIVE SO THAT THE ROD CAN BE DRIVEN DEEPER UNTIL ALL THREE (3) RODS HAVE A RESISTANCE OF 10 OHMS OR LESS ON A DRY DAY.
2. SECOND TEST- SHALL BE WITH THE GROUND RODS CONNECTED, WITH DRY SOIL AND WHEN NO STANDING WATER HAS BEEN PRESENT FOR THE PAST (10) DAYS, THE MAXIMUM ALLOWABLE READING IS 5 OHMS THE ELECTRICAL CONTRACTOR AND OWNER'S REPRESENTATIVE SHOULD BE NOTIFIED SO THAT EITHER ADDITIONAL AND/OR DEEPER RODS CAN BE INSTALLED.
D. EQUIPMENT PAD AND TOWER
1. AFTER THE EQUIPMENT PAD AND TOWER GROUND RESISTANCE TEST IS COMPLETED, CONTRACTOR SHALL TIE EQUIPMENT PAD EXTERNAL GROUND RING AND TOWER EXTERNAL GROUND RING TOGETHER. AFTER FIRST AND SECOND TEST ALL CONNECTIONS MUST BE MADE USING EXOTHERMIC WELD. NO LUGS OR CLAMPS WILL BE ACCEPTED.
2. AFTER ALL THE EXTERNAL GROUND RINGS ARE TIED TOGETHER, COMPETE A MEGGER CHECKER OF THE GROUND SYSTEM SHOULD BE DONE. THE MAXIMUM ALLOWABLE LEADING IS 5 OHMS TO GROUND.

10. GROUNDING RESISTANCE TEST REPORT

UPON COMPLETION OF THE TESTING FOR EACH SITE, A TEST REPORT SHOWING RESISTANCE IN OHMS WITH AUXILIARY POTENTIAL ELECTRODES AT 5 FEET AND 10 FEET INTERVALS UNTIL THE AVERAGE RESISTANCE STARTS INCREASING AND ALSO NOTE THAT 10-15 PHOTOS MUST BE TAKEN TO PROOF ENTIRE EXTERNAL GROUND RING SYSTEM BEFORE BACKFILL. TWO (2) SETS OF TEST DOCUMENTS AREA OF THE INDEPENDENT TESTING SERVICE TO BE BOUND AND SUBMITTED WITHIN ONE (1) WEEK OF WORK COMPLETION.

SECTION 16503 - POLES, POSTS, AND STANDARDS
(SINGLE MAST AND SELF SUPPORTING TOWERS)

1. GENERAL
A. LIGHTNING ROD AND EXTENSION PIPE INCLUDING ALL APPURTENANCES, TO BE FURNISHED BY OWNER, IF REQUIRED
B. PROVIDE TEMPORARY LIGHTING FOR TOWER AS PER FAA REGULATIONS DURING CONSTRUCTION, IF REQUIRED.
C. GROUNDING:
GROUND TOWER WITH A MINIMUM OF #2 AWG TINNED SOLID BARE COPPER CONDUCTOR CADWELDED TO TOWER BASE PLATE. TWO (2) GROUNDING LEADS PER TOWER BASE PLATE.

NO EXOTHERMIC WELDS SHALL BE ATTACHED DIRECTLY TO THE MONOPOLE TOWER SHAFT

SECTION 16745- TELECOMMUNICATIONS WIRING COMPONENT
(COAXIAL ANTENNA CABLE)

1. GENERAL

- A. ALL MATERIALS, PRODUCTS OR PROCEDURES INCORPORATED INTO WORK SHALL BE NEW AND OF STANDARD COMMERCIAL QUALITY.
B. CERTAIN MATERIALS AND PRODUCTS WILL BE SUPPLIED BY THE OWNER (REFER TO GENERAL CONDITIONS FOR THE LIST OF OWNER FURNISHED EQUIPMENT, MATERIALS AND SUPPLIES FOR THESE ITEMS). THE CONTRACTOR IS RESPONSIBLE FOR PICKUP AND DELIVERY OF ALL SUCH MATERIALS
C. ALL OTHER MATERIALS AND PRODUCTS SPECIFIED IN THE CONTRACT DOCUMENTS SHALL BE SUPPLIED BY THE CONTRACTOR.

2. MATERIALS

- a. COAXIAL CABLE:
1. INSTALL COAXIAL CABLE AND TERMINATIONS BETWEEN ANTENNAS AND EQUIPMENT PER MANUFACTURER'S RECOMMENDATIONS WITH COAXIAL CABLES SUPPORTED AT NO MORE THAN 3'-0" O.C. WEATHERPROOF ALL CONNECTORS BETWEEN THE ANTENNA AND EQUIPMENT PER MANUFACTURER'S REQUIREMENTS. TERMINATE ALL COAXIAL CABLE THREE FEET (3') IN EXCESS OF EQUIPMENT LOCATION UNLESS OTHERWISE STATED.
2. ALL COAX RUN LENGTHS GREATER THAN 175 FEET SHALL BE 1-5/8", ALL COAX. RUN LENGTH BETWEEN 101 FEET AND 174 FEET SHALL BE 1-1/4", AND IN LENGTH LESS THAN OR EQUAL TO 100 FEET SHALL BE 7/8".
3. ANTENNA AND COAXIAL CABLE GROUNDING
a. ALL COAXIAL CABLE GROUNDING KITS ARE TO BE INSTALLED ON STRAIGHT RUNS OF COAXIAL CABLE (NOT WITHIN BENDS)
4. COAXIAL CABLE IDENTIFICATION
a. TO PROVIDE EASY IDENTIFICATION AND UNIFORM MARKING OF ANTENNA CABLING, PLASTIC TAGS SHALL BE USED AT THE FOLLOWING LOCATIONS:
1. FIRST LOCATION IS AT THE END OF THE COAX NEAREST THE ANTENNA (WHERE THE COAXIAL CABLE AND JUMPER ARE CONNECTED).
2. SECOND LOCATION IS INSIDE THE EQUIPMENT SHELTER NEAR THE WAVEGUIDE ENTRY PORT.
b. USE ANDREW CABLE TIES (PT. # 7290) TO SECURE IDENTIFICATION TAGS.
5. TESTING
LESSEE SHALL PROVIDE AN INDEPENDENT TESTING AGENCY TO PERFORM THE COAXIAL SWEEP TEST & REPORT. THE CONTRACTOR IS TO PROVIDE ONE CLIMBER / QUALIFIED PERSONNEL TO ASSIST IN ANY REPAIRS AND WEATHERPROOFING ONCE THE TEST IS COMPLETE. THE CONTRACTOR IS TO PROVIDE LESSEE WITH A MINIMUM OF 48 HOURS NOTICE PRIOR TO THE TIME OF THE SWEEP TEST.

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NO.	DESCRIPTION	DATE	BY	TJS	LS	RA	RA	LS	JTM	JTM
4	UPDATE PER LL COMMENTS	12/03/17								
5	RE-ISSUED PER REVISIONS	02/19/18								
6	REVISED PER FIBER COORDINATION	02/23/18								
7	UPDATE PER LL COMMENTS	04/02/18								
8	UPDATE PER LL COMMENTS	04/23/18								
9	UPDATE PER LL COMMENTS	04/25/18								
10	UPDATE PER VILLAGE COMMETNS	05/03/18								

LOC. # 418745

7400 AUGUSTA ST.
RIVER FOREST, IL 60305

DRAWN BY:	TJS
CHECKED BY:	TAZ
DATE:	11/01/16
PROJECT #:	33-2430

SHEET TITLE

SPECIFICATIONS

SHEET NUMBER

SP-2



1 EXISTING OVERALL SITE
SCALE: N.T.S.



2 EXISTING ACCESS DRIVE
SCALE: N.T.S.



3 EXISTING ANTENNA LOCATION
SCALE: N.T.S.



4 EXISTING METER CENTER/ FRAME
SCALE: N.T.S.

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REVISIONS						
NO.	DESCRIPTION	DATE	BY	TJS	LS	JTM
4	UPDATE PER LL COMMENTS	12/03/17				
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9	UPDATE PER LL COMMENTS	04/25/18				
10	UPDATE PER VILLAGE COMMENTS	05/03/18				

LOC. # 418745

7400 AUGUSTA ST.
RIVER FOREST, IL 60305

DRAWN BY:	TJS
CHECKED BY:	TAZ
DATE:	11/01/16
PROJECT #:	33-2430

SHEET TITLE
EXISTING SITE PHOTOS

SHEET NUMBER

P-1

☒ Pre-Activation ☐ Post-Activation

VERIZON'S WORST-CASE RF EMISSIONS IN ACCESSIBLE AREAS AT THIS FACILITY	
<input type="checkbox"/>	BELOW the General Population MPE limit
<input type="checkbox"/>	ABOVE the General Population MPE limit and BELOW the Occupational MPE limit
<input checked="" type="checkbox"/>	ABOVE the Occupational MPE limit and BELOW 10x the Occupational MPE limit
<input type="checkbox"/>	ABOVE 10x the Occupational MPE limit

NOTE: The table above represents EVERY compliance item that MUST be implemented at this location; also in Sec. 4 (B)

Additional Compliance Requirements(s):			
Inform the property owner that NOC should be contacted if work will be performed near the antennas			
Consultant Legal Name	Telnet Inc.	Phone/Fax	301-840-7110
Address	7630 Standish Place, Rockville, MD 20855		

The diagram shows a site plan with the following elements:

- Dimensions:** The site is 180 ft wide and 20 ft deep.
- Structures:**
 - Parking Lot Roof:** Two large rectangular areas at the top.
 - Ground:** The bottom area, containing the **TMO Enclosure** and a **PH** (Pump House).
 - TMO Enclosure:** A rectangular structure with a **LADDER** and a **PH** inside.
 - PH:** A small structure within the TMO Enclosure.
 - Access Hatch:** Located on the left side of the site.
 - Hatch:** Located on the right side of the site, near the TMO Enclosure.
- Signage and Barriers:**
 - Sector A:** A dashed line across the top, with instructions: "Install physical barrier (3'x8')", "Install Notice and Guidelines signs on the proposed barrier", and "Install Caution and Guidelines signs behind the sector".
 - Sector B:** A dashed line across the bottom, with instructions: "Install Caution and Guidelines signs behind the sector".
 - Other's BTS:** A box on the left side.
 - VZW BTS:** A box on the left side.
 - Notice and Guidelines Signs:** Indicated by red arrows pointing to the TMO Enclosure and the Hatch.
 - Caution and Guidelines Signs:** Indicated by red arrows pointing to the TMO Enclosure and the Hatch.
- Other Features:**
 - Ground:** A label on the left side.
 - PH:** A label on the left side.
 - LADDER:** A label on the left side.
 - TMO Enclosure:** A label on the left side.
 - Hatch:** A label on the right side.
 - Access Hatch:** A label on the left side.
 - Other's BTS:** A label on the left side.
 - VZW BTS:** A label on the left side.
 - Sector A:** A label on the right side.
 - Sector B:** A label on the bottom side.
 - Notice and Guidelines Signs:** A label on the right side.
 - Caution and Guidelines Signs:** A label on the bottom side.

TELNET, INC., 7630 Standish Place, Rockville, MD 20855; Phone: 888-883-5638 / Fax: 301-840-0162; Web: www.Telnet-Inc.com

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REVISIONS			
NO.	DESCRIPTION	DATE	BY
4	UPDATE PER LL COMMENTS	12/03/17	TJS
5	RE-ISSUED PER REVISIONS	02/19/18	LS
6	REVISED PER FIBER COORDINATION	02/23/18	RA
7	UPDATE PER LL COMMENTS	04/02/18	RA
8	UPDATE PER LL COMMENTS	04/23/18	LS
9	UPDATE PER LL COMMENTS	04/25/18	JTM
10	UPDATE PER VILLAGE COMMENTS	06/03/18	JTM

LOC. # 418745







7400 AUGUSTA ST.
RIVER FOREST, IL 60305

DRAWN BY:	TJS
CHECKED BY:	TAZ
DATE:	11/01/16
PROJECT #:	33-2430

SHEET TITLE
PRE-EME
REPORT
(BY OTHERS)







SHEET NUMBER

RF-1

Final Compliant Configuration						
	GUIDELINES	NOTICE	CAUTION	WARNING	NOC INFO	BARRIER/MARKER
Access Point(s)	<input checked="" type="checkbox"/> [1]	<input type="checkbox"/> [#]	<input type="checkbox"/> [#]	<input type="checkbox"/> [#]	<input checked="" type="checkbox"/> [1]	<input type="checkbox"/> dimensions
Alpha	<input checked="" type="checkbox"/> [4]	<input checked="" type="checkbox"/> [3]	<input checked="" type="checkbox"/> [1]	<input type="checkbox"/> [#]	<input type="checkbox"/> [#]	<input checked="" type="checkbox"/> 3'x8'
Beta	<input checked="" type="checkbox"/> [1]	<input type="checkbox"/> [#]	<input checked="" type="checkbox"/> [1]	<input type="checkbox"/> [#]	<input type="checkbox"/> [#]	<input type="checkbox"/> dimensions
Gamma	<input type="checkbox"/> [#]	<input type="checkbox"/> [#]	<input type="checkbox"/> [#]	<input type="checkbox"/> [#]	<input type="checkbox"/> [#]	<input type="checkbox"/> dimensions

NOTE: The table above represents EVERY compliance item that MUST be implemented at this location.

c. Signage/Barrier Installation Detail

Mitigation Actions Required/Taken						
	GUIDELINES	NOTICE	CAUTION	WARNING	NOC INFO	BARRIER/MARKER
Access Point(s)	<input checked="" type="checkbox"/> [1] <input type="checkbox"/> [#]	<input type="checkbox"/> [#] <input type="checkbox"/> [#]	<input type="checkbox"/> [#] <input type="checkbox"/> [#]	<input type="checkbox"/> [#] <input type="checkbox"/> [#]	<input checked="" type="checkbox"/> [1] <input type="checkbox"/> [#]	<input type="checkbox"/> dimensions
Alpha	<input checked="" type="checkbox"/> [4] <input type="checkbox"/> [#]	<input checked="" type="checkbox"/> [3] <input type="checkbox"/> [#]	<input checked="" type="checkbox"/> [1] <input type="checkbox"/> [#]	<input type="checkbox"/> [#] <input type="checkbox"/> [#]	<input type="checkbox"/> [#] <input type="checkbox"/> [#]	<input checked="" type="checkbox"/> 3'x8'
Beta	<input checked="" type="checkbox"/> [1] <input type="checkbox"/> [#]	<input type="checkbox"/> [#] <input type="checkbox"/> [#]	<input checked="" type="checkbox"/> [1] <input type="checkbox"/> [#]	<input type="checkbox"/> [#] <input type="checkbox"/> [#]	<input type="checkbox"/> [#] <input type="checkbox"/> [#]	<input type="checkbox"/> dimensions
Gamma	<input type="checkbox"/> [#] <input type="checkbox"/> [#]	<input type="checkbox"/> [#] <input type="checkbox"/> [#]	<input type="checkbox"/> [#] <input type="checkbox"/> [#]	<input type="checkbox"/> [#] <input type="checkbox"/> [#]	<input type="checkbox"/> [#] <input type="checkbox"/> [#]	<input type="checkbox"/> dimensions
	ADD REM	ADD REM	ADD REM	ADD REM	ADD REM	ADD ONLY

NOTE: The table represents either the signage/barriers installed / removed OR items required by the market (if mitigation is not installed by consultant/vendor).

SPECIAL MITIGATION INSTRUCTIONS	
Items to be Installed	Access Point: Install NOC and Guidelines signs at sector A and B Hatch Sector A: Install physical barrier (3'x8') Install Notice and Guidelines signs on the proposed barrier Install Caution and Guidelines signs behind the sector Sector B: Install Caution and Guidelines signs behind the sector
Items to be Removed	N/A
Items to be Repaired/Replaced	N/A





d. Summary


Inform the property owner that NOC should be contacted if work will be performed near the antennas

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c. RF Signage

Areas or portions of any transmitter site may be susceptible to high power densities that could cause personnel exposures in excess of the FCC guidelines. These areas must be demarcated by conspicuously posted signage that identifies the potential exposure. Signage MUST be viewable regardless of the viewer's position.

GUIDELINES	NOTICE	CAUTION	WARNING
This sign will inform anyone of the basic precautions to follow when entering an area with transmitting radiofrequency equipment.	This sign indicates that RF emissions may exceed the FCC General Population MPE limit.	This sign indicates that RF emissions may exceed the FCC Occupational MPE limit.	This sign indicates that RF emissions may exceed at least 10x the FCC Occupational MPE limit.
			

NOC INFORMATION	
Information signs are used as a means to provide contact information for any questions or concerns. They will include specific cell site identification information and the Verizon Wireless Network Operations Center phone number.	

d. Physical Barriers

Physical barriers are control measures that require awareness and participation of personnel. Physical barriers are employed as an additional administration control to complement RF signage and physically demarcate an area in which RF exposure levels may exceed the FCC General Population limit. **Example:** chain-connected stanchions

e. Indicative Markers

Indicative markers are visible control measures that require awareness and participation of personnel, as they cannot physically prevent someone from entering an area of potential concern. Indicative markers are employed as an additional administration control to complement RF signage and visually demarcate an area in which RF exposure levels may exceed the FCC General Population limit. **Example:** paint stripes

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REVISIONS		NO	DESCRIPTION	DATE	BY
					TJS LS RA LS JTM
	UPDATE PER ILL COMMENTS	4		12/03/17	TJS
	RE-ISSUED PER REVISIONS	5		02/19/18	LS
	REVISED PER FIBER COORDINATION	6		02/23/18	RA
	UPDATE PER ILL COMMENTS	7		04/02/18	RA
	UPDATE PER ILL COMMENTS	8		04/23/18	LS
	UPDATE PER ILL COMMENTS	9		04/25/18	JTM
	UPDATE PER VILLAGE COMMENTS	10		05/03/18	JTM

LOC. # 418745

7400 AUGUSTA ST.
RIVER FOREST, IL 60305

DRAWN BY:	TJS
CHECKED BY:	TAZ
DATE:	11/01/16
PROJECT #:	33-2430

SHEET TITLE
PRE-EME
REPORT
(BY OTHERS)

SHEET NUMBER

RF-2

Elevations showing the southwest corner of the garage depicting the Verizon proposal.

Site Survey follows this page;

Overall site plan follows this page;

Enlarged site plan was previously provided to Village staff;

Tower elevation follows this page.

Four computer generated illustrations showing the existing and proposed view of the Verizon installation at the parking garage from ground level and from the top level of the parking garage follow the construction drawings.

Maps showing the increased coverage for Verizon in northeast River Forest follow the construction drawings and computer generated photos.

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BEFORE



AFTER

View from South looking North



BEFORE



AFTER

View from West looking East

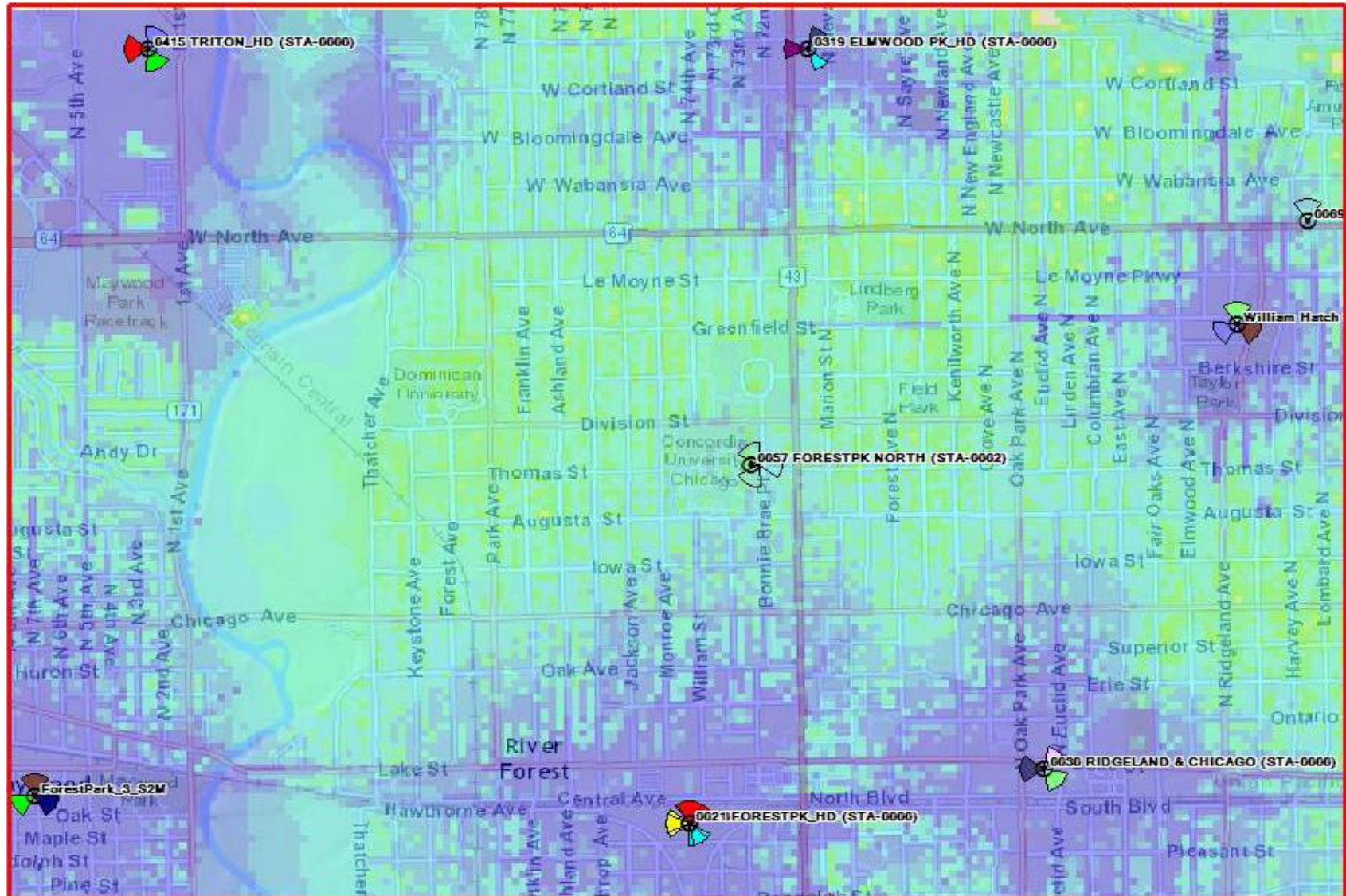


TERRA
CONSULTING GROUP, LTD.
600 Busse Highway, Park Ridge, IL 60068
Phone: 847.698.6400 Fax: 847.698.6401

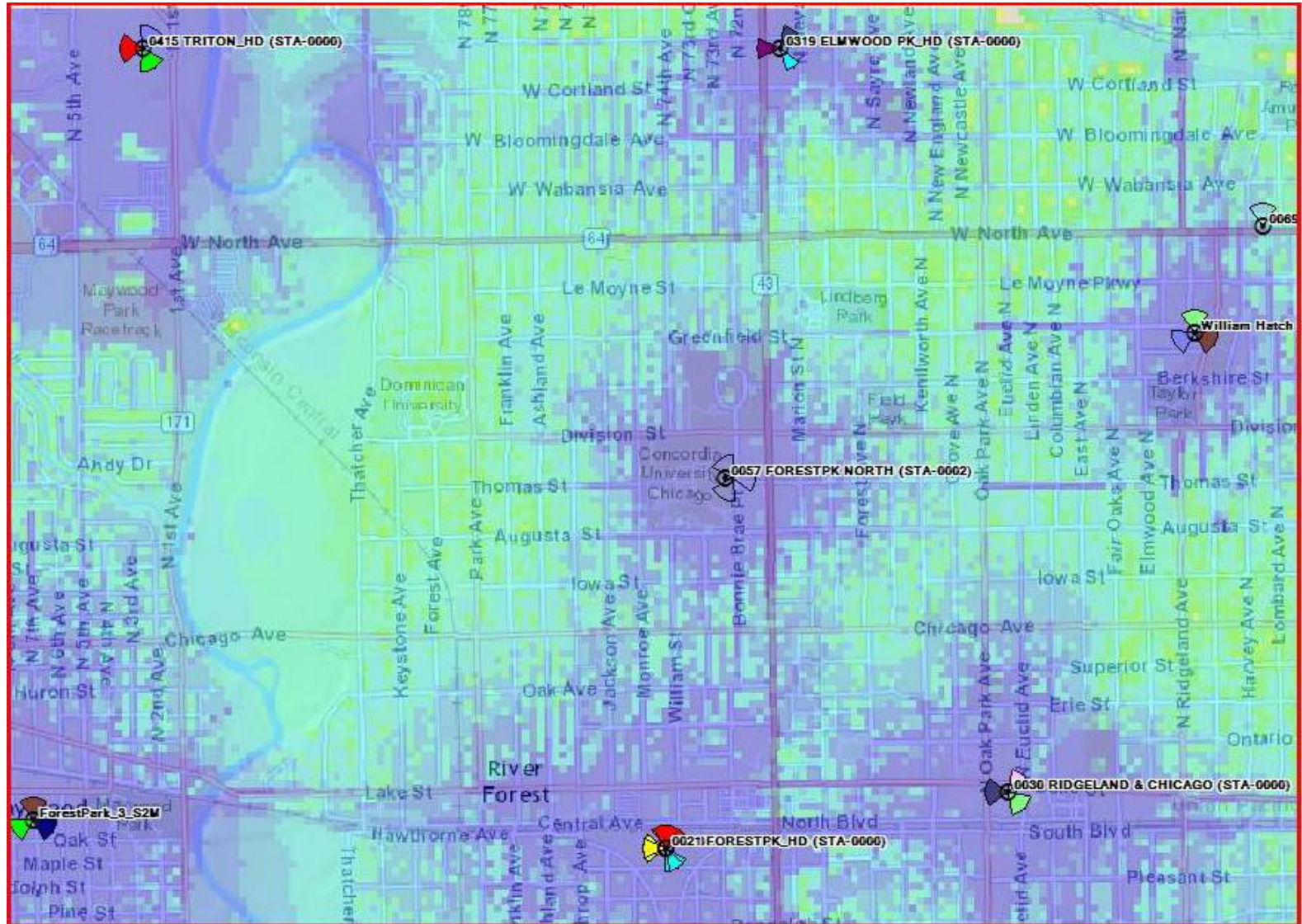
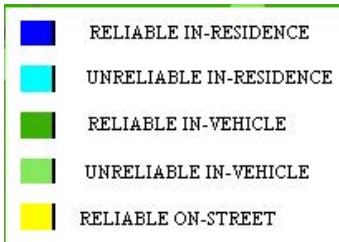
verizon✓

CURRENT COVERAGE

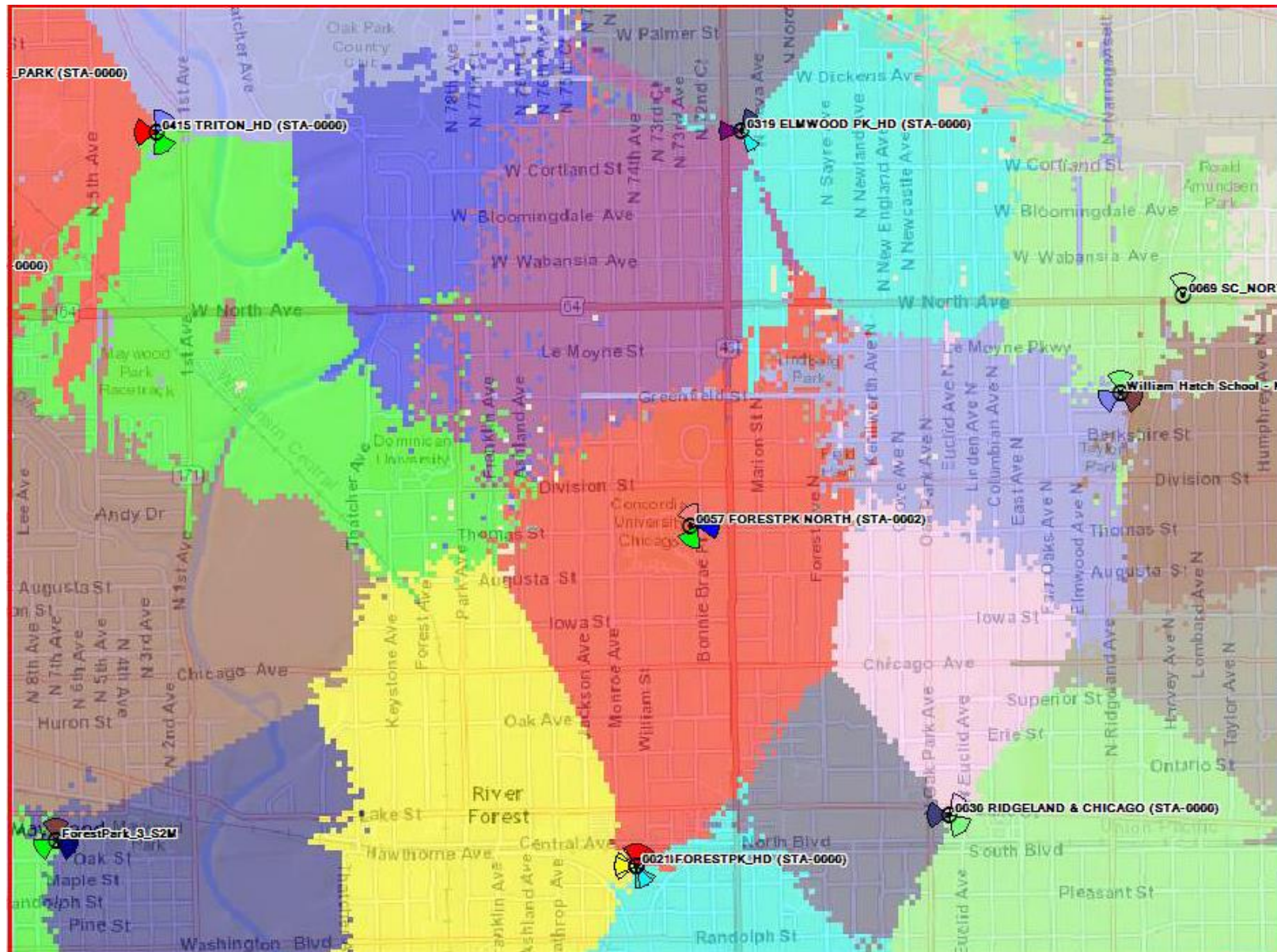
- RELIABLE IN-RESIDENCE
- UNRELIABLE IN-RESIDENCE
- RELIABLE IN-VEHICLE
- UNRELIABLE IN-VEHICLE
- RELIABLE ON-STREET



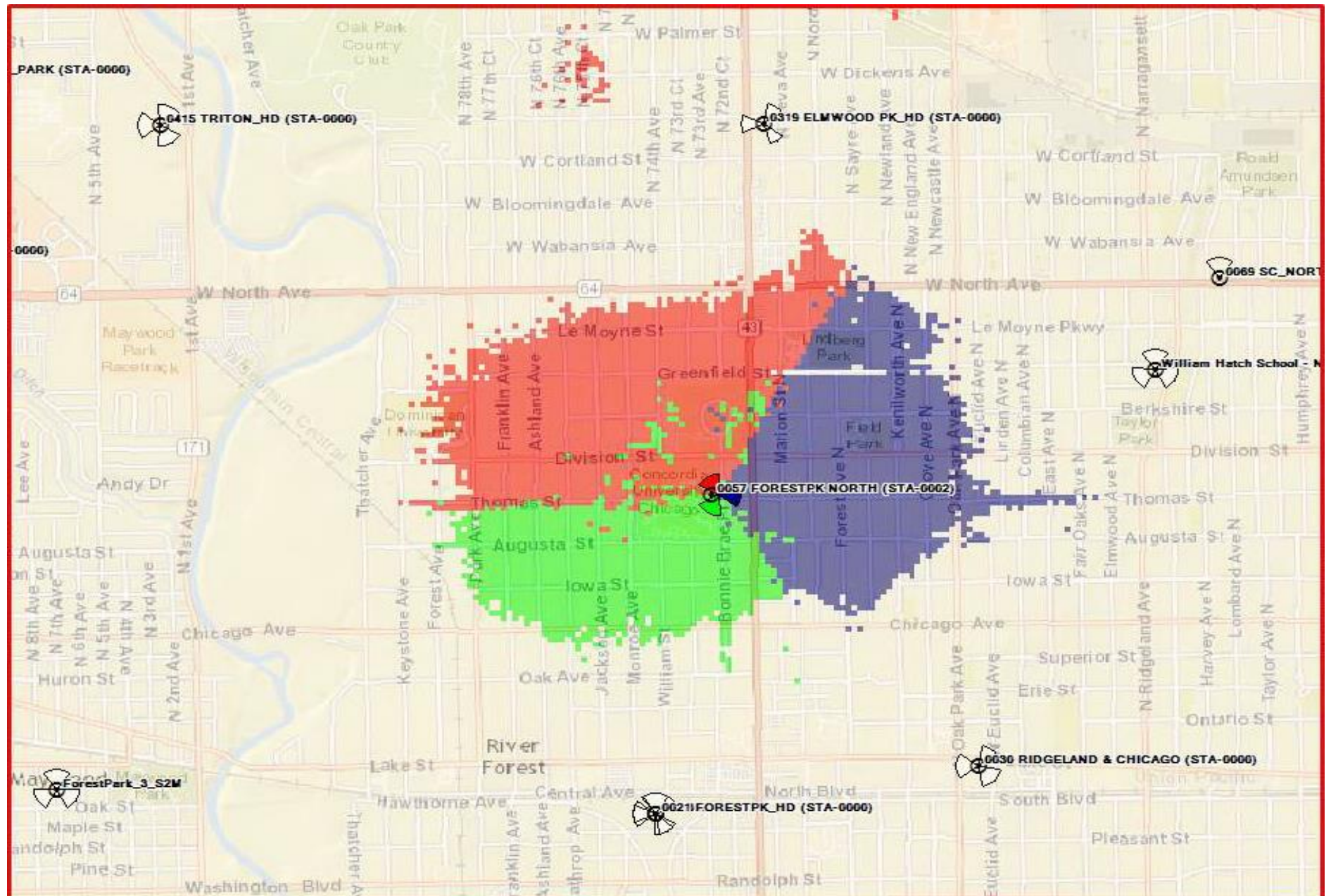
PROPOSED COVERAGE



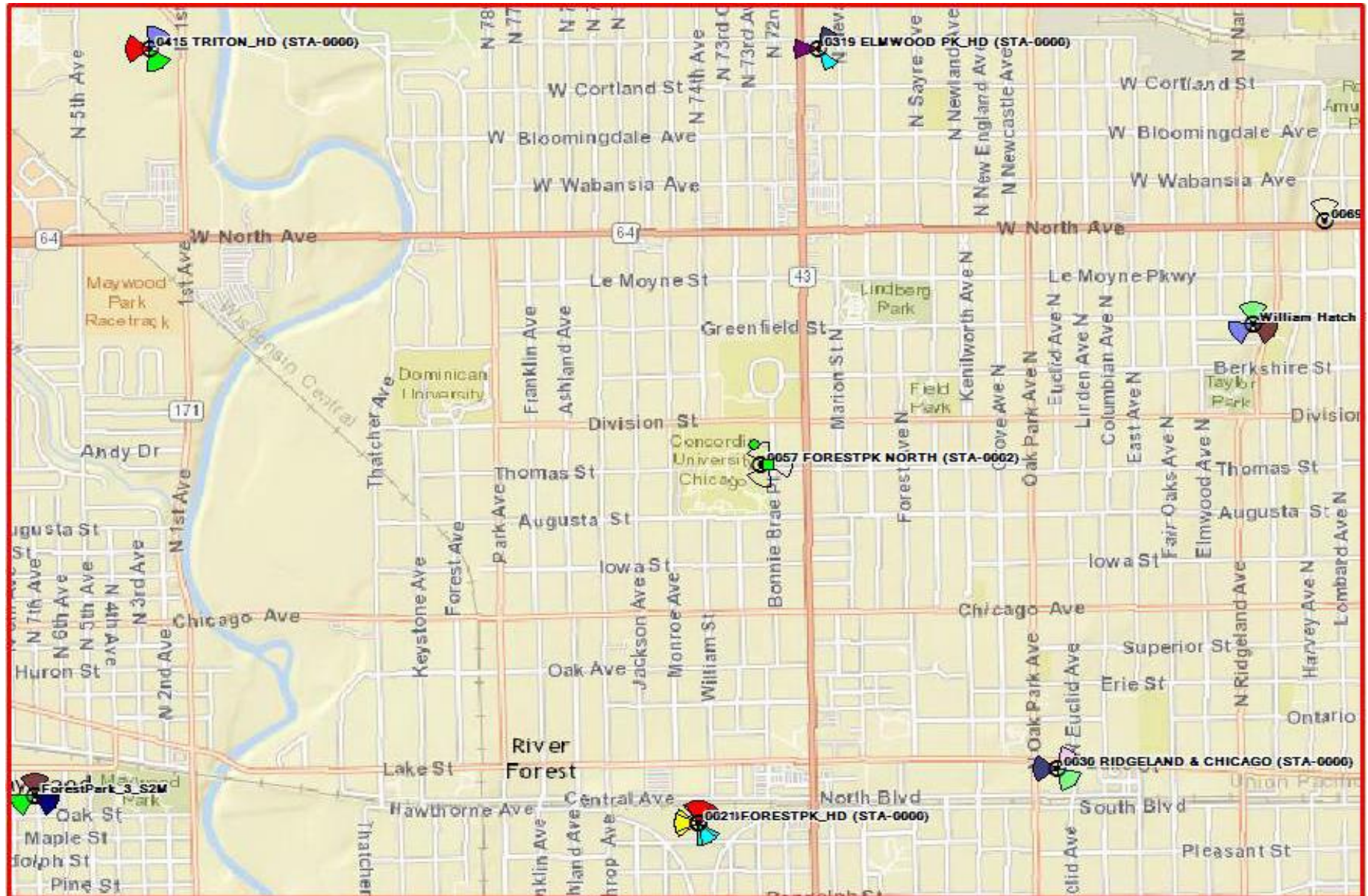
BEFORE COVERAGE WITH NEW SITE



INDIVIDUAL COVERAGE



EXISTING SITES



IX. Landscaping Plan

The proposed development will not change the previously approved landscaping plans. At the pre-filing meeting on April 6, 2017, the Development Review Board granted Concordia's request for a waiver of this requirement. Accordingly, Concordia is not submitting any drawings depicting landscaping.

The rest of this page is intentionally left blank.

X. Covenants, Easements, Other Restrictions

Concordia does not anticipate any change in existing easements to accommodate this project. The easements were updated in 2010 along with the initial cellular project the Village Approved that year.

The rest of this page is intentionally left blank.

XI. Schedule of Development**a. Beginning Date**

The beginning date depends upon when permits are issued and when the carriers receive the necessary regulatory approvals. The University anticipates construction could begin in the fall of 2018.

b. Completion Date

Verizon estimates construction could take between three to seven weeks.

The rest of this page is intentionally left blank.

XII. Statement Acknowledging Responsibility of Applicant**a. Applicant's Responsibility to File with the Cook County Recorder of Deeds Office**

The Applicant who is the owner, Concordia University Chicago, hereby acknowledges its responsibility, pursuant to Section 10-19-6.B.11 of the Village of River Forest Zoning Ordinance to record with the Cook County Recorder of Deeds a certified copy of the ordinance granting a planned development permit.

b. Provide Evidence of Filing within 30 Days of Planned Development

The Applicant, Concordia University Chicago, owns the property and hereby acknowledges its responsibility, pursuant to Section 10-19-6.B.11 of the Village of River Forest Zoning Ordinance to provide the Village with evidence of recording the above document within 30-days of passage of the Ordinance.

The rest of this page is intentionally left blank.

XIII. Professional Traffic Study

The proposed development will not impact traffic flow or volume on any of the streets adjacent to the University. At the pre-filing meeting on April 6, 2017, the Development Review Board granted Concordia's request for a waiver of this requirement. On February 15, 2018, Concordia presented the Development Review Board with an update on the status of the project. At that meeting, the Development Review Board approved leaving the waiver for the traffic study in place. Therefore, no professional traffic study is required.

The rest of this page is intentionally left blank.

XIV. Professional Economic Study**a. Financial Capability**

Concordia University Chicago has the financial capacity to assure completion of the proposed development. Concordia will continue to own the physical parking garage; Verizon will own the electronic, mounting, and screening components associated with its transmission equipment. Verizon will pay for the improvements for this planned development.

Verizon is a publicly traded company with billions of dollars of assets through its network of cellular communication sites throughout the United States and other countries. Verizon has constructed and maintains hundreds of cellular communication sites in the Chicago metropolitan area alone. Verizon has the financial capability to construct and maintain this cellular communication site on the Concordia campus and commits its resources to do so.

The out-of-pocket expenses attributable to the University will be minimal.

b. Economic Viability and Impact

The proposed use is economically viable and does not pose a current or potential burden upon the services, tax base, or other economic factors that affect the financial operations of the Village.

The proposed improvements are not of a nature to impose any new, material demands on municipal resources. The proposed improvements do not change the nature of activities on campus or impose any special demands on Village services. Rather, the proposed improvements should provide benefits for University faculty, staff, and students.

The Village and neighbors of the University should benefit from the proposed development through improved wireless voice and data communication capabilities. In addition, please refer to the report of Michael Grimes attached to Section V.E. above.

The rest of this page is intentionally left blank.

XV. Copies of Environmental Impact Studies

The proposed development does not require the filing of any environmental impact studies as referenced in Section 10-19-6.B.14 of the Village of River Forest Zoning Ordinance. Prior studies have shown no environmental impact in the area of this project. At the pre-filing meeting on April 6, 2017, the Development Review Board granted Concordia's request for a waiver of this requirement. Accordingly, Concordia will not include an environmental impact study with this application.

The rest of this page is intentionally left blank.

XVI. Estimated Demand on Village Services

The University does not anticipate this proposed development will require any additional services from Village departments or staff except as the Village may already provide directly or indirectly. Since the Police Department utilizes Verizon for some of its communication, the University believes that when the new equipment goes into service the Police Department communications will improve in the northeast corner of River Forest.

The University will continue to make its staff and facilities available for Village departments and activities to assist the Village wherever and whenever possible in accordance with current practice.

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XVII. Off-Site Utility Improvements Required

Concordia University anticipates that any utility improvements that Commonwealth Edison or Verizon may need to make to accommodate this proposal would be made within their existing service facilities. This project will not require any off-site improvements to utilities as sufficient electric and telephonic improvements were made in connection with the cellular communication improvements which the Village approved in 2010 and which were constructed that year.

The rest of this page is intentionally left blank.

XVIII. Site Drainage Plan

The plat at 7400 Augusta has a drainage system already installed. Based on the original platting of this area and subsequently utilized in the University's development, no new major installations are envisioned. This project will not create any drainage issues since construction envisions placing any equipment at the location previously approved in 2010 for this type of equipment. Nor will this project create any drainage issues since the Village Board approved the drainage plan that accompanied the construction of a new residence hall immediately south of the parking garage in Ordinance No. 3602 dated July 12, 2016. Accordingly, there is no need to update the previously approved site drain

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XIX. Written Summary**a. Official Record of Resident's Meeting**

Pursuant to the notice mailed on February 24, 2017, to all owners of record within 500 feet of any corner of the parking garage in compliance with the Village of River Forest Code Section 10-19-5.A.1.d, a neighborhood meeting is scheduled in the Oak Park River Forest Room of the Koehneke Community Center on the Campus of Concordia University Chicago beginning at 7:00 p.m. on March 15, 2017.

A summary of the public comments follows this page.

The rest of this page is intentionally left blank.

CONCORDIA UNIVERSITY CHICAGO

Cellular-Verizon Neighbor Meeting

March 15, 2017

7:00 pm

<u>Felice Maciejewski</u> Name	<u>1120 Thomas St. OP</u> Address	<u>920-321-6613</u> Phone	<u>fmaciejewski@yahoo.com</u> Email
<u>Ed Burke</u> Name	<u>1009 Browns Ave. PT</u> Address	<u>708-366-7947</u> Phone	<u>EDMANDBURKE75@GMAIL.COM</u> Email
<u>Astrid Oettinger</u> Name	<u>1120 Thomas St</u> Address	<u>804-4484-2099</u> Phone	<u>Bemurr@comcast.net</u> Email
<u>Mary Strudeman</u> Name	<u>1120 Thomas St</u> Address	<u>708-848-8944</u> Phone	 Email
<u>Calvin Gray</u> Name	<u>1120 Thomas St.</u> Address	<u>708 9216938</u> Phone	<u>Calvingray58@yahoo.com</u> Email
<u>Ruth Gray</u> Name	<u>1120 Thomas St.</u> Address	<u>708 9216938</u> Phone	 Email
 Name	 Address	 Phone	 Email
 Name	 Address	 Phone	 Email

**CONCORDIA UNIVERSITY CHICAGO
SPEAKER LIST**

Cellular-Verizon Neighbor Meeting
March 15, 2017

No.	Name	Address
1	Felice Maciejewski	1120 Thomas St Oak Park, IL
2	ED BURKE	1009 BONNIE BRAE RIVER FOREST, IL
3	Mary Studemman	1120 Thomas O.P.
4	Carlin Gray	1120 Thomas St.
5	Ruth Gray	↓
6		
7		
8		
9		
10		
11		
12		
13		
14		
15		
16		

SUMMARY OF RESIDENTS' COMMENTS

Neighbor Meeting, March 15, 2017
(Section XIX a.)

Pursuant to Section 10-19-6 B. 18 of the Village Code, the following is a summary of residents' comments made at the meeting held pursuant to notice to all owners of record of properties located within 500 feet of the Concordia University Chicago campus.

Attached is the sign-in sheet identified residents who attended and the sign-in

Concordia University Chicago vice-President for Administration, Dennis Witte, presided at the meeting which began at 7:06 pm in the Oak Park River Forests Room at the Koehneke Community Center building on the Concordia campus. The meeting ended at approximately 7:45 pm. Resident comments follow with Concordia responses to inquiries shown in *italics* (unless otherwise noted, the responses are from Dr. Witte):

Dr. Witte	At 7:06 p.m., Dr. Witte began the meeting with an introduction and overview of the project. The proposal seeks to add ten feet in height, from 65 feet to 75 feet to the southwest stairway tower of the University parking garage. Dr. Witte showed computer generated renderings that depict the southwest tower now and as it is proposed to look.
Felice Maciejewski	She lives at 1120 Thomas, Oak Park. She says that from her windows she can see the bell tower at Grace Lutheran and a chimney about which she is concerned. She had photos on her cell phone.
Glen Steiner (CUC)	Mr. Steiner looked at the photos and determined that the chimney does not belong to Concordia, but rather to the condominium building at the northwest corner of Harlem and Thomas.
Felice Maciejewski	She showed another photo that looked more along Thomas.
Glen Steiner	He viewed this photo and could not see the Concordia parking garage.
Mary Strudeman	She lives on the second floor at 1120 Thomas, Oak Park. Her concern is anything that would obstruct the beautiful sunsets she can now see from the windows of her condominium.
Glen Steiner	Mr. Steiner pointed out that the tower is 12-feet by 18-feet and that the 12 foot side faces east, toward her condominium.
Mary Strudeman	She pointed out that this is a beautiful community but that what is being built in central Oak Park "is a mess." She said that is not how a village should look. She said the beauty is this residential community. She said the proposal is an obstruction.

Astrid Oettinger	She also lives at 1120 Thomas, Oak Park. She inquired about the height of the new residence hall.
Glen Seiner	Mr. Steiner responded that the building parapet will be approximately 59 feet and that some HVA equipment on the roof would be about 64 feet. He said the proposed stairwell tower addition would be close in height to the residence hall, but much lower than the Grace Lutheran bell tower.
Dr. Witte	He added that using the stairwell tower for the cellular antennas keeps them away from people.
Mary Strudeman	She further identified her building as the red brick condominium building and the yellow brick one is at the southeast corner of Harlem and Thomas.
Dr. Witte	He showed slides depicting coverage for Verizon customers both before and after completion of this proposal. He explained that the purpose of the project is to greatly improve cellular communication capabilities in northeast River Forest.
Ed Burke	He lives at 1009 Bonnie Brae, River Forest. He asked if there are any other cellular facilities.
Dr. Witte	He informed that both students and employees are excited about this project because it would improve their cell phone coverage. He said no one wants to build steel towers [in an area such as this] to provide cellular communication.
Mary Strudeman	She asked when this would be built.
Claire Blunk (VZN)	She said construction is aimed to start in January 2018.
Mare Strudeman	Are there other possibilities?
Claire Blunk	We looked elsewhere. There was no other feasible location. Our preference is to place antennas on existing buildings. She related that when she drove through the area, she asked a University employee about cellular antennas in the area. She said the employee directed her to the parking garage and that even though she is in the business of developing cellular sites, she could not see the antennas at the parking garage. She explained that the southwest tower is the best location because any other location at the garage would have reduced available parking spaces which was not an option acceptable to the University. She also said Verizon will be paying a lot of money to upgrade the side of the T-Mobile facility to achieve the consistent look that the Village requested.
Mary Strudeman	It doesn't look that attractive from my window.

Ed Burke	Are there others [cellular providers] who want to come here?
Dr. Witte	We initially had an agreement with Sprint to locate on the southwest tower, but Sprint backed out. He stated he does not know if the University could accommodate Sprint if it came now to the University.
Mary Strudeman	Are there plans to consider doing more?
Dr. Witte	If Sprint called, we would probably look at the other end. But, we cannot keep going up. People in the Village want improved Verizon coverage.
Mary Strudeman	Do people want more?
Dr. Witte	We would probably go to another corner.
Mary Strudeman	I think the extra ten feet is pretty obstructive.
Calvin Gray	1120 Thomas, Oak Park. Is there any blockage with this?
Claire Blunk	There will not be any interference between Verizon and the other carriers. All use different frequencies.
Mary Strudeman	When does this project go to the Village?
Dr. Witte	In a couple of weeks, we will have a pre-filing conference with the Development Review Board. There will be a hearing, probably in June.
Glen Steiner	There will be another notice to all the neighbors when that happens.
Lisa Scheiner (VRF)	She explained the Village approval process consisting of a series of hearings with at least two more notices to residents of those meetings. After the DRB hearing, the matter will go to the Village Board, also with notice to the neighbors.
Glen Steiner	You will get another letter.

The meeting concluded at approximately 7:45 p.m.

The sign in sheet showing six people from the neighborhood in attendance and the Speaker List are attached with these notes.

b. Evidence of Proper Notice of Residents Meeting

The mailing list of property owners used for the announcement of the neighborhood meeting was prepared by Property Insight, LLC., 400 S. Jefferson, Chicago, IL 60607, based upon the specifications in the ordinance to notify owners of record of properties within the radius specified in the Village Code. Village officials approved the mailing list after known corrections and additions were made.

The required notice was sent to approximately 663 addresses. A copy of the Notice, mailing list, and certificate of mailing follow this page.

On May 22, 2018 the University sent a second letter to those who received the Notice of the neighbor meeting to advise them that the University is filing this Application and that the University anticipates the Village would notify them of the hearing dates. A copy of this letter is attached.

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NOTICE OF NEIGHBOR MEETING

NOTICE IS HEREBY GIVEN THAT Concordia University intends to file a petition with the Village of River Forest to receive all necessary approvals for the addition of Verizon cellular service facilities to the parking garage along Bonnie Brae Place. The proposed addition of cellular service will add approximately ten feet of height to the stairwell at the southwest corner of the parking garage. The location is approximately near the northwest corner of Bonnie Brae and Thomas.

Pursuant to the direction of the Village of River Forest, a Neighbor Meeting will be held on **March 15, 2017, at 7:00 PM**, to discuss the proposed project. All interested parties are invited to attend the public meeting and will be given an opportunity to be heard.

*Meeting Location: Concordia University Chicago
Koehneke Community Center
Oak Park Room – 2nd floor
7400 Augusta Street
River Forest, IL 60305

*A Concordia University Campus map is on the reverse side of this Notice

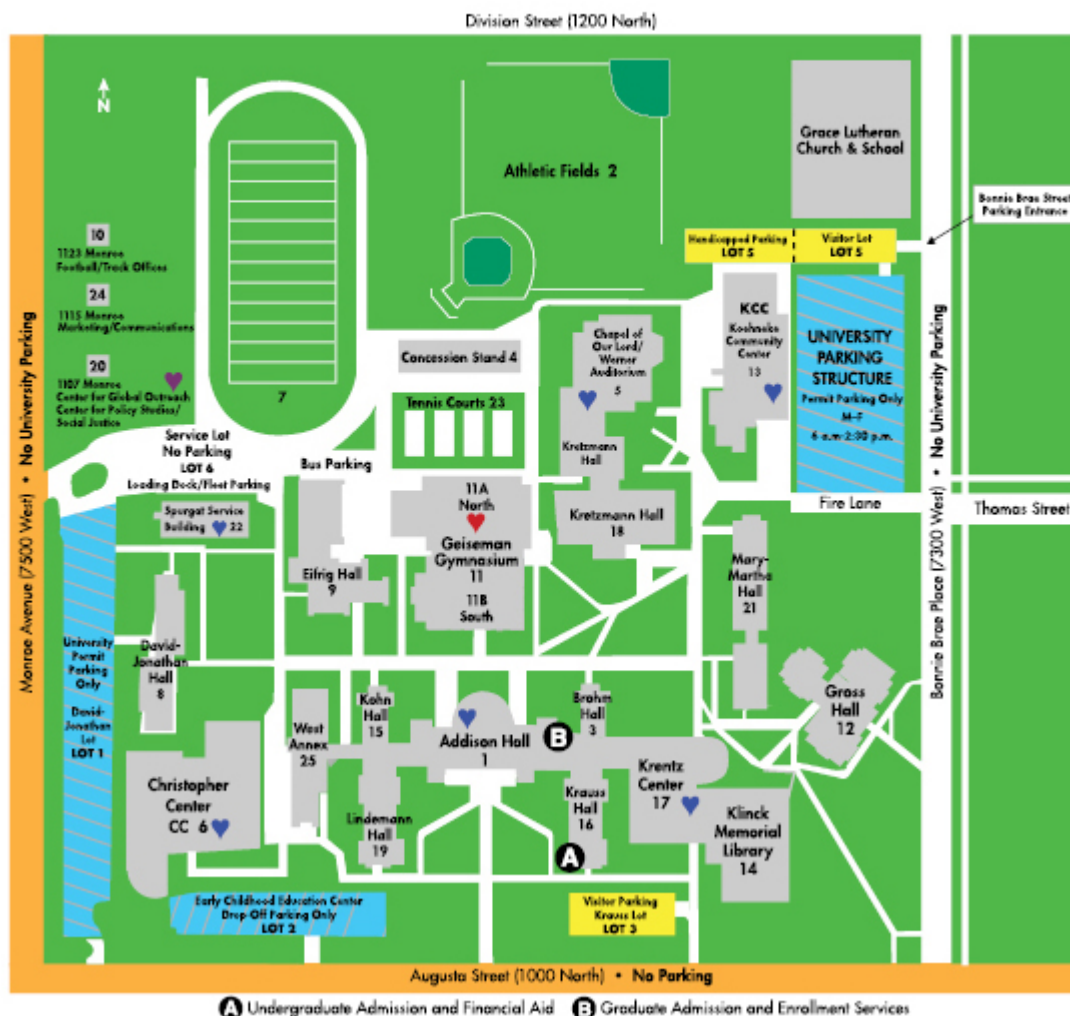
Please call Glen Steiner at 708-209-3328 if you have any questions regarding this Notice.

Thank you.

Concordia University

Concordia University Chicago Campus Map

Main address: 7400 Augusta Street, River Forest, Illinois 60305-1499
Main phone: 708-771-8300 Website: CUChicago.edu



**PUBLIC NOTICE
DEVELOPMENT REVIEW BOARD
RIVER FOREST, ILLINOIS**

Public notice is hereby given that a Public Hearing will be held by the Development Review Board of the Village of River Forest, County of Cook, State of Illinois, on Thursday, June 21, 2018, at 7:30 p.m. in the Community Room of the River Forest Village Hall, 400 Park Ave., River Forest Illinois, on the following matters;

Application # 18-03: Application for Amendment to Planned Development. The Applicant proposes add cellular antennas behind stealth enclosures on the southwest and southeast corners of the parking garage.

The address of the property is 7400 Augusta, River Forest, IL 60305. A legal description of the property is provided on page 2 of this Notice.

The applicant is Concordia University Chicago, 7400 Augusta, River Forest, IL 60305.

All interested persons will be given the opportunity to be heard at the Public Hearing. A copy of the application will be available to the public at the Village Hall as of Wednesday, June 6, 2016, or online at www.vrf.us.

Any questions regarding this project of the Planned Development process can be directed to:

Lisa Scheiner
Assistant Village Administrator
lscheiner@vrf.us
(708) 714-3554.

If you cannot attend the Public Hearing but would like to provide comments to the Development Review Board, you may submit comments in writing, via letter or email, no later than Wednesday, June 20, 2018.

Concordia University Chicago



Glen Steiner
Associate Vice President, Operations
Concordia University Chicago

The legal description of the property is as follows:

BLOCKS 2, 3, 4, 5, 6, AND 7 IN BOGUE'S ADDITION TO OAK PART, BEING A SUBDIVISION IN THE SOUTHEAST $\frac{1}{4}$ OF SECTION 1, TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, ALSO THE 66-FOOT STRIP OF GROUND LYING BETWEEN SAID BLOCKS 3 AND 4 AND 5 AND 6, AFORESAID AND NORTH OF THE NORTH LINE OF AUGUSTA STREET AND SOUTH OF THE SOUTH LINE OF DIVISION STREET AND THE STRIP OF GROUND, LYING BETWEEN BLOCKS 2 AND 3 AND BLOCKS 6 AND 7, AFORESAID NORTH OF SAID NORTH LINE OF AUGUSTA STREET AND SOUTH OF THE SOUTH LINE OF DIVISION STREET AND THE STRIP OF LAND AND ALL OF THAT PART OF THE STRIP OF GROUND, LYING BETWEEN BLOCKS 2, 3, AND 4 AND BLOCKS 5, 6, AND 7 AFORESAID AND WEST OF A LINE PARALLEL TO AND 435.00 FEET WEST OF THE WEST LINE OF HARLEM AVENUE, AS SHOWN ON THE PLAT OF BOGUE'S ADDITION, AFORESAID ALL SITUATED IN THE VILLAGE OF RIVER FOREST, OF COOK COUNTY, ILLINOIS EXCEPTING THEREFROM THE FOLLOWING TWO (2) DESCRIBED PARCELS OF REAL ESTATE:

1) A PARCEL OF GROUND, SAID PIECE OR PARCEL OF GROUND LOCATED ON THE SOUTHWEST CORNER OF DIVISION STREET AND BONNIE BRAE IN RIVER FOREST, COOK COUNTY ILLINOIS, FRONTING 200.00 FEET ON THE SOUTH SIDE OF DIVISION STREET AND 250.00 FEET ON THE WEST SIDE OF BONNIE BAE, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE LOT LINE WHERE DIVISION STREET AND BONNIE BRAE MEET AT THE SOUTHWEST CORNER OF THE INTERSECTION; THENCE SOUTH ALONG THE WEST LINE OF BONNIE BRAE TO A POINT 250.00 FEET SOUTH; THENCE WEST AND PARALLEL WITH THE SOUTH LINE OF DIVISION STREET, A DISTANCE OF 200.00 FEET; THENCE NORTH AND PARALLEL WITH THE WEST LINE OF BONNIE BRAE, A DISTANCE OF 250.00 FEET TO THE SOUTH LINE OF DIVISION STREET; THENCE EAST ALONG THE SOUTH LINE OF DIVISION STREET, A DISTANCE OF 200.00 FEET TO THE POINT OF BEGINNING SITUATED IN BOGUE'S ADDITION TO OAK PARK, BEING A SUBDIVISION IN THE SOUTHEAST $\frac{1}{4}$ OF SECTION 1, TOWNSHIP 39 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN; AND

2) THE EAST 200.00 FEET OF THE NORTH 200.00 FEET OF THE SOUTH 410 FEET OF BLOCK 7 OF BOGUE'S ADDITION TO OAK PARK, BEING A SUBDIVISION IN THE SOUTHEAST $\frac{1}{4}$ OF SECTION 1, TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN.



CONCORDIA
UNIVERSITY
CHICAGO

7400 Augusta Street
River Forest
Illinois 60305-1499
708-771-8300
fax 708-209-3176
www.CUChicago.edu

Certificate of Mailing Notice of Village Board Meeting

I, GLEN STEINER, Associate Vice President for Operations at Concordia University Chicago, certify that I caused the attached letter to be mailed to 663 property owners on the list provided to Village staff by causing the letters to be deposited postage paid, first class mail, in the mail box at the Oak Park postal substation at Concordia University, 7400 Augusta, River Forest, Illinois 60305, before the hour of four o'clock p.m. on May 22, 2018.

I further certify that the list of property owners is the same as the one previously prepared by Property Insight, and previously submitted to Village staff.

Dated: May 22, 2018

Glen Steiner
Associate Vice President for Operations
Concordia University Chicago

15-01-215-013-0000
Ms. Noreen Powers
Trinity High School
7574 Division St.
River Forest, IL 60305

15-01-216-009-0000
T R CUNNINGHAM
1240 MONROE AV
RIVER FOREST, IL 60305

15-01-216-010-0000
VANKER
1234 MONROE AVE
RIVER FOREST, IL 60305

15-01-216-011-0000
JOHN A MORRISSEY III
1230 MONROE AVE
RIVER FOREST, IL 60305

15-01-216-012-0000
IWEI HUANG
1224 MONROE AV
RIVER FOREST, IL 60305

15-01-216-013-0000
IWEI HUANG
1224 MONROE AV
RIVER FOREST, IL 60305

15-01-216-023-0000
ROBERT J KELLY
1220 MONROE AVE
RIVER FOREST, IL 60305

15-01-216-026-0000
CHRISTINE SHOW
1200 MONORE AV
RIVER FOREST, IL 60305

15-01-216-027-0000
STEPHEN M GRVZLO
1206 MONROE ST
RIVER FOREST, IL 60305

15-01-216-037-0000
WILLIAM J FUREY
1201 JACKSON AV
RIVER FOREST, IL 60305

15-01-216-038-0000
LISA MOSS
1227 JACKSON
RIVER FOREST, IL 60305

15-01-216-039-0000
TIM MONICA MACNAMARA
1223 JACKSON AV
RIVER FOREST, IL 60305

15-01-216-040-0000
DR ANGEL GALVEZ
1219 JACKSON AV
RIVER FOREST, IL 60305

15-01-216-041-0000
WENDY GALLERY
1215 JACKSON
RIVER FOREST, IL 60305

15-01-216-042-0000
ANA JOHN BARUN
1207 N JACKSON
RIVER FOREST, IL 60305

15-01-216-043-0000
STEVEN V NAPOLITANO
1212 N MONROE
RIVER FOREST, IL 60305

15-01-217-002-0000
NICHOLAS VANDERSCHIE
1241 MONROE
RIVER FOREST, IL 60305

15-01-217-003-0000
NICHOLAS VANDERSCHIE
1241 MONROE
RIVER FOREST, IL 60305

15-01-217-004-0000
ASKOLD L KOZBUR
1235 MONROE AV
RIVER FOREST, IL 60305

15-01-217-005-0000
CHARLES LUCCHESI
1231 MONROE
RIVER FOREST, IL 60305

15-01-217-006-0000
JOSEPH J DWYER
1225 MONROE
RIVER FOREST, IL 60305

15-01-217-007-0000
MATTHEW C MENEZES
1221 MONROE AVE 1
RIVER FOREST, IL 60305

15-01-217-008-0000
KARMALI
1215 MONROE AVE
RIVER FOREST, IL 60305

15-01-217-009-0000
BRIAN LINDA PROCTOR
1211 MONROE ST
RIVER FOREST, IL 60305

15-01-217-010-0000
JOHN H ANDERSEN
1205 MONROE AV
RIVER FOREST, IL 60305

15-01-217-012-0000
JOSE A L ARRUDA
1240 WILLIAMS ST
RIVER FOREST, IL 60305

15-01-217-013-0000
DAVID R BERNI
1232 WILLIAM ST
RIVER FOREST, IL 60305

15-01-217-014-0000
J M DAGOSTINO
1226 WILLIAM ST
RIVER FOREST, IL 60305

15-01-217-015-0000
WILLIAM T SMITH
1220 WILLIAM ST
RIVER FOREST, IL 60305

15-01-217-016-0000
JUSTIN STEINBERG
1216 WILLIAM ST
RIVER FOREST, IL 60305

15-01-217-017-0000
JAMES P CAGNINA JR
1210 WILLIAM ST
RIVER FOREST, IL 60305

15-01-217-018-0000
THOMAS E PROTHERO
1202 WILLIAM ST
RIVER FOREST, IL 60305

15-01-218-005-0000
River Forest Park District
401 Thatcher Ave.
River Forest, IL 60305

15-01-218-006-0000
River Forest Park District
401 Thatcher Ave.
River Forest, IL 60305

15-01-218-007-0000
River Forest Park District
401 Thatcher Ave.
River Forest, IL 60305

15-01-218-008-0000
River Forest Park District
401 Thatcher Ave.
River Forest, IL 60305

15-01-218-009-0000
River Forest Park District
401 Thatcher Ave.
River Forest, IL 60305

15-01-220-012-0000
CATHERINE M ADDUCI
1227 WILLIAM STREET
RIVER FOREST, IL 60305

15-01-220-013-0000
MATTHEW SORRENTINO
1221 WILLIAM ST
RIVER FOREST, IL 60305

15-01-220-014-0000
MICHAEL HUGAR
1217 WILLIAM ST
RIVER FOREST, IL 60305

15-01-220-015-0000
DAVID MARY CHEN
1211 WILLIAM ST
RIVER FOREST, IL 60305

15-01-220-016-0000
J LEEF T MCKENZIE
1201 WILLIAM ST
RIVER FOREST, IL 60305

15-01-220-019-0000
PETER DEIRDRE LIES
1231 WILLIAMS ST
RIVER FOREST, IL 60305

15-01-220-020-0000
MATT JANSEN
1255 N WILLIAM ST
RIVER FOREST, IL 60305

15-01-400-009-0000
COLUMBUS FAM TRUST
8383 WILSHIRE BLVD#500
BEVERLY HILLS, CA 90211

15-01-400-010-0000
MICHAEL S PETROS
1140 JACKSON AV
RIVER FOREST, IL 60305

15-01-400-011-0000
BRIAN M LISTON
1134 N JACKSON AV
RIVER FOREST, IL 60305

15-01-400-012-0000
SYED M AHMED
1130 JACKSON AVE
RIVER FOREST, IL 60305

15-01-400-013-0000
BARRY BAUMAN
1122 N JACKSON AV
RIVER FOREST, IL 60305

15-01-400-014-0000
JEFFREY BERNARD
1114 JACKSON
RIVER FOREST, IL 60305

15-01-400-015-0000
J K OGUNKEYE
1110 JACKSON
RIVER FOREST, IL 60305

15-01-400-016-0000
CARMELO A SCALZO
1106 W JACKSON
RIVER FOREST, IL 60305

15-01-400-017-0000
PHILIP A MARCUS
1102 JACKSON AVE
RIVER FOREST, IL 60305

15-01-401-001-0000
CURTIS PINNELL TRSTEE
20 N WACKER 2800
CHICAGO, IL 60606

15-01-401-002-0000
WILLIAM GLEASON
1143 JACKSON AVE
RIVER FOREST, IL 60305

15-01-401-003-0000
COLIN MARY FITT
1139 JACKSON
RIVERFOREST, IL 60305

15-01-401-004-0000
CHRISTOPHER M MACKIE
1133 JACKSON
RIVER FOREST, IL 60305

15-01-401-005-0000
LAWRENCE C VOGEL
1127 JACKSON AV
RIVER FOREST, IL 60305

15-01-401-006-0000
R TUCCI L CALABRESE
1119 N JACKSON AV
RIVER FOREST, IL 60305

15-01-401-007-0000
BURTON KATHLEEN KLEI
1115 JACKSON
RIVER FOREST, IL 60305

15-01-401-008-0000
TIMOTHY SHEAHAN
1107 JACKSON AVE
RIVER FOREST, IL 60305

15-01-401-009-0000
TERRENCE J DONLIN
1101 JACKSON AV
RIVER FOREST, IL 60305

15-01-401-010-0000
DERK VALERIE SMART
1146 MONROE AV
RIVER FOREST, IL 60305

15-01-401-011-0000
DIANE L MUSTAIN
1142 MONROE AV
RIVER FOREST, IL 60305

15-01-401-012-0000
CHRISTOPHER B LYNN
1136 MONROE AVE
RIVER FOREST, IL 60305

15-01-401-013-0000
JAMES C VECCHIO
1130 MONROE
RIVER FOREST, IL 60305

15-01-401-014-0000
KRISTEN BRIAN VITALE
1126 MONROE AVENUE
RIVER FOREST, IL 60305

15-01-401-015-0000
THOMAS B QUINN
1122 MONROE AV
RIVER FOREST, IL 60305

15-01-401-016-0000
BERARDINO ORFEI
1118 MONROE AV
RIVER FOREST, IL 60305

15-01-401-017-0000
SALVADOR AMIE GAMINO
1112 MONROE AV
RIVER FOREST, IL 60305

15-01-401-018-0000
EDWARD MARISA GREEN
1106 MONROE
RIVER FOREST, IL 60305

15-01-401-019-0000
MARK KATHERINE BUTTE
1102 MONROE
RIVER FOREST, IL 60305

15-01-402-002-0000
Rev. David Lyle
Grace Lutheran Church
7300 Division St.
River Forest, IL 60305

15-01-402-003-0000
James McClanahan
Grace Lutheran Church
7300 Division St.
River Forest, IL 60305

15-01-403-001-0000
GRACE EVAN. LUTH. CH.
7300 W DIVISION ST
RIVER FOREST, IL 60305

15-01-403-012-0000
CST TAX DEPT 23852
PO BOX 711
DALLAS, TX 75221

15-01-403-013-0000
GRACE LUTHERAN CHURCH
7300 DIVISION ST
RIVER FOREST, IL 60305

15-01-403-015-0000
BBD LLC ATTN DG WATTS
1018 ASHLAND AVE
RIVER FOREST, IL 60305

15-01-403-016-0000
BBD LLC ATTN DG WATTS
1018 ASHLAND AVE
RIVER FOREST, IL 60305

15-01-403-017-0000
ENRIQUE SALGADO
1119 BONNIE BRAE PL
RIVER FOREST, IL 60305

15-01-403-018-0000
PKN REAL ESTATE INVEST
1020 N HARLEM AVE #3B
RIVER FOREST, IL 60305

15-01-403-019-0000
BONNIE BRAE CONSTRUCTI
3528 WALNUT AVE
WILMETTE, IL 60091

15-01-403-020-0000
BONNIE BRAE CONSTRUCTI
3528 WALNUT AVE
WILMETTE, IL 60091

15-01-403-021-0000
BONNIE BRAE CONSTRUCTI
3528 WALNUT AVE
WILMETTE, IL 60091

15-01-403-022-0000
DANIEL J BROWN
4 OAK BROOK CLUB G107
OAK BROOK, IL 60523

15-01-403-032-0000
JEFFREY SARABIA
1122 N HARLEM #D
RIVER FOREST, IL 60305

15-01-403-033-0000
CAROLINE MAHIC
1122 N HARLEM #C
RIVER FOREST, IL 60305

15-01-403-034-0000
KURT STADWALD
1122B N HARLEM AV
RIVER FOREST, IL 60305

15-01-403-035-0000
MIKE NELSON
1122 N HARLEM APT 2
RIVER FOREST, IL 60305

15-01-403-038-0000
LEMAR KIMBALL LLC
1535 FOREST 302
RIVER FOREST, IL 60305

15-01-403-041-0000
ALLAN B PALL
1118 N HARLEM AVE #C
RIVER FOREST, IL 60305

15-01-403-042-0000
JUDY A KAVANAUGH
1118 N HARLEM AV B
RIVER FOREST, IL 60305

15-01-403-043-0000
VERONICA R OTTENHEIMER
1118 N HARLEM AVE #A
RIVER FOREST, IL 60305

15-01-216-001-0000
Eric Palm
Village of River Forest
400 Park Ave.
River Forest, IL 60305

15-01-403-044-1001
EDWARD HANRAHAN
1131 BONNIE BRAE PL
RIVER FOREST, IL 60305

15-01-403-044-1002
MARY ALICE DACOSSE
1129 BONNIE BRAE 1S
RIVER FOREST, IL 60305

15-01-403-044-1003
PETERS
1131 BONNIE BRAE PL#2N
RIVER FOREST, IL 60305

15-01-403-044-1004
SUSAN GIORANGO
1129 N BONNIE BRAE 2S
RIVER FOREST, IL 60305

15-01-403-044-1005
EMILY D KOSMAL
1131 BONNIE BRAE PL 3N
RIVER FOREST, IL 60305

15-01-403-044-1006
M ABBATE S ABBATE
1129 BONNIE BRAE 3S
RIVER FOREST, IL 60305

15-01-403-044-1007
PETERS
1131 BONNIE BRAE PL#2N
RIVER FOREST, IL 60305

15-01-403-044-1008
M ABBATE S ABBATE
1129 BONNIE BRAE 3S
RIVER FOREST, IL 60305

15-01-403-044-1009
MARY ALICE DACOSSE
1129 BONNIE BRAE 1S
RIVER FOREST, IL 60305

15-01-403-044-1010
SUSAN W GIORGANGO
1129 N BONNIE BRAE 2S
RIVER FOREST, IL 60305

15-01-403-044-1011
EMILY D KOSMAL
1131 BONNIE BRAE PL 3N
RIVER FOREST, IL 60305

15-01-403-045-1001
ADAM WEST
1100 N HARLEM AVE APTG
RIVERFOREST, IL 60305

15-01-403-045-1002
P D MCGARRY
1100 N HARLEM 1
RIVER FOREST, IL 60305

15-01-403-045-1003
STEVEN SCHWARTZ
1100 N HARLEM AV 2
RIVER FOREST, IL 60305

15-01-403-045-1004
YOU HONG CHENG L SUN
1100 HARLEM 3D
RIVER FOREST, IL 60305

15-01-403-045-1005
DEBRA WILSON
1102 N HARLEM AVE #G
RIVER FOREST, IL 60305

15-01-403-045-1006
VICKY POWELL
1102 N HARLEM AV
RIVER FOREST, IL 60305

15-01-403-045-1007
JEFFREY A LYNCH
2116 N NORDICA AVE
CHICAGO, IL 60707

15-01-403-045-1008
VICTORIA M TUFANO
1102 N HARLEM 3
RIVER FOREST, IL 60305

15-01-403-045-1009
KATHLEEN MULVEY
1104 N HARLEM AVE 1
RIVER FOREST, IL 60305

15-01-403-045-1010
CZESLAW CHLEBEK
1151 S TAYLOR AVE
OAK PARK, IL 60304

15-01-403-045-1011
JOSE TAMAYO
1104 N HARLEM #3
RIVER FOREST, IL 60305

15-01-403-045-1012
LESTER ALICE RICHMOND
1106 N HARLEM AV
RIVER FOREST, IL 60305

15-01-403-045-1013
GWENDOLYN MOTON
707 N HAYES AVE
OAK PARK, IL 60302

15-01-403-045-1014
STEVEN G FERRIER
1106 N HARLEM AVE #3
RIVER FOREST, IL 60305

15-01-403-045-1015
SUZANNE F BRENNAN
1108 N HARLEM AV #1
RIVER FOREST, IL 60305

15-01-403-045-1016
JOHN R KOCH
1624 HIGHRIDGE PKWY
WESTCHESTER, IL 60154

15-01-403-045-1017
ALFREDO RIVERA
1909 N 72ND CT
ELMWOOD PARK, IL 60707

15-01-403-045-1018
JOSEPH C SCHAK
1622 N 75TH AVE
ELMWOOD PARK, IL 60707

15-01-403-045-1019
JASON A SHERMAN
427 N HARVEY AVE
OAK PARK, IL 60302

15-01-403-045-1020
MICHAEL JUNES
2313 SOUTH 16TH AVENUE
BROADVIEW, IL 60155

15-01-403-045-1021
THOMAS MICHAEL NISBET
1112 N HARLEM AVE G
RIVER FOREST, IL 60305

15-01-403-045-1022
LESHONDA S HOWARD
1112 N HARLEM 1
RIVER FOREST, IL 60305

15-01-403-045-1023
MICHAEL STURDIVANT
1112 N HARLEM #2
RIVER FOREST, IL 60305

15-01-403-045-1024
EDMUND V PADLECKAS
1285 LILY LN
CAROL STREAM, IL 60188

15-01-403-045-1025
CYNTHIA E GORDON
1114 N HARLEM GAR
RIVER FOREST, IL 0

15-01-403-045-1026
JEROME DAVIS
1114 N HARLEM AV #1
RIVER FOREST, IL 60305

15-01-403-045-1027
SERGIO VELEZ
1114 N HARLEM AVE 2
RIVER FOREST, IL 60305

15-01-403-045-1028
KATE BURCH
1114 N HARLEM AVE
RIVER FOREST, IL 60305

15-01-403-046-1001
KRISTEN KOPP
7209 W DIVISION A1
RIVER FOREST, IL 60305

15-01-403-046-1002
BARBARA BUTZEN
7209 DIVISION ST A2
RIVER FOREST, IL 60305

15-01-403-046-1003
F TUNGOL R SONON
7209 W DIVISION A3
RIVER FOREST, IL 60305

15-01-403-046-1004
MARIA E ROSA
5201 S INGLESIDE AVE
CHICAGO, IL 60615

15-01-403-046-1005
JOSEPHINE ELAMO
7209 DIVISION ST B2
RIVER FOREST, IL 60305

15-01-403-046-1006
ANDREA KRZAK
7209 W DIVISION ST 3B
RIVER FOREST, IL 60305

15-01-403-046-1007
HEATHER M OLEKSY
7211 W DIVISION ST 1C
RIVER FOREST, IL 60305

15-01-403-046-1008
VICTOR HOWARD MOORE
7211 W DIVISION #2C
RIVER FOREST, IL 60305

15-01-403-046-1009
NORMA SHERBONDY
7211 W DIVISION 3C
RIVER FOREST, IL 60305

15-01-403-046-1010
GREGORY REPOSH
7977 LAKE ST
RIVER FOREST, IL 60305

15-01-403-046-1011
STEPHANIE JEFFERSON
7211 DIVISION 2D
RIVER FOREST, IL 60305

15-01-403-046-1012
ALZY POWELL
7209 DIVISION #B1
RIVER FOREST, IL 60305

15-01-403-046-1013
BARBARA BUTZEN
7209 DIVISION ST A2
RIVER FOREST, IL 60305

15-01-403-046-1014
STEPHANIE JEFFERSON
7211 DIVISION 2D
RIVER FOREST, IL 60305

15-01-403-046-1015
F TUNGOL R SONON
7209 W DIVISION 3A
RIVER FOREST, IL 60305

15-01-403-046-1016
GREGORY REPOSH
7977 LAKE ST
RIVER FOREST, IL 60305

15-01-403-046-1017
TAXPAYER OF
7219 DIVISION ST PK6
RIVER FOREST, IL 0

15-01-403-046-1018
Y J CALLOWAY
7209 W DIVISION AVE 3B
RIVER FOREST, IL 60305

15-01-403-047-1001
CASE HOOGENDOORN TTEE
122 S MICHIGAN AVE
CHICAGO, IL 60603

15-01-403-047-1002
LUIS G DEFRAGA
151 N HUMPHREY
OAK PARK, IL 60302

15-01-403-047-1003
TAXPAYER OF
7221 W DIVISION ST
RIVER FOREST, IL 60305

15-01-403-047-1004
MICHAEL TRANKINA
7221 W DIVISION ST #4
RIVER FOREST, IL 60305

15-01-403-047-1005
DOUG MCGOLDRICK
7221 W DIVISION ST #5
RIVER FOREST, IL 60305

15-01-403-047-1006
LEE M FORREST
7221 DIVISION ST
RIVER FOREST, IL 60305

15-01-403-047-1007
LUIS G DEFRAGA
151 N HUMPHREY
OAK PARK, IL 60302

15-01-403-047-1008
DONALD L KVIZ
2340 S KENILWORTH
BERWYN, IL 60402

15-01-403-047-1009
BARBARA CROOM
7221 W DIVISION #9
RIVER FOREST, IL 60305

15-01-403-047-1010
ELZBIETA KOLEBACZ
7221 W DIVISION 10
RIVER FOREST, IL 60305

15-01-403-047-1011
DONALD L KVIZ
2340 S KENILWORTH
BERWYN, IL 60402

15-01-403-047-1012
BARBARA CROOM
7221 W DIVISION #9
RIVER FOREST, IL 60305

15-01-403-047-1013
MICHAEL TRANKINA
7221 W DIVISION ST #4
RIVER FOREST, IL 60305

15-01-403-047-1014
LEE M FORREST
7221 DIVISON ST
RIVER FOREST, IL 60305

15-01-403-047-1015
DONALD A RINNAN
122 S MICHIGAN #1220
CHICAGO, IL 60603

15-01-403-048-1001
TIFFANY L JONES
7213 W DIVISION #1
RIVER FOREST, IL 60305

15-01-403-048-1002
TERESA ANDRADE
7213 DIVISION ST #2B
RIVER FOREST, IL 60305

15-01-403-048-1003
FAREESA G KHAN
15316 NOONING TR CT
CHESTERFIELD, MO 63017

15-01-403-048-1004
SEAN T OLIS
7213 W DIVISION 4
RIVER FOREST, IL 60305

15-01-403-048-1005
MARTIN BECKER
7213 W DIVISION ST
RIVER FOREST, IL 60305

15-01-403-048-1006
HAZARIAN UNLUSOY
7213 W DIVISION #6
RIVER FOREST, IL 60305

15-01-403-048-1007
ANDREW GORDON DUKE
7213 W DIVISION 7
RIVER FOREST, IL 60305

15-01-403-048-1008
ROSEMARY CAMILLERI
7213 W DIVISION ST 8
RIVER FOREST, IL 60305

15-01-403-048-1009
STEVEN MCMAHON ZELLER
922 COLUMBIAN AVE
OAK PARK, IL 60302

15-01-406-013-0000
Rabbi Adir Glick
Temple Har Zion
1040 Harlem Ave.
River Forest, IL 60305

15-01-403-049-1001
ELSA E OROZCO
1124 N HARLEM AV UNITA
RIVER FOREST, IL 60305

15-01-403-049-1002
DONNA WESTBROOK
1124 N HARLEM AV #B
RIVER FOREST, IL 60305

15-01-403-049-1003
MAIDALIZ MARRERO
1124 N HARLEM AVE C
RIVER FOREST, IL 60305

15-01-403-049-1004
T HILL
1126 N HARLEM A
RIVER FOREST, IL 60305

15-01-403-049-1005
JENNIFER L KEMP
1126 N HARLEM B
RIVER FOREST, IL 60305

15-01-403-049-1006
EDDY PIERRE
1126 N HARLEM APT C
RIVER FOREST, IL 60305

15-01-403-049-1007
DELFINA CERVANTES
1128 N HARLEM AV #A
RIVER FOREST, IL 60305

15-01-403-049-1008
MYRON RUSSELL
1128 N HARLEM AVE B
RIVER FOREST, IL 60305

15-01-403-049-1009
RONALD A DAVIS
1128 N HARLEM AVE #C
RIVER FOREST, IL 60305

15-01-403-049-1010
CHITRAKAR PATHAK
1130 N HARLEM A
RIVER FOREST, IL 60305

15-01-403-049-1011
CONSTANCE J STRAIT
1130 N HARLEM AVE #B
RIVER FOREST, IL 60305

15-01-403-049-1012
RONALD J MALIK
1130 HARLEM AV #C
RIVER FOREST, IL 60305

15-01-404-007-0000
GREGORY W CAPPELLI
1046 JACKSON AVE
RIVERFOREST, IL 60305

15-01-404-008-0000
GREGORY CAPPELLI
1046 JACKSON AVE
RIVER FOREST, IL 60305

15-01-404-009-0000
B DRAB
1030 JACKSON AVE
RIVER FOREST, IL 60305

15-01-404-010-0000
B ALEXANDRA CHARBEL
1020 JACKSON AV
RIVER FOREST, IL 60305

15-01-404-011-0000
C M WELDON LINNE
1014 JACKSON AVE
RIVER FOREST, IL 60305

15-01-404-012-0000
GEORGE W SPELLMIRE
7500 AUGUSTA ST
RIVER FOREST, IL 60305

15-01-405-001-0000
MATTHEW LISA CAROLAN
1041 JACKSON AVE
RIVER FOREST, IL 60305

15-01-405-002-0000
RICHARD J DEOGRACIAS
1045 JACKSON AVENUE
RIVER FRST, IL 60305

15-01-405-003-0000
ANN LATZ DUNBAR TRUST
1035 JACKSON AVE
RIVER FOREST, IL 60305

15-01-405-004-0000
PAUL L BRENNAN
1031 JACKSON AV
RIVER FOREST, IL 60305

15-01-405-005-0000
ROANLD A STEELE
1025 JACKSON AV
RIVER FOREST, IL 60305

15-01-405-006-0000
PRADEEP RATTAN
1019 JACKSON AV
RIVER FOREST, IL 60305

15-01-405-007-0000
MICHAEL REANEY
1015 JACKSON AV
RIVER FOREST, IL 60305

15-01-405-008-0000
ROSS FASANO
1009 JACKSON AV
RIVER FOREST, IL 60305

15-01-405-009-0000
MARC KIESELSTEIN
1001 JACKSON AV
RIVER FOREST, IL 60305

15-01-405-010-0000
GARY M MART
1046 N MONROE AVE
RIVER FOREST, IL 60305

15-01-405-011-0000
SAMUEL J TARARA
1040 MONROE AVE
RIVER FOREST, IL 60305

15-01-405-012-0000
JORGE A PEREZ
1034 MONROE AVE
RIVER FOREST, IL 60305

15-01-405-013-0000
MARTIRE
1028 N MONROE
RIVER FOREST, IL 60305

15-01-405-014-0000
TIMOTHY ANNA DALY
1024 MONROE
RIVER FOREST, IL 60305

15-01-405-015-0000
SCOTT HALL
1012 MONROE AVE
RIVER FOREST, IL 60305

15-01-405-016-0000
MICHAEL PRITZ
1006 MONROE AV
RIVER FOREST, IL 60305

15-01-405-017-0000
JEFF CAPPEL
1002 MONROE AV
RIVER FOREST, IL 60305

15-01-405-018-0000
HARRY M RICHTER
1020 MONROE
RIVER FOREST, IL 60305

15-01-406-004-0000
R C MILLER
1025 BONNIE BRAE PLACE
RIVER FOREST, IL 60305

15-01-406-006-0000
ALEX J JULIA MORELLI
1019 N BONNIE BRAE
RIVER FOREST, IL 60305

15-01-406-010-0000
Rabbi Adir Glick
Temple Har Zion
1040 Harlem Ave.
River Forest, IL 60305

15-01-406-011-0000
Rabbi Adir Glick
Temple Har Zion
1040 Harlem Ave.
River Forest, IL 60305

15-01-406-012-0000
Rabbi Adir Glick
Temple Har Zion
1040 Harlem Ave.
River Forest, IL 60305

15-01-406-019-0000
DOUGLAS L WINCHELL
1002 N HARLEM AV
RIVER FOREST, IL 60305

15-01-406-022-0000
BONNIE BRAE DEV. L.L.C
1115-1127 BONNIE BRAE
RIVER FOREST, IL 60305

15-01-406-024-0000
BBD LLC ATTN DG WATTS
1018 ASHLAND AVE
RIVER FOREST, IL 60305

15-01-406-026-1001
G R MASON R BONE
1009 BONNIE BRAE #1B
RIVER FOREST, IL 60305

15-01-406-026-1002
T C DUNIGAN
1009 BONNIE BRAE
RIVER FOREST, IL 60305

15-01-406-026-1003
J RICHARD CAREY
1005 BONNIE BRAE
RIVER FOREST, IL 60305

15-01-406-026-1004
KENNEDY STEPHEN R
1005 BONNIE BRAE #1E
RIVER FOREST, IL 60305

15-01-406-026-1005
PATRICIA A HUEBNER
1005 BONNIE BRAE #1F
RIVER FOREST, IL 60305

15-01-406-026-1006
PHILIP M GORDON
1005 BONNIE BRAE
RIVER FOREST, IL 60305

15-01-406-026-1007
K QUAID T FARRELL
1009 BONNIE BRAE
RIVER FOREST, IL 60305

15-01-406-026-1008
GEORGE L STEWART JR
1009 BONNIE BRAE PL 2A
RIVER FOREST, IL 60305

15-01-406-026-1009
EMIL A BAUMBACH JR
1009 N BONNIE BRAE
RIVER FOREST, IL 60305

15-01-406-026-1010
EUGENE SULLIVAN
1009 BONNIE BRAE #2C
RIVER FOREST, IL 60305

15-01-406-026-1011
LOUISE A SUMNARSKI
1005 BONNIE BRAE #2D
RIVER FOREST, IL 60305

15-01-406-026-1012
HARRY M PETERSON JR
1005 BONNIE BRAE 2E
RIVER FOREST, IL 60305

15-01-406-026-1013
RUTH CARROLL
1005 BONNIE BRAE 2F
RIVER FOREST, IL 60305

15-01-406-026-1014
ZORA ZIVKOVIC
1005 BONNIE BRAE #2G
RIVER FOREST, IL 60305

15-01-406-026-1015
ED MARYALYCE BURKE
1009 BONNIE BRAE 3A
RIVER FOREST, IL 60305

15-01-406-026-1016
MANUEL C IGLESIAS
1009 BONNIE BRAE 3B
RIVER FOREST, IL 60305

15-01-406-026-1017
LEROY NANCY ROSASCO
1009 BONNIE BRAE PL 3C
RIVER FOREST, IL 60305

15-01-406-026-1018
ALLISON L BURDICK
1005 BONNIE BRAE 3D
RIVER FOREST, IL 60305

15-01-406-026-1019
KATIE NEWSHAM
1005 BONNIE BRAE #3E
RIVER FOREST, IL 60305

15-01-406-026-1020
EBRAHIM AMIR MOKRI
1005 BONNIE BRAE PL
RIVER FOREST, IL 60305

15-01-406-026-1021
MINA AMIR MOKRI
1005 BONNIE BRAE #3G
RIVER FOREST, IL 60305

15-01-406-026-1022
K A MURPHY
1009 BONNIE BRAE PL 4A
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15-01-406-026-1025
CTLTC
1005 BONNIE BRAE 4D
RIVER FOREST, IL 60305

15-01-406-026-1026
PATRICIA M LAPPE
1005 BONNIE BRAE 4E
RIVER FOREST, IL 60305

15-01-406-026-1027
LYNNE J HORWICH
1005 BONNIE BRAE PL#4F
RIVER FOREST, IL 60305

15-01-406-026-1028
NANCY B MCGURN
1005 BONNIE BRAE 4G
RIVER FOREST, IL 60305

15-01-406-026-1029
JOAN B WOJCIK
1009 BONNIE BRAE 5A
RIVER FOREST, IL 60305

15-01-406-026-1030
CHARLES R WINKLER
1009 BONNIE BRAE #5B
RIVER FOREST, IL 60305

15-01-406-026-1031
SELMA BELAJEC
1009 BONNIE BRAE #5C
RIVER FOREST, IL 60305

15-01-406-026-1032
BRIAN P SULLIVAN
152 PARK DR
BAL HARBOUR, FL 33154

15-01-406-026-1033
MAUREEN BARNICLE
1005 BONNIE BRAE
RIVER FOREST, IL 60305

15-01-406-026-1034
FIFTH THIRD BK DARLEY
PO BOX 13519
ARLINGTON, TX 76094

15-01-406-026-1035
NANCY C MAY
1005 BONNIE BRAE
RIVER FOREST, IL 60305

15-01-406-027-0000
DENIS AZABAGIC
1031 BONNIE BRAE PL
RIVER FOREST, IL 60305

15-01-406-028-0000
TAX PAYER OF
1029 BONNIE BRAE
RIVER FOREST, IL 60305

15-01-406-029-1001
JUDITH WOLF
1010 N HARLEM AVE #201
RIVER FOREST, IL 60305

15-01-406-029-1002
LORI OCONNOR
1010 N HARLEM 202
RIVER FOREST, IL 60305

15-01-406-029-1003
ROBERT NAVARRO
1010 N HARLEM #203
RIVER FOREST, IL 60305

15-01-406-029-1004
THOMAS F LINT
1010 N HARLEM AVE
RIVER FOREST, IL 60305

15-01-406-029-1005
NANCY GOOD
1010 N HARLEM APT 205
RIVER FOREST, IL 60305

15-01-406-029-1006
MARK MICHELLE MARTIN
1010 N HARLEM #301
RIVER FOREST, IL 60305

15-01-406-029-1007
LUIS MARIA REYES
1010 N HARLEM #302
RIVER FOREST, IL 60305

15-01-406-029-1008
EVELYN MENSAH
1010 N HARLEM #303
RIVER FOREST, IL 60305

15-01-406-029-1009
D ADAMS M MCENERY
1010 N HARLEM 304
RIVER FOREST, IL 60305

15-01-406-029-1010
ZONICE GREGORY
110 N KENILWORTH AVE4A
OAK PARK, IL 60301

15-01-406-029-1011
MARGARET M KRAFT
1010 N HARLEM AV
RIVER FOREST, IL 60305

15-01-406-029-1012
DIANE COLLETTI
1010 N HARLEM AVE 402
RIVER FOREST, IL 60305

15-01-406-029-1013
JUANITA J LECRONE
1010 N HARLME AVE #403
RIVER FOREST, IL 60305

15-01-406-029-1014
KATHLEEN POLK
1010 N HARLEM AVE 404
RIVER FOREST, IL 60305

15-01-406-029-1015
PAUL MARY BOWMAN
1010 N HARLEM 405
RIVER FOREST, IL 60305

15-01-406-029-1016
HAROLEON CROSS
1010 N HARLEM AVE 501
RIVER FOREST, IL 60305

15-01-406-029-1017
JOHN R MULDOON
1010 N HARLEM UNIT 502
RIVER FOREST, IL 60305

15-01-406-029-1018
ENRIQUE IBARRA
1010 N HARLEM AVE
RIVER FOREST, IL 60305

15-01-406-029-1019
MARIE J ROACH
1010 HARLEM AV #504
RIVER FOREST, IL 60305

15-01-406-029-1020
MARY E HALPIN
1010 N HARLEM AVE
RIVER FOREST, IL 60305

15-01-406-031-0000
LEO BARANOWSKI
1023 BONNIE BRAE
RIVER FOREST, IL 60305

15-01-406-032-1001
TAXPAYER OF
1020 N HARLEM AVE
RIVER FOREST, IL 60305

15-01-406-032-1002
ROOHI SHAMSAI
1020 N HARLEM AV 1B
RIVER FOREST, IL 60305

15-01-406-032-1003
GAIL M POPOWITS
1020 N HARLEM AV 1C
RIVER FOREST, IL 60305

15-01-406-032-1004
PATRICIA PARKER
1020 N HARLEM AV 1D
RIVER FOREST, IL 60305

15-01-406-032-1005
BROTMAN MONIQUE M
1020 N HARLEM AVE
RIVER FOREST, IL 60305

15-01-406-032-1006
1 MIDWEST BANK 86 4948
218 W MAIN ST
WEST DUNDEE, IL 60118

15-01-406-032-1007
CYRUS MOKRY
1020 N HARLEM AV A2
RIVER FOREST, IL 60305

15-01-406-032-1008
GARY MANCUSO
1020 N HARLEM
RIVER FOREST, IL 60305

15-01-406-032-1009
HENRY KLEMPPEL
1020 N HARLEM AVE #2C
RIVER FOREST, IL 60305

15-01-406-032-1010
KEN LORETTA WRIGHT
1020 HARLEM AV #2D
RIVER FOREST, IL 60305

15-01-406-032-1011
ALEJANDRO HORNIK
1020 NORTH HARLEM AVE
RIVER FOREST, IL 60305

15-01-406-032-1012
EVELYN C FINEGAN
1020 N HARLEM
RIVER FOREST, IL 60305

15-01-406-032-1013
JUNE R WITZL
1020 N HARLEM AV 3A
RIVER FOREST, IL 60305

15-01-406-032-1014
PAMELA KNAPEK
1020 N HARLEM AV 3B
RIVER FOREST, IL 60305

15-01-406-032-1015
JOYCE K WASHINGTON
1020 N HARLEM AV 3C
RIVER FOREST, IL 60305

15-01-406-032-1016
GUILBERT PALMA GOLZ
1020 N HARLEM AV 3D
RIVER FOREST, IL 60305

15-01-406-032-1017
RICHARD W PRESCOTT
1020 N HARLEM AVE#3E
RIVER FOREST, IL 60305

15-01-406-032-1018
SMILEY
1020 N HARLEM AVE 3F
RIVER FOREST, IL 60305

15-01-406-032-1019
LARRY E MITCHENER
1020 N HARLEM AVE 4A
RIVER FOREST, IL 60305

15-01-406-032-1020
CIRRUS INV GRP LLC
120 W MADISION 1407
CHICAGO, IL 60602

15-01-406-032-1021
CYNTHIA MEARS
1020 N HARLEM AVE 4C
RIVER FOREST, IL 60305

15-01-406-032-1022
RONALD R MARICH
1020 N HARLEM #4D
RIVER FOREST, IL 60305

15-01-406-032-1023
JAMES PATRICIA ELSER
1020 N HARLEM AVE 4E
RIVER FOREST, IL 60305

15-01-406-032-1024
MARTIN E SIEGEL
1020 N HARLEM AV 4F
RIVER FOREST, IL 60305

15-01-406-032-1025
EMLEE HILLIARD SMITH
1020 N HARLEM 5A
RIVER FOREST, IL 60305

15-01-406-032-1026
GARY GAGLIANO
1020 N HARLEM AVE #5B
RIVER FOREST, IL 60305

15-01-406-032-1027
THOMAS J MCDONNELL
1020 N HARLEM AV 5C
RIVER FOREST, IL 60305

15-01-406-032-1028
GARY GAGLIANO
1020 N HARLEM AVE #5D
RIVER FOREST, IL 60305

15-01-406-032-1029
BETTINA RUFFOLO
1020 N HARLEM #5E
RIVER FOREST, IL 60305

15-01-406-032-1030
H KARL REKO 25485
1020 N HARLEM
RIVER FOREST, IL 60305

15-01-406-033-0000
BBD LLC ATTN DG WATTS
1018 ASHLAND AVE
RIVER FOREST, IL 60305

15-01-406-034-0000
BBD LLC ATTN DG WATTS
1018 ASHLAND AVE
RIVER FOREST, IL 60305

15-01-407-009-0000
ROBERT O TUERK
946 JACKSON AVE
RIVER FOREST, IL 60305

15-01-407-010-0000
MARK WOZNAK
942 JACKSON AV
RIVER FOREST, IL 60305

15-01-407-011-0000
STEVEN L MANDELL
938 JACKSON AVE
RIVER FOREST, IL 60305

15-01-407-012-0000
MATTHEW T NIX
934 JACKSON AVE
RIVER FOREST, IL 60305

15-01-407-013-0000
CHRIS DANIELLE LOCKE
930 JACKSON
RIVER FOREST, IL 60305

15-01-407-014-0000
MARK EMILY BROWN
926 JACKSON AVE
RIVER FOREST, IL 60305

15-01-407-015-0000
TAXPAYER OF
922 N JACKSON AVE
RIVER FOREST, IL 60305

15-01-407-016-0000
T WATERS A MANDUJANO
918 JACKSON
RIVER FOREST, IL 60305

15-01-407-017-0000
MARGOT M DYBOWSKI
914 JACKSON AV
RIVER FOREST, IL 60305

15-01-407-018-0000
RICHARD A MCMAHON JR
910 JACKSON AV
RIVER FOREST, IL 60305

15-01-407-019-0000
JOHN ANNETTE VINCENT
906 JACKSON AVE
RIVER FOREST, IL 60305

15-01-408-001-0000
PAUL BALTER
947 JACKSON
RIVER FOREST, IL 60305

15-01-408-002-0000
JOHN G MOORE
943 JACKSON AV
RIVER FORST, IL 60305

15-01-408-003-0000
J V SHAKER
937 JACKSON AVE
RIVER FOREST, IL 60305

15-01-408-004-0000
BRIAN C JOSEPHS
933 JACKSON AV
RIVER FOREST, IL 60305

15-01-408-005-0000
COREY PERRY
927 JACKSON AVE
RIVER FOREST, IL 60305

15-01-408-006-0000
LA VAUGHN PETERSON
923 JACKSON AV
RIVER FOREST, IL 60305

15-01-408-007-0000
WILLIAM A TODD
919 JACKSON AV
RIVER FOREST, IL 60305

15-01-408-008-0000
JILL E ZUCKER
913 JACKSON AV
RIVER FOREST, IL 60305

15-01-408-009-0000
LAWRENCE T O BRIEN
907 JACKSON AVE
RIVER FOREST, IL 60305

15-01-408-013-0000
MARY C ARVIS
938 MONROE AVE
RIVER FOREST, IL 60305

15-01-408-014-0000
JOAN U YOUNG
930 MONROE AV
RIVER FOREST, IL 60305

15-01-408-015-0000
H R PATEL
926 MONROE AVE
RIVER FOREST, IL 60305

15-01-408-016-0000
CHARLES VIETZEN
922 MONROE AV
RIVER FOREST, IL 60305

15-01-408-017-0000
JOSEPH KRISTINE FARK
918 MONROE
RIVER FOREST, IL 60305

15-01-408-018-0000
JOHN FOREHAND
914 MONROE AVE
RIVER FOREST, IL 60305

15-01-408-019-0000
Property Owner
1006 Monroe
River Forest, IL 60305

15-01-408-022-0000
BRIAN VAN MEURS
942 MONROE AVE
RIVER FOREST, IL 60305

15-01-408-023-0000
HAROLD J PELZER JR
946 MONROE AV
RIVER FOREST, IL 60305

15-01-409-001-0000
RAYMOND O BELL 27464
947 MONROE AV
RIVER FOREST, IL 60305

15-01-409-002-0000
ROBERT J BUSCHMANN
943 MONROE AV
RIVER FOREST, IL 60305

15-01-409-003-0000
JOANNA HORSNAIL
937 MONROE AVE
RIVER FOREST, IL 60305

15-01-409-004-0000
FRANK VITO MARSICO
935 MONROE AV
RIVER FOREST, IL 60305

15-01-409-005-0000
MICHAEL KENNEDY
931 MONROE AVE
RIVER FOREST, IL 60305

15-01-409-006-0000
DAVID P MURRAY
927 MONROE
RIVER FOREST, IL 60305

15-01-409-007-0000
THE JOHN R MINIUTTI RE
923 MONROE AVE
RIVER FOREST, IL 60305

15-01-409-008-0000
RUBEN A LLANES
919 MONROE AVENUE
RIVER FOREST, IL 60305

15-01-409-009-0000
ADRIENNE ALLEN
915 MONROE AV
RIVER FOREST, IL 60305

15-01-409-010-0000
J BARKER M HAAG
7426 IOWA ST
RIVER FOREST, IL 60305

15-01-409-011-0000
GEORGE MACIAG
7422 W IOWA
RIVER FOREST, IL 60305

15-01-409-012-0000
RICHARD SIMCOX
7416 IOWA STREET
RIVER FOREST, IL 60305

15-01-409-013-0000
DULAL K BHAUMIK
946 WILLIAMS ST
RIVER FOREST, IL 60305

15-01-409-014-0000
GUS PAPPAS
942 N WILLIAM ST
RIVER FOREST, IL 60305

15-01-409-015-0000
THOMAS CARGIE
938 WILLIAM ST
RIVER FOREST, IL 60305

15-01-409-016-0000
RICHARD W SCHUMACHER
934 WILLIAM ST
RIVER FOREST, IL 60305

15-01-409-017-0000
SHANE KATHRYN THURST
930 WILLIAM ST
RIVER FOREST, IL 60305

15-01-409-018-0000
DAVID LATHAM
926 WILLIAM ST
RIVER FOREST, IL 60305

15-01-409-019-0000
ALEXANDER NEKRASOV
922 WILLIAM ST
RIVER FOREST, IL 60305

15-01-409-020-0000
CTLTC 8002364657
918 WILLIAM
RIVER FOREST, IL 60305

15-01-409-021-0000
MUCCIANTI JANCIOUS
914 WILLIAM AVE
RIVER FOREST, IL 60305

15-01-409-022-0000
JULIE DIANE FANTETTI
910 WILLIAM
RIVER FOREST, IL 60305

15-01-410-001-0000
J ANDERSON
947 WILLIAM ST
RIVER FOREST, IL 60305

15-01-410-002-0000
JOHN COURTNEY
941 WILLIAM
RIVER FOREST, IL 60305

15-01-410-003-0000
JAD PETERSON
935 WILLIAM ST
RIVER FOREST, IL 60305

15-01-410-004-0000
MICHAEL-SUE W HARKINS
929 WILLIAM ST
RIVER FOREST, IL 60305

15-01-410-005-0000
GEORGE J DURAKIS
671 MOURNING DOVE DR
SARASOTA, FL 34236

15-01-410-006-0000
AUGUST J CRIVOLIO
919 WILLIAM ST
RIVER FOREST, IL 60305

15-01-410-007-0000
STEVEN LINDA SPERACINO
915 WILLIAM ST
RIVER FOREST, IL 60305

15-01-410-008-0000
TAX PAYER OF
909 WILLIAM ST
RIVER FOREST, IL 60305

15-01-410-010-0000
Rev. Dr. Daniel Gard
946 Clinton
River Forest, IL 60305

15-01-410-011-0000
LINDA HOLLIDAY
940 CLINTON PL
RIVER FOREST, IL 60305

15-01-410-014-0000
LIVIO MARYANN PAROLIN
924 CLINTON PL
RIVER FOREST, IL 60305

15-01-410-015-0000
WILLIAM K MCVISK
918 N CLINTON 233
RIVER FOREST, IL 60305

15-01-410-016-0000
PAUL C SCHRECKENBERGER
914 CLINTON PL
RIVER FOREST, IL 60305

15-01-410-017-0000
ROBERT AND MARY BERG
908 CLINTON PLACE
RIVER FOREST, IL 60305

15-01-410-019-0000
HOWARD E JAPLON
934 CLINTON PL
RIVER FOREST, IL 60305

15-01-410-021-0000
M L BURRELLO
930 CLINTON PL
RIVER FOREST, IL 60305

15-01-411-001-0000
SUSAN JAMES LUCCI
947 CLINTON PL
RIVER FOREST, IL 60305

15-01-411-002-0000
DEREK KIMBERLY BRIGG
941 CLINTON
RIVER FOREST, IL 60305

15-01-411-003-0000
MICHAEL T TRUCCO
935 CLINTON PL
RIVER FOREST, IL 60305

15-01-411-005-0000
W DAVID MILLS
919 CLINTON PLACE
RIVER FOREST, IL 60305

15-01-411-006-0000
KELLY OKEEFE
915 CLINTON PL
RIVER FOREST, IL 60305

15-01-411-007-0000
BILL GRESHAM
909 CLINTON PL
RIVER FOREST, IL 60305

15-01-411-009-0000
MARK RENEE ROTATORI
944 BONNIE BRAE
RIVER FOREST, IL 60305

15-01-411-010-0000
JOHN CLEARY
940 BONNIE BRAE PL
RIVER FOREST, IL 60305

15-01-411-011-0000
DAVID C NEILSON
934 BONNIE BRAE
RIVER FOREST, IL 60305

15-01-411-012-0000
JOHN C EGAN
930 BONNIE BRAE
RIVER FOREST, IL 60305

15-01-411-013-0000
MARTIN N PREISER
924 BONNIE BRAE
RIVER FOREST, IL 60305

15-01-411-014-0000
JAMES ARADO
920 BONNIE BRAE
RIVER FOREST, IL 60305

15-01-411-015-0000
SPIROS BOURGIKOS
914 BONNIE BRAE
RIVER FOREST, IL 60305

15-01-411-016-0000
PETER G PELAFAS
910 BONNIE BRAE
RIVER FOREST, IL 60305

15-01-411-018-0000
BRIAN ALVERS
933 CLINTON PLACE
RIVER FOREST, IL 60305

15-01-411-019-0000
THOMAS FRIEDRICH
907 KEYSTONE AVE
RIVER FOREST, IL 60305

15-01-412-001-0000
FRANKLIN MOORE
947 BONNIE BRAE
RIVER FOREST, IL 60305

15-01-412-002-0000
LIAM JENNIFER KELLY
941 BONNIE BRAE PL
RIVER FOREST, IL 60305

15-01-412-003-0000
JOHN GIURA
935 BONNIE BRAE PL
RIVER FOREST, IL 60305

15-01-412-004-0000
HOWARD LEVINSKY
931 BONNIE BRAE
RIVER FOREST, IL 60305

15-01-412-005-0000
DANIEL L FORAN
925 BONNIE BRAE
RIVER FOREST, IL 60305

15-01-412-006-0000
PATRICIA HERRERA
919 BONNE BRAE
RIVER FOREST, IL 60305

15-01-412-007-0000
PAUL W SCHROEDER
915 BONNIE BRAE
RIVER FOREST, IL 60305

15-01-412-008-0000
LEONARD VERTUNO
909 BONNIE BRAE
RIVER FOREST, IL 60305

15-01-412-013-0000
SALAMEH ALKARAKI
926 N HARLEM AV
RIVER FOREST, IL 60305

15-01-412-014-0000
JANET E MILLER
922 N HARLEM AV
RIVER FOREST, IL 60305

15-01-412-015-0000
B J STANDISH
918 N HARLEM AVE
RIVER FOREST, IL 60305

15-01-412-016-0000
ALLISON MICHAEL SOCI
914 N HARLEM
RIVER FOREST, IL 60305

15-01-412-017-0000
PAT AND ELIZ NEVINS
910 N HARLEM
RIVER FOREST, IL 60305

15-01-412-020-0000
Chicago Meditation Group
946 Harlem Ave.
River Forest, IL 60305

15-01-412-022-0000
BYOUNGCHAN PARK
930 N HARLEM AV
RIVER FOREST, IL 60305

15-01-412-023-0000
JUSTIN XIAOTANG GRAH
938 N HARLEM AVE
RIVER FOREST, IL 60305

15-01-412-024-0000
PETER SCHONMAN
934 N HARLEM AV
RIVER FORST, IL 60305

16-06-120-010-0000
ANGEL ASSOCIATES LP
30W180 BUTTERFIELD RD
WARRENVILLE, IL 60555

16-06-120-024-0000
JAMES E FORTE
1215 N HARLEM A
OAK PARK, IL 60302

16-06-120-025-0000
RUTH BAUER
1215 N HARLEM B
OAK PARK, IL 60302

16-06-120-026-0000
EDWARD FANTIS
1215 N HARLEM AV C
OAK PARK, IL 60302

16-06-120-027-0000
LINWOOD DUROE
1217 N HARLEM AV A
OAK PARK, IL 60302

16-06-120-028-0000
JEANNINE W BALDWIN
1217 B HARLEM APT B
OAK PARK, IL 60302

16-06-120-029-0000
MONIQUE MANDERSON
1217C HARLEM AVE
OAK PARK, IL 60302

16-06-120-030-0000
JOHN TOMASZEWSKI
3222 KNOLLWOOD LN
GLENVIEW, IL 60025

16-06-120-031-0000
MATTHEW KRYSTAL
1221B N HARLEM AV
OAK PARK, IL 60302

16-06-120-032-0000
JAMES DIANE JEFFRIES
1221C N HARLEM AV
OAK PARK, IL 60302

16-06-120-033-0000
CHRISTOPHER D HUNTLEY
1223 N HARLEM #A
OAK PARK, IL 60302

16-06-120-034-0000
SANDRA L KASPROWICZ
1223 N HARLEM B
OAK PARK, IL 60302

16-06-120-035-0000
SANDRA L KASPROWICA
1223 N HARLEM AV C
OAK PARK, IL 60302

16-06-120-044-1001
ANDRES RODRIGUEZ
1209 N HARLEM #1
OAK PARK, IL 60302

16-06-120-044-1002
KAREN TELLEZ
3632 N PACIFIC AV
CHICAGO, IL 60634

16-06-120-044-1003
MICHELLE FORTIER
7827 FOREST PRESERVE
CHICAGO, IL 60634

16-06-120-044-1004
ANDREA A FLOWERS
1209 N HARLEM 2
OAK PARK, IL 60302

16-06-120-044-1005
JILLIAN A KREIMAN
1209 N HARLEM 3
OAK PARK, IL 60302

16-06-120-044-1006
ALAN GLAVANOVITS
1209 N HARLEM AVE
OAK PARK, IL 60302

16-06-120-044-1007
MICHAEL J SPILOTRO JR
1209 N HARLEM AVE 4
OAK PARK, IL 60302

16-06-120-044-1008
ERVA BRUNO
627 N HARVEY #2
OAK PARK, IL 60302

16-06-120-044-1009
DEAN LIVAS
1209 N HARLEM AVE #5
OAK PARK, IL 60302

16-06-120-044-1010
IRENE VONGLUEKIAT
1209 N HARLEM AVE
OAK PARK, IL 60302

16-06-120-045-1001
JOYCE M PARKER
1205 N HARLEM AV #1
OAK PARK, IL 60302

16-06-120-045-1002
PARKWAY B T CO
4800 N HARLEM AV
HARWOOD HTS, IL 60706

16-06-120-045-1003
ELIZABETH LOPEZ
1205 N HARLEM AV #3
OAK PARK, IL 60302

16-06-120-045-1004
TOMASZ MOROZ
1205 N HARLEM AVE #4
OAK PARK, IL 60302

16-06-120-045-1005
MIHAELA PANTIRU
1205 N HARLEM AVE#5
OAK PARK, IL 60302

16-06-120-045-1006
S POTTS
1205 N HARLEM #6
OAK PARK, IL 60302

16-06-120-045-1007
ALYSSA KATTIYAMAN
1014 HIGHRIDGE RD
LOMBARD, IL 60148

16-06-120-045-1008
IULIAN C BREZEANU
1205 N HARLEM AVE #8
OAK PARK, IL 60302

16-06-120-045-1009
AGING DISABILTY
203 COSMAN RD
ELK GRV VLG, IL 60007

16-06-120-045-1010
TAXPAYER OF
1205 N HARLEM AVE
OAK PARK, IL 60302

16-06-300-001-0000
ALDO LLC
10 S LA SALLE ST 2750
CHICAGO, IL 60603

16-06-300-008-0000
LILA PANTOS
1117 N HARLEM
OAK PARK, IL 60302

16-06-300-036-0000
JULIE A RANALLI
1125 N HARLEM AVE
OAK PARK, IL 60302

16-06-300-037-0000
MYRNA E MEJIA
1125B N HARLEM AVE
OAK PARK, IL 60302

16-06-300-038-0000
LEWIS DAVIS NORTON
625 W HAIL ST
BUSINESS, IL 61422

16-06-300-039-0000
LILLIAN M HIDALGO
1837 N 74TH COURT
ELMWOOD PARK, IL 60707

16-06-300-040-0000
ANGELICA C C LAU
1125 N HARLEM AV E
OAK PARK, IL 60302

16-06-300-041-0000
T GAVLIN
1125 N HARLEM F
OAK PARK, IL 60302

16-06-300-042-0000
JACQUELINE NAPIER
1121A N HARLEM AV
OAK PARK, IL 60302

16-06-300-043-0000
NWOKO EBIRIM CHIMATARA
1121 N HARLEM AV B
OAK PARK, IL 60302

16-06-300-044-0000
ANNETTE MILEY
1121 N HARLEM AV
OAK PARK, IL 60302

16-06-300-045-0000
LILIAN LAU
1121 N HARLEM AV D
OAK PARK, IL 60302

16-06-300-046-0000
VIKRAM CHOPRA
1121 N HARLEM AVE#E
OAK PARK, IL 60302

16-06-300-047-0000
BETTE J WILSON
1121 N HARLEM F
OAK PARK, IL 60302

16-06-300-048-0000
ALDO LLC
10 S LA SALLE ST 2750
CHICAGO, IL 60603

16-06-300-049-1001
MARY LOU CIVIDINO
1120 W THOMAS ST 101
OAK PARK, IL 60302

16-06-300-049-1002
STEPHEN B FORWARD
1120 W THOMAS 102
OAK PARK, IL 60302

16-06-300-049-1003
SUJAY SHARMA
PO BOX 4381
HOUSTON, TX 77210

16-06-300-049-1004
JOHN P WARD
1120 W THOMAS 104
OAK PARK, IL 60302

16-06-300-049-1005
KEITH O NEWTON
1120 W THOMAS 105
OAK PK, IL 60302

16-06-300-049-1006
CHRISTINE M KUYPERS
1120 THOMAS#201
OAK PARK, IL 60302

16-06-300-049-1007
BEVERLY J MYERS
1120 THOMAS ST #202
OAK PARK, IL 60302

16-06-300-049-1008
JERRY JU
1120 W THOMAS 203
OAKPARK, IL 60302

16-06-300-049-1009
ROSALIE GRAY
1120 W THOMAS 204
OAK PARK, IL 60302

16-06-300-049-1010
MARY STRUDEMAN
1120 THOMAS ST 205
OAK PARK, IL 60302

16-06-300-049-1011
ROSELYN M GIESCHEN
1120 THOMAS 301
OAK PARK, IL 60302

16-06-300-049-1012
CJ MA BUCK
1120 THOMAS ST #302
OAK PARK, IL 60302

16-06-300-049-1013
SHEILA R TRAINOR
1120 W THOMAS ST #303
OAK PARK, IL 60302

16-06-300-049-1014
FELICE E MACIEJEWSKI
1120 THOMAS ST #304
OAK PARK, IL 60302

16-06-300-049-1015
HARSHAL PALAK JANI
1120 THOMAS #305
OAK PARK, IL 60302

16-06-300-049-1016
CHRISTINE M KUYPERS
1120 THOMAS#201
OAK PARK, IL 60302

16-06-300-049-1017
CHRISTINE M KUYPERS
1120 THOMAS#201
OAK PARK, IL 60302

16-06-300-049-1018
SUJAY SHARMA
PO BOX 4381
HOUSTON, TX 77210

16-06-300-049-1019
SHEILA R TRAINOR
1120 W THOMAS ST #303
OAK PARK, IL 60302

16-06-300-049-1020
STEPH BEVRLY FORWARD
1120 W THOMAS #102
OAK PARK, IL 60302

16-06-300-049-1021
KONSTANTIN SHATALIN
1120 THOMAS ST #202
OAK PARK, IL 60302

16-06-300-049-1022
KEITH O NEWTON
1120 W THOMAS 105
OAK PK, IL 60302

16-06-300-049-1023
KEITH O NEWTON
1120 W THOMAS 105
OAK PK, IL 60302

16-06-300-049-1024
KONSTANTIN SHATALIN
1120 THOMAS ST #202
OAK PARK, IL 60302

16-06-300-049-1025
JOHN P WARD
1120 W THOMAS 104
OAK PARK, IL 60302

16-06-300-049-1026
CJ MA BUCK
1120 THOMAS ST#302
OAK PARK, IL 60302

16-06-300-049-1027
CJ MA BUCK
1120 THOMAS ST #302
OAK PARK, IL 60302

16-06-300-049-1028
ROSALIE GRAY
1120 W THOMAS 204
OAK PARK, IL 60302

16-06-300-049-1029
ROSALIE GRAY
1120 W THOMAS 204
OAK PARK, IL 60302

16-06-300-049-1030
STEPHEN B FORWARD
1120 W THOMAS #102
OAK PARK, IL 60302

16-06-300-049-1031
JERRY WU
1120 W THOMAS 203
OAK PARK, IL 60302

16-06-300-049-1032
JERRY JU
1120 W THOMAS 203
OAKPARK, IL 60302

16-06-300-049-1033
HARSHAI PALAK JANI
1120 THOMAS #305
OAK PARK, IL 60302

16-06-300-049-1034
MARY LOU CIVIDINO
1120 W THOMAS ST 101
OAK PARK, IL 60302

16-06-300-049-1035
FELICE E MACIEJEWSKI
1120 THOMAS ST #304
OAK PARK, IL 60302

16-06-300-049-1036
MARY STRUDEMAN
1120 THOMAS ST 205
OAK PARK, IL 60302

16-06-300-049-1037
ROSELYN M GIESCHEN
1120 THOMAS 301
OAK PARK, IL 60302

16-06-300-049-1038
MARY STRUDEMAN
1120 THOMAS ST 205
OAK PARK, IL 60302

16-06-300-049-1039
FELICE E MACIEJEWSKI
1120 THOMAS ST #304
OAK PARK, IL 60302

16-06-300-050-1001
TAXPAYER OF
P O BOX 814
OAK PARK, IL 60303

16-06-300-050-1002
CYNTHIA EMERY
1115 N HARLEM AVE
OAK PARK, IL 60302

16-06-300-050-1003
LEVY PALACIO
1115 N HARLEM #1B
OAK PARK, IL 60302

16-06-300-050-1004
COLBY V BURNETT
1115 N HARLEM AVE
OAK PARK, IL 60302

16-06-300-050-1005
ZUZANA BALCIUNAS
1115 N HARLEM 1C
OAK PARK, IL 60302

16-06-300-050-1006
ELVIN ESTRELLITA RAM
10335 KENT ST
WESTCHESTER, IL 60154

16-06-300-050-1014
LUIS CARO
1115 N HARLEM AVE #2B
OAK PARK, IL 60302

16-06-300-050-1015
ELVIN ESTRELLITA RAM
10335 KENT ST
WESTCHESTER, IL 60154

16-06-300-050-1016
CYNTHIA EMERY
1115 N HARLEM AVE
OAK PARK, IL 60302

16-06-300-050-1017
CYNTHIA EMERY
1115 N HARLEM AVE
OAK PARK, IL 60302

16-06-300-050-1018
LEVY IY PALACIO
1115 N HARLEM 1B
OAK PARK, IL 60302

16-06-300-050-1019
BALCIUNAS ZUZANA
1115 N HARLEM 1C
OAK PARK, IL 60302

16-06-300-050-1020
COMEQUITY 1115
328 S WISCONSIN AV 1A
OAK PARK, IL 60302

16-06-300-050-1021
CURRENT TAXPAYER OF
1115 N HARLEM AVE
OAK PARK, IL 60302

16-06-300-050-1022
LEVY Y PALACIO
1115 N HARLEM AV 1B
OAK PARK, IL 60302

16-06-300-050-1023
CURRENT TAXPAYER OF
1115 N HARLEM AVE
OAK PARK, IL 60302

16-06-300-050-1024
CURRENT TAXPAYER OF
1115 N HARLEM AVE
OAK PARK, IL 60302

16-06-300-050-1025
CURRENT TAXPAYER OF
1115 N HARLEM AVE
OAK PARK, IL 60302

16-06-300-050-1026
CURRENT TAXPAYER OF
1115 N HARLEM AVE
OAK PARK, IL 60302

16-06-300-050-1027
ZUZANA E BALCIUNAS
1115 B HARLEM AV 1C
OAK PARK, IL 60302

16-06-300-050-1028
LUIS CARO
1115 N HARLEM AVE #2B
OAK PARK, IL 60302

16-06-300-050-1029
LEVY Y PALACIO
1115 N HARLEM AVE
OAK PARK, IL 60302

16-06-300-050-1030
CURRENT TAXPAYER OF
1115 N HARLEM AVE
OAK PARK, IL 60302

16-06-300-050-1031
CURRENT TAXPAYER
1115 N HARLEM AVENUE
OAK PARK, IL 60302

16-06-300-051-1001
LARRY E MOODY
1111 N HARLEM AVE
OAK PARK, IL 60302

16-06-300-051-1002
JAMES E CARROLL L TO
1111 N HARLEM AVENUE
OAK PARK, IL 60302

16-06-300-051-1003
SETTLERS HOUSING SVC
12220 WHITLEY ST
WHITTIER, CA 90601

16-06-300-051-1004
MAAZA BONFANTI
1111 N HARLEM AVE #2B
OAK PARK, IL 60302

16-06-300-051-1005
SOT2 LLC
5339 W BELMONT AVE
CHICAGO, IL 60641

16-06-300-051-1006
NEUMAN S KIAMCO2C
1111 N HARLEM AVE
OAK PARK, IL 60302

16-06-300-051-1014
CURRENT TAXPAYER
1111 N HARLEM AVENUE
OAK PARK, IL 60302

16-06-300-051-1015
JAMES E CARROLL L TO
1111 N HARLEM AVENUE
OAK PARK, IL 60302

16-06-300-051-1016
SOT2 LLC
5339 W BELMONT AVE
CHICAGO, IL 60641

16-06-300-051-1017
CURRENT TAXPAYER OF
1111 N HARLEM AVE
OAK PARK, IL 60302

16-06-300-051-1018
CURRENT TAXPAYER OF
1111 N HARLEM AVE
OAK PARK, IL 60302

16-06-300-051-1019
JAMES E CARROLL L TO
1111 N HARLEM AVENUE
OAK PARK, IL 60302

16-06-300-051-1020
CURRENT TAXPAYER OF
1111 N HARLEM AVE
OAK PARK, IL 60302

16-06-300-051-1021
CTLTC USB 7375
10 S LASALLE ST #2750
CHICAGO, IL 60603

16-06-300-051-1022
CTLTC USB 7375
10 S LASALLE ST #2750
CHICAGO, IL 60603

16-06-300-051-1023
CTLTC USB 7375
10 S LASALLE ST #2750
CHICAGO, IL 60603

16-06-300-051-1024
CTLTC USB 7375
10 S LASALLE ST #2750
CHICAGO, IL 60603

16-06-300-051-1025
CTLTC USB 7375
10 S LASALLE ST #2750
CHICAGO, IL 60603

16-06-300-051-1026
CTLTC USB 7375
10 S LASALLE ST #2750
CHICAGO, IL 60603

16-06-300-051-1027
CTLTC USB 7375
10 S LASALLE ST #2750
CHICAGO, IL 60603

16-06-300-051-1028
CTLTC USB 7375
10 S LASALLE ST #2750
CHICAGO, IL 60603

16-06-300-051-1029
SOT2 LLC
5339 W BELMONT AVE
CHICAGO, IL 60641

16-06-300-051-1030
CTLTC USB 7375
10 S LASALLE ST #2750
CHICAGO, IL 60603

16-06-300-051-1031
CTLTC USB 7375
10 S LASALLE ST #2750
CHICAGO, IL 60603

16-06-300-051-1032
CTLTC USB 7375
10 S LASALLE ST #2750
CHICAGO, IL 60603

16-06-300-051-1033
CTLTC USB 7375
10 S LASALLE ST #2750
CHICAGO, IL 60603

16-06-307-003-0000
MATHEW THOMPSON
1029 N HARLEM AVE
OAK PARK, IL 60302

16-06-307-004-0000
HONGWU WANG
723 N CUYLER
OAK PARK, IL 60302

16-06-307-006-0000
SERGIO MARTINEZ
1021 N HARLEM AVE
OAK PARK, IL 60302

16-06-307-007-0000
NICHAYETTE VIL
25W271 OLDHAM RD
NAPERVILLE, IL 60563

16-06-307-008-0000
LARRY AYERS
PO BOX 5571
RIVER FOREST, IL 60305

16-06-307-029-0000
1031 N HARLEM INC
P O BOX 87
RIVER GROVE, IL 60171

16-06-307-034-1001
CURTISSA WARE
1037 N HARLEM AVE 15A
OAK PARK, IL 60302

16-06-307-034-1002
M FAIR
1037 N HARLEM
OAK PARK, IL 60302

16-06-307-034-1003
MARGARET HARRIS
1037 N HARLEM AV 3SA
OAK PARK, IL 60302

16-06-307-034-1004
RENATO GRAZIANO
1037 N HARLEM APT 1SB
OAK PARK, IL 60302

16-06-307-034-1005
SUNDAY WEGNER
1037 N HARLEM AV 25B
OAK PARK, IL 60302

16-06-307-034-1006
JOHN LITTLE
1037 N HARLEM AVE 3SB
OAK PARK, IL 60302

16-06-307-034-1007
ALLISON YUMLU
1125 PARK AVE
RIVER FOREST, IL 60305

16-06-307-034-1008
JOSEPH R IRONS
1039 N HARLEM AV 2S
OAK PARK, IL 60302

16-06-307-034-1009
LILLIAN E VAIL
1039 N HARLEM AV 3C
OAK PARK, IL 60302

16-06-307-034-1010
CHRISTIAN JAPLIT
1039 N HARLEM AVE 1D
OAK PARK, IL 60302

16-06-307-034-1011
PALMINA TROMBETTA
1039 N HARLEM 2SD
OAK PARK, IL 60302

16-06-307-034-1012
CANDACE F DEMARIO
1039 N HARLEM AV 3D
OAK PARK, IL 60302

16-06-307-034-1013
LAVERNE WISDOM
1045 N HARLEM AV
OAK PARK, IL 60302

16-06-307-034-1014
WILLIAM R COURTRIGHT
1045 N HARLEM AV 2NC
OAK PARK, IL 60302

16-06-307-034-1015
CHARLES M LAKE
1045 N HARLEM AVE 3NC
OAK PARK, IL 60302

16-06-307-034-1016
DAVID C CASO
1047 N HARLEM 1NB
OAK PARK, IL 60302

16-06-307-034-1017
RICHARD F MUNDT
1047 N HARLEM AV 2NB
OAK PARK, IL 60302

16-06-307-034-1018
ENEA LAKO
1047 N HARLEM AVE 3NB
OAK PARK, IL 60302

16-06-307-034-1019
ROGER STRAW
352 PERSIMMON DR
FRONT ROYAL, VA 22630

16-06-307-034-1020
LAWRENCE H MC DONALD
1047 N HARLEM #2NA
OAK PARK, IL 60302

16-06-307-034-1021
CLIDIE YOKELY
1047 N HARLEM AV 3NA
OAK PARK, IL 60302

16-06-307-034-1022
LILLIAN E VAIL
1039 N HARLEM AV 3C
OAK PARK, IL 60302

16-06-307-034-1023
CLIDIE YOKELY
1047 N HARLEM AV 3NA
OAK PARK, IL 60302

16-06-307-034-1024
ROGER STRAW
352 PERSIMMON RD
FRONT ROYAL, VA 22630

16-06-307-034-1025
RENATO A GRAZIANO
1037 N HARLEM AV
OAK PARK, IL 60302

16-06-307-034-1026
CHARLES M LAKE
1045 N HARLEM AVE 3NC
OAK PARK, IL 60302

16-06-307-034-1027
LAVERNE WISDOM
1045 N HARLEM AV 1NC
OAK PARK, IL 60302

16-06-307-034-1028
WILLIAM R COURTRIGHT
1045 N HARLEM AV 2NC
OAK PARK, IL 60302

16-06-307-034-1029
PALMINA V TROMBETTA
1039 N HARLEM 2SD
OAK PARK, IL 60302

16-06-307-034-1030
ENEA LAKO
1047 N HARLEM AVE 3NB
OAK PARK, IL 60302

16-06-307-034-1031
MARGARET HARRIS
1037 N HARLEM AV 3SA
OAK PARK, IL 60302

16-06-307-034-1032
CANDACE DEMARIO BUTERA
1022 N KENILWORTH
OAK PARK, IL 60302

16-06-307-034-1033
CHRISTIAN JAPLIT
1039 N HARLEM AVE 1D
OAK PARK, IL 60302

16-06-307-035-0000
ROBERT MILSTEIN
1011 N HARLEM A
OAK PARK, IL 60302

16-06-307-036-0000
MICHAEL RUTKOWSKI
935 W CHESTNUT ST 201
CHICAGO, IL 60642

16-06-307-037-0000
ALEJANDRO BELOZ
1011-C N HARLEM
OAK PARK, IL 60302

16-06-307-038-0000
THERESA JACK
1013 N HARLEM A
OAK PARK, IL 60302

16-06-307-039-0000
PATRICIA POSKITT
1013 N HARLEM AV B
OAK PARK, IL 60302

16-06-307-040-0000
ANTOINETTE ZACCAGNINO
1013 N HARLEM AVE #C
OAK PARK, IL 60302

16-06-307-041-0000
LEIGH ANN TAILLIE
1007 N HARLEM AV #A
OAK PARK, IL 60302

16-06-307-042-0000
JOEMAR LLC
1007 FRANKLIN
RIVER FOREST, IL 60305

16-06-307-043-0000
SCYLA MURRAY
1007 N HARLEM AV C
OAK PARK, IL 60302

16-06-307-044-0000
GLORIA J WOODEN
1009 N HARLEM AVE #A
OAK PARK, IL 60302

16-06-307-045-0000
MONNETTE M BARIEL
1009 N HARLEM
OAK PARK, IL 60302

16-06-307-046-0000
RICHARD MASON
1009C N HARLEM AVE
OAK PARK, IL 60302

16-06-307-047-1001
GUSSIE PETTIS
1001 N HARLEM AV A
OAK PARK, IL 60302

16-06-307-047-1002
ALLISON YUMLU
1125 PARK AVE
RIVER FOREST, IL 60305

16-06-307-047-1003
LINDA LEE
1001-C N HARLEM AVE
OAK PARK, IL 60302

16-06-307-047-1004
NANCY ALLEGRETTI
1001 N HARLEM AV D
OAK PARK, IL 60302

16-06-307-047-1005
MARY GOGGIN
251 CONCORD DR
MELROSE PARK, IL 60160

16-06-307-047-1006
GINO J PISANI
8119 W LAKE ST
RIVER FOREST, IL 60305

16-06-307-047-1007
GINO J PISANI
8119 W LAKE ST
RIVER FOREST, IL 60305

16-06-307-047-1008
DEBBIE R WILLIAMS
1005 N HARLEM AV B
OAK PARK, IL 60302

16-06-307-047-1009
JULIE ANNE CARRAMUSA S
39 W WRIGHTWOOD AVENUE
GLENDALE HTS, IL 60139

16-06-307-047-1010
RACHEL M HERMAN 8633
221 N KENILWORTH
OAK PARK, IL 60302

16-06-307-047-1011
BARRY BLATTBERG
1005 N HARLEW #D
OAK PARK, IL 60302

16-06-307-047-1012
M SEXTON
503 E NORTH ST
ITASCA, IL 60143

16-06-307-048-1001
PACIANO EBARVIA
1715 N 74TH CT
ELMWOOD PARK, IL 60707

16-06-307-048-1002
PACIANO EBARUIA
1715 N 74TH CT
ELMWOOD PARK, IL 60707

16-06-307-048-1003
PACIANO EBARVIA
1715 N 74TH CT
ELMWOOD PARK, IL 60707

16-06-307-048-1004
PACIANO EBARVIA
1715 N 74TH CT
ELMWOOD PARK, IL 60707

16-06-307-048-1005
PACIANO EBARVIA
1715 N 74TH CT
ELMWOOD PARK, IL 60707

16-06-307-048-1006
PACIANO EBARVIA
1715 N 74TH CT
ELMWOOD PARK, IL 60707

16-06-314-003-0000
JOSH RACHEL DENNIS
1129 AUGUSTA
OAK PARK, IL 60302

16-06-314-008-0000
JOHN RAMM
1140 MILLER
OAK PARK, IL 60302

16-06-314-009-0000
DELIA MEENAGHAN
325 SHARON LN
NO AURORA, IL 60542

16-06-314-010-0000
HAMEL SEFFERMAN
1132 MILLER
OAK PARK, IL 60302

16-06-314-011-0000
ERIC ROHMANN
1130 MILLER AVE
OAK PARK, IL 60302

16-06-314-022-0000
ZYLA PROPERTIES LLC
47 W DIVISION ST 395
CHICAGO, IL 60610

16-06-314-023-0000
ZYLA PROPERTIES LLC
47 W DIVISION ST #395
CHICAGO, IL 60610

16-06-315-001-0000
DONALD LAMKEN
1139 W MILLER
OAK PARK, IL 60302

16-06-315-002-0000
KENNETH L HUNTER
1135 W MILLER
OAK PARK, IL 60302

16-06-315-003-0000
STEPHEN D ABTAHI
1131 MILLER AVE
OAK PARK, IL 60302

16-06-315-004-0000
TERESA ERIC WRIGHT
1129 MILLER AVE
OAK PARK, IL 60302

16-06-315-021-0000
ROVAGNATI TEMPORITI
1154 SCHNEIDER AVE
OAK PK, IL 60302

16-06-315-022-0000
TAXPAYER OF
1150 SCHNEIDER AV
OAK PARK, IL 60302

16-06-315-023-0000
TAPARIA GOYAL
1146 SCHNEIDER AVE
OAK PK, IL 60302

16-06-315-024-0000
IRENE M IVANOVA
1142 SCHNEIDER AVE
OAK PARK, IL 60302

16-06-315-025-0000
DOUGLAS LINDA BELPEDIO
1005 N LINDEN AVE
OAK PARK, IL 60302

16-06-315-028-0000
ECKHARDT
1152 SCHNIEDER
OAK PARK, IL 60302

16-06-315-029-0000
CHANAS J ADAMS T
1148 SCHNEIDER AV
OAK PARK, IL 60302

16-06-315-030-0000
D SCULLY
1144 SCHNEIDER
OAK PARK, IL 60302

16-06-315-031-0000
W HUANG
1140 SCHNEIDER AVE
OAK PARK, IL 60302

16-06-315-032-0000
M CHESEBRO
1134 SCHNEIDER AVE
OAK PARK, IL 60302

16-06-315-035-0000
VICTORIAN SQUARE
41 CHICAGOAV
OAK PARK, IL 60302

16-06-316-026-0000
R C JEWELL
1844 N NORDICA
CHICAGO, IL 60707

16-06-316-030-1001
FRANK ALEXANDER
1135 SCHNEIDER AV
OAK PARK, IL 60302

16-06-316-030-1002
GREG MORRISEY
1135 SCHNEIDER 3A
OAK PARK, IL 60302

16-06-316-030-1003
ANDREW HOLLY MCCARTH
1135 SCHNEIDER #4A
OAK PARK, IL 60302

16-06-316-030-1004
BARBARA L CLOUSE
1135 SCHNEIDER 2B
OAK PARK, IL 60302

16-06-316-030-1005
SEBASTIAN BLICHARZ
1135 SCHNEIDER AVE #3B
OAK PARK, IL 60302

16-06-316-030-1006
MELANIE RAK
1135 SCHNEIDER B4
OAK PARK, IL 60302

16-06-316-030-1007
JIHWAN KIM
1135 SCHNEIDER
OAK PARK, IL 60302

16-06-316-030-1008
BARBARA MIREL
1135 SCHNEIDER AVE #3C
OAK PARK, IL 60302

16-06-316-030-1009
CAROL S PERLEE
1135 SCHNEIDER C4
OAK PARK, IL 60302

16-06-316-030-1010
JOHN ROBEL
1135 SCHNEIDER #3D
OAK PARK, IL 60302

16-06-316-030-1011
FRANK ALEXANDER
1135 SCHNEIDER 2A
OAK PARK, IL 60302

16-06-316-030-1012
MELANIE RAK
1135 SCHNEIDER B4
OAK PARK, IL 60302

16-06-316-030-1013
JIHWAN KIM
1135 SCHNEIDER
OAK PARK, IL 60302

16-06-316-030-1014
JOHN ROBEL
1135 SCHNEIDER 3D
OAK PARK, IL 60302

16-06-316-030-1015
MORRISEY
1135 SCHNEIDER AV #3A
OAK PARK, IL 60302

16-06-316-030-1016
ANDREW HOLLY MCCARTH
1135 SCHNEIDER #4A
OAK PARK, IL 60302

16-06-316-030-1017
BARBARA L CLOUSE
1135 SCHNEIDER 2B
OAK PARK, IL 60302

16-06-316-030-1018
BARBARA L CLOUSE
1135 SCHNEIDER 2B
OAK PARK, IL 60302

16-06-316-030-1019
SEBASTIAN BLICHARZ
1135 SCHNEIDER AVE #3B
OAK PARK, IL 60302

16-06-316-030-1020
CAROL PERLEE
1135 SCHNEIDER 4C
OAK PARK, IL 60302

16-06-316-030-1021
BARBARA MIREL
1135 SCHNEIDER AVE #3C
OAK PARK, IL 60302

16-06-316-030-1022
ANDREW HOLLY MCCARTH
1135 SCHNEIDER #4A
OAK PARK, IL 60302

16-06-316-030-1023
JOHN ROBEL
1135 SCHNEIDER #3D
OAK PARK, IL 60302

16-06-316-030-1024
GREG MORRISEY
1135 SCHNEIDER 3A
OAK PARK, IL 60302

16-06-316-030-1025
BARBARA MIREL
1135 SCHNEIDER AVE #3C
OAK PARK, IL 60302



CONCORDIA
UNIVERSITY
CHICAGO

7400 Augusta Street
River Forest
Illinois 60305-1499
708-771-8300
fax 708-209-3176
www.CUChicago.edu

Certificate of Mailing Notice of Village Board Meeting

I, GLEN STEINER, Assistant Vice President for Administration at Concordia University Chicago, certify that I caused the attached **Notice of Neighbor Meeting** to be mailed to 663 property owners on the list provided to Village staff by causing the letters to be deposited postage paid, first class mail, in the mail box at the Oak Park postal substation at Concordia University, 7400 Augusta, River Forest, Illinois 60305, before the hour of four o'clock p.m. on February 24, 2017.

I further certify that the list of property owners is the same as the one previously prepared by Property Insight, and previously submitted to Village staff

Dated: February 24, 2017

Glen Steiner
Assistant Vice President, Administration
Concordia University Chicago

XX. Written Request for Waivers

The University anticipates an approximate ten foot increase in height at the new enclosure located at the southeast corner of the parking garage. This overall height is approximately 54 feet. The overall height of the existing stealth enclosures at the southwest corner and the northwest corner of the parking garage is 65 feet-two inches. The parapet height of Concordia Hall, which is directly south of the proposed enclosure, is 58 feet. We are requesting approval for the new stealth enclosure to be constructed at approximately 54 feet.

Concordia requested and the Development Review Board approved on April 6, 2017, the following waivers from the application process: a detailed site plan showing neighboring structures; detailed plans showing lot area, required yards and setbacks, common space and location, lot area coverage and parking and loading spaces as these do not apply to this application; detailed floor plans, uses of the area and floor area; a landscape plan; traffic study; and, an environmental impact study.

On February 15, 2018 Concordia returned to the Development Review Board to illustrate why this project and application were delayed, to review a new proposed installation configuration, and to request that the traffic study waiver remain in place. At this meeting the Development Review Board approved leaving the waiver for the traffic study in place.

As pointed out previously in this Application, the University believes this proposed Amendment meets the Standards for Review set out in Section 10-19-3 of the Village Code (see Sec. V.).

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XXI. Fee for Village

Concordia University Chicago stands ready to make any deposits deemed necessary as notified by the Village of River Forest.

The rest of this page is intentionally left blank.

EXHIBIT B

**FINDINGS OF FACT AND RECOMMENDATION
OF DEVELOPMENT REVIEW BOARD**

(attached)

**FINDINGS OF FACT AND RECOMMENDATION OF THE
DEVELOPMENT REVIEW BOARD
VILLAGE OF RIVER FOREST**

June 28, 2018

RE: **Application # 18-03, an Amendment to a Planned Development –
Concordia University Chicago – 7400 Augusta Street, River Forest,
Illinois**

PETITIONER: **Concordia University Chicago**

APPLICATION: **For amendments to a previously approved Planned Development to
construct new cellular antennae sites on the parking garage on the
east side of the Petitioner's campus (7400 Augusta Street, River
Forest, Illinois) ("Subject Property")**

SUMMARY OF RECOMMENDATION: On April 9, 2018, the Petitioner submitted an application to the Village of River Forest for an amendment to the previously approved Planned Development for the Subject Property, which application was amended during the public hearing process (together the "Application"). The Application requests permission to construct new cellular antennae sites for Verizon Wireless on the parking garage on the east side of the Subject Property. The Application was received and processed by Village staff in accordance with the Village of River Forest Village Code.

BACKGROUND: Petitioner is a university providing post-secondary education to students residing both on and off campus. The Subject Property is Petitioner's River Forest campus, which consists of a series of buildings, parking areas, open spaces, recreation areas, and associated improvements. Petitioner has operated as a university on the Subject Property for many years, and has improved the Subject Property with, among other structures, dormitories for students who reside on campus and a parking garage.

The Subject Property is located within the PRI Public/Recreational/Institutional Zoning District. Development and use of the Subject Property is regulated by a Planned Development issued by the Village in Ordinance 2837, as amended by Ordinances 2874, 2888 and 3335A. The Subject Property is generally surrounded by residential uses on the west, south, and east sides, and with a mix of residential and institutional uses on the north side.

Petitioner proposes in the Application to build new cellular antennae sites for Verizon Wireless on the parking garage on the east side of the Subject Property ("New Cellular Antennae Sites"). The New Cellular Antennae Sites are proposed to be added to the top of the parking garage in an enclosure in the southeast corner of level five (5) along Bonnie Brae Place and in an enclosure to be added to the parking garage on the west side of the stairway on the southwest corner. The New Cellular Antennae Sites are proposed to be built at a height of approximately ten feet (10') above the parking garage, to accommodate a stealth enclosure of the cellular antennae arrays, with the height of the southeast corner being lower than that of the southwest corner. The New Cellular Antennae Sites would also include accessory equipment located on a pad at ground level, cable trays, a screen wall, and so on, as depicted in the Application. The New Cellular Antennae Sites, if approved, would result in the relocation of one (1) parking stall from the parking garage to another location on the Subject Property. The Application does not propose the reduction in the total number of off street parking spaces on the Subject Property.

APPLICATION: The Application seeks the following site development allowance, as permitted by the Village of River Forest Zoning Ordinance (“Zoning Ordinance”):

Building Height: An approximately ten feet (10’) increase in building height above the maximum building height, for a total building height of approximately fifty-four feet (54’) (as depicted in Section 8 of the Application on drawing ANT-1)

PUBLIC HEARING: At the public hearing before the Development Review Board (“DRB”) held on June 21, 2018 (“Hearing”), representatives of Petitioner presented the Application. At the duly and properly noticed Hearing, testimony was taken and heard by the DRB on the Application. All persons testifying during the Hearing were sworn prior to giving testimony. All persons wishing to be heard were allowed to engage in cross-examination of the witnesses and provide testimony on their own behalf.

Following a presentation by Petitioner and its contractors, reports by various Village staff, and public comment from all who wished to speak, if any, the Development Review Board (“DRB”) voted, 4 to 0, to recommend approval of the Application to the Village President and Board of Trustees.

FINDINGS: The DRB, based upon the evidence presented at the Hearing, and pursuant to Section 10-19-3 of the Village Code, makes the following Findings regarding the Application:

A. The proposed use or combination of uses is consistent with the goals and policies of the comprehensive plan.

The Subject Property is located in the PRI: Public/Recreational/Institutional Zoning District. Overall, the New Cellular Antennae Sites are consistent with the goals and objectives of the Comprehensive Plan. Specifically, the DRB finds that the presence of the New Cellular Antennae Sites will help to preserve the existing quality of life, character and heritage of the area, while anticipating change and progress in the future, by strengthening the telecommunications capacity of a part of the Village that is in need of additional telecommunications investment and upgrades (Comprehensive Plan Goal 1), that the proposed New Cellular Antennae Sites are a compatible and economically sustainable use of the Subject Property (Comprehensive Plan Goal 2), that the New Cellular Antennae Sites will help to protect and enhance an institutional facility that contributes to the overall character and quality of life in the Village (Comprehensive Plan Goal 3), that upgrading the Petitioner’s campus with the New Cellular Antennae Sites are consistent with the goal of forging and maintaining strong public and private partnerships to capitalize upon and coordinate all resources and assets of the Village (Comprehensive Plan Goal 4), and that the New Cellular Antennae Sites will continue to enhance and improve the quality of life for Village residents through the provision of quality community facilities and services (Comprehensive Plan Goal 5). The DRB finds that this standard is met.

B. The establishment, maintenance, or operation of the use or combination of uses will not be detrimental to or endanger the public health, safety, comfort, morals, or general welfare of the residents of the Village.

Testimony at the Hearing from the Petitioner and Village’s staff demonstrated that the New Cellular Antennae Sites would not result in any condition that would be detrimental to or endanger the public health, safety, comfort, morals, or general welfare of residents in the Village. The DRB finds that this standard is met.

- C. **The proposed use or combination of uses will not diminish the use or enjoyment of other property in the vicinity for those uses or combination of uses which are permitted by this zoning title.**

The testimony showed that the New Cellular Antennae Sites will not diminish the use or enjoyment of properties in its vicinity, as the New Cellular Antennae Sites will be housed in modestly sized vertical additions to the parking garage, and will be set back from the Bonnie Brae Place right of way. Moreover, the architecture and style of the New Cellular Antennae Sites are consistent with the character of the parking garage, and compliment the character of the Subject Property and that of the Village. No evidence was presented to the contrary. For these reasons, the DRB finds that this standard has been met.

- D. **The establishment of the proposed use or combination of uses will not impede the normal and orderly development and improvement of surrounding properties for uses or combination of uses otherwise permitted in the zoning district.**

The proposed uses in the Application are consistent with other uses in the PRI Public/Recreational/Institutional Zoning, including an existing cellular antennae site on the Subject Property. The addition of the New Cellular Antennae Sites would not impede the adjacent residential uses, and would provide a strengthened telecommunications network for residents. The surrounding neighborhood has been fully developed for a number of years. Based on this evidence, the DRB finds that this standard has been met.

- E. **The proposed use or combination of uses will not diminish property values in the vicinity.**

Evidence presented by the Petitioner suggested that there would be no diminishment of property values in the vicinity of the New Cellular Antennae Sites, and no testimony or evidence to the contrary was presented to the DRB. For this reason, and for the additional reasons stated above in Standard C., the DRB finds that this standard has been met.

- F. **Adequate utilities, road access, drainage, police and fire service and other necessary facilities already exist or will be provided to serve the proposed use or combination of uses.**

There are adequate utilities, road access, drainage, police and fire services, and other Village services, to serve the improvements set forth in the Application. No evidence was presented suggesting or establishing that the New Cellular Antennae Sites would be implausible or hampered by a lack of utilities, road access, drainage, police or fire services. The DRB finds that this standard has been met.

- G. **Adequate measures already exist or will be taken to provide ingress and egress to the proposed use or combination of uses in a manner that minimizes traffic congestion in the public streets.**

Given the nature of the proposed use, no traffic impacts are expected due to the New Cellular Antennae Sites, except infrequent service vehicle trips that would be handled in parking spaces available in the parking garage on the Subject Property. The DRB finds that this standard has been met.

H. The proposed use or combination of uses will be consistent with the character of the Village.

The New Cellular Antennae Sites are consistent with the character of the Village and the Petitioner's long term use of the Subject Property. Based on the evidence presented, the DRB finds that this standard has been met.

I. Development of the proposed use or combination of uses will not materially affect a known historical or cultural resource.

There are no historic or cultural resources affected by the New Cellular Antennae Sites. Based on the evidence presented, the DRB finds that this standard has been met.

J. The design of the proposed use or combination of uses considers the relationship of the proposed use or combination of uses to the surrounding area and minimizes adverse effects, including visual impacts of the proposed use or combination of uses on adjacent property.

The New Cellular Antennae Sites are a use that is compatible with uses in surrounding area, including the existing cellular antenna site on the parking garage on the Subject Property. The design of the New Cellular Antennae Sites is complimentary to the parking garage and the surrounding area. There was no evidence or testimony presented that adverse effects would result if the New Cellular Antennae Sites were built and put into use. Based on the evidence presented, the DRB finds that this standard has been met.

K. The design of the proposed use or combination of uses promotes a safe and comfortable pedestrian environment.

There are no expected pedestrian impacts resulting from the New Cellular Antennae Sites. No testimony was presented at the Hearing demonstrating that there was any risk to pedestrians based upon the improvements requested for approval in the Application. Based on the evidence presented, the DRB finds that this standard has been met.

L. The applicant has the financial and technical capacity to complete the proposed use or combination of uses and has made adequate provisions to guarantee the development of any buffers, landscaping, public open space, and other improvements associated with the proposed use or combination of uses.

Evidence presented at the Hearing and in the Application demonstrates Petitioner's financial and technical feasibility to complete the New Cellular Antennae Sites. There are no impacts on buffers, landscaping, public open space, and other improvements associated with the Application. Based on the evidence presented, the DRB finds that this standard has been met.

M. The proposed use or combination of uses is economically viable and does not pose a current or potential burden upon the services, tax base, or other economic factors that affect the financial operations of the Village, except to the extent that such burden is balanced by the benefit derived by the Village from the proposed use.

Petitioner has produced evidence that the construction and operation of the New Cellular Antennae Sites are economically viable. The DRB finds that there is no evidence the proposed use will increase the burden on Village services, the Village's tax base, or other economic factors

that affect the financial operations of the Village. Based on the evidence presented, the DRB finds that this standard has been met.

SUMMARY OF RECOMMENDATION: Based upon the foregoing Findings, the DRB, by a vote of 4 to 0, recommends to the President and Board of Trustees that the Board approve the Application, including a site development allowance for height up to approximately fifty-four feet (54') which is an increase of approximately ten feet (10') over the existing building height in the area in question (as depicted in Section 8 of the Application on drawing ANT-1).

Signed: _____
Frank Martin, Chairman
Development Review Board
Village of River Forest

Dated: _____

**VILLAGE OF RIVER FOREST
DEVELOPMENT REVIEW BOARD MEETING MINUTES
June 21, 2018**

A meeting of the Village of River Forest Development Review Board was held at 7:30 p.m. on Thursday, June 21, 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 Crosby, Dombrowski, O'Brien, and Chairman Martin

Absent: Members Fishman, Ruehle and Ryan

Also Present: Assistant Village Administrator Lisa Scheiner, Planning Consultant John Houseal, Village Attorney Greg Smith

II. APPROVAL OF MINUTES OF THE MAY 3, 2018 DEVELOPMENT REVIEW BOARD MEETING

A MOTION was made by Member O'Brien and SECONDED by Member Dombrowski to approve the minutes of the May 3, 2018 Development Review Board Meeting as amended.

Ayes: Members Crosby, Dombrowski, O'Brien, and Chairman Martin

Nays: None

Motion Passed.

III. PUBLIC HEARING - APPLICATION #18-03 - AMENDMENT TO PLANNED DEVELOPMENT TO ADD CELLULAR ANTENNAS TO PARKING GARAGE - CONCORDIA UNIVERSITY (7400 AUGUSTA)

Assistant Village Administration Scheiner administered the oath and notified those who would testify at the public hearing were reminded that the River Forest Village Code makes it unlawful for any person to knowingly make a false statement of material fact to the Village in connection with any application, report, affidavit, oath, certification and attestation. Violations are punishable as a petty offense with a fine.

Glen Steiner, Concordia University, said the purpose of the application is to improve Verizon coverage in the area to benefit the campus, students, faculty, staff and the surrounding community where Verizon coverage is currently limited. He said an amendment was approved in 2010 to increase the height of the southwest corner of the parking garage to allow antenna from T-Mobile and AT&T. Mr. Steiner said this project will put a stealth enclosure at the southeast corner of the parking structure that will increase its height from approximately 44 feet to 54 feet. He said they believe it will blend in nicely and will not be obtrusive or problematic for neighbors. Mr. Steiner presented a photo of the existing parking structure and a rendering showing what it will look like if the stealth enclosure is installed. He described the configuration of the antenna array and noted that it will not be visible to any surrounding properties. He stated that a smaller stealth enclosure will also be located

on the west staircase on the exterior of the western facing wall of the parking structure and that it will match the existing façade of that stair tower.

Mr. Steiner said that the location that has been selected on level five requires one parking space and that the University will add one parking space elsewhere on campus so they do not impact parking capacity. He said Verizon is requiring its own fiber which will be brought in underground via their own fiber box in the parkway and their own raceway underground, which was the subject of an amendment to the application that was submitted to the Village on June 20, 2018.

Mr. Steiner said there is a letter from Grimes Real Estate in the application which states that the application will have no adverse impact on the surrounding community. He said there will be no increased demand on Village services. Mr. Steiner noted that, during the technical review meeting with Village Staff, the Police Chief noted that improved Verizon coverage in the area would also improve police communications in that area. Mr. Steiner said that Verizon sent a letter indicating that they have the financial capacity to complete the project and that the University is not investing any of its own money in the construction.

Mr. Crosby asked if there is not enough room in the existing west stair case enclosure to locate the new antenna. Mr. Steiner said that Verizon could not install the antenna in the directions needed at that location and that is why they needed to locate them at the southeast corner.

Tom Zimmerman, Terra Consulting Group, stated T-Mobile is located on the inside of the existing stealth enclosure and they have existing cabinets with all of their radio and antenna equipment. He said there is no room for Verizon antennas.

In response to a question from Village Attorney Smith, Mr. Steiner stated that the existing height of the parking garage is approximately 44 feet and will increase by 10 feet to approximately 54 feet. In response to a follow up question from Village Attorney, Mr. Steiner said the exact dimensions are located in the application under Section 8, Sheet ANT-1.

Chairman Martin noted that the letter regarding the financial ability of Verizon to complete this project was dated a little more than a year ago and asked that someone update the Development Review Board on whether that has changed. Mark Layne, Insite Real Estate, said Verizon could update the letter and that he believes Verizon's financial position has not decreased since last year, but he cannot speak for Verizon.

In response to a question from Chairman Martin, Mr. Steiner stated that the new parking space would be located on the south edge of the current track stadium where fleet vehicles are currently parked. They will add one stall across from the maintenance building for another car to be parked there.

Ms. O'Brien stated that the Public Works Director noted in his memo that when the door to the enclosure is open it may take up two spaces. Mr. Steiner explained that the door opens into an adjacent parking space and that it cannot be moved to the north because it is on the edge of an array where it cannot be safely opened when it is turned on. Mr. Steiner also explained how their agreements with the cellular service providers require 48-hour advance

notice to come on campus to conduct non-emergency maintenance and that, in those cases, they reserve parking spaces to provide sufficient access. He said they plan to try to handle it this way with Verizon in an effort not to impact another parking space.

Assistant Village Administration Scheiner stated that the Village's Police and Fire Chiefs noted that there would be no impact to the Village's ability to deliver services. She said the Public Works Director submitted two memos. The first memo, dated May 30, 2018, raises the question regarding access to the array that Mr. Steiner just discussed. It also says the project will have no impact on the Department's ability to deliver services. In response to the amendment to the application that was made on June 20, 2018, the Public Works Director reviewed it and stated that the change will not significantly impact the Village's infrastructure or ROW, and there is no objection to the modification to the application.

John Houseal, the Village's planning consultant, said that from a planning perspective there is no impact as it does not change the intensity or character of the operation of the University. He noted that from a zoning perspective it is 10-foot height increase to the southeast corner and that it is higher than what the zoning district permits, but that the southwest corner is already approximately 64 feet high. He discussed his opinion that previous height amendments to the structure mean that there is no need for a site development allowance for this application. He noted that the bump-out on the west side is de minimis. He also said the new handhole addition has no impact from a zoning perspective. In response to comment from Chairman Martin, Mr. Houseal reviewed the memorandum he drafted and clarified that the height of the southeast corner is changing.

Village Attorney Smith noted that he believes a site development allowance of 10 feet is required to increase the garage height. He stated that relief from the height requirement was previously granted but that it does not allow the University to build within that 65-foot box as they see fit. He said the legal notice and application are sufficient to allow the site development allowance. Mr. Smith continued that the Planned Development Ordinance says modification of a structure subject to a planned development has to come before the Development Review Board, so whether or not the site development allowance is required is irrelevant in some ways, however, the findings of fact include a recitation that a site development allowance should be granted for height. Mr. Houseal stated that he defers to the attorney's legal interpretation.

There were no additional public comments. Chairman Marin closed the public hearing.

IV. DISCUSSION/DELIBERATION/RECOMMENDATION – AMENDMENT TO PLANNED DEVELOPMENT TO ADD CELLULAR ANTENNAS TO PARKING GARAGE – CONCORDIA UNIVERSITY (7400 AUGUSTA)

A MOTION was made by Member Dombrowski and SECONDED by Member Crosby to recommend to the Village Board of Trustees that this amendment to the planned development application be approved.

Ayes: Members Crosby, Dombrowski, O'Brien, and Chairman Martin

Nays: None

Motion Passed.

V. APPROVAL OF FINDINGS OF FACT - AMENDMENT TO PLANNED DEVELOPMENT TO ADD CELLULAR ANTENNAS TO PARKING GARAGE – CONCORDIA UNIVERSITY (7400 AUGUSTA)

Chairman Martin stated that he would like to defer the approval of the Findings of Fact to the Development Review Board's June 28, 2018 meeting.

VI. PUBLIC HEARING – APPLICATION #18-04 – AMENDMENT TO PLANNED DEVELOPMENT TO CONSTRUCT ONE-STORY WALKWAY BETWEEN CHRISTOPHER CENTER AND WEST ANNEX – CONCORDIA UNIVERSITY (7400 AUGUSTA)

Mr. Steiner stated that the University recently renovated the first floor of the West Annex which led to the installation of a new exit on the west side of that building and that they intended to put a covered canopy over a pedestrian walkway between buildings to provide shelter from the elements. He said a donor stepped forward and proposed an enclosed walkway with an approximate value of \$400,000. Mr. Steiner said that, in response to a comment at the pre-filing meeting, they visited with the Building Official Clifford Radatz who confirmed that not every entrance to a building must be handicapped accessible. Mr. Steiner said both West Annex and the Christopher Center have alternative handicapped access.

Mr. Steiner said the new walkway would allow someone to travel from the Christopher Center, which is on the far west end of campus, to the library which is located on the far east edge of the campus, without having to be outside in the elements. Mr. Steiner said the single-story walkway will be 14 feet 11 inches wide and made with glass and bronze metal framing. He said it will be similar to a connection that was recently constructed between the new residence hall and the existing Mary Martha Hall.

Mr. Steiner said the construction timeframe is about 10 weeks and they hope to start construction in the late summer or early fall so the project is complete before the snow flies. He presented a map that showed the location of the proposed enclosed walkway and said it will be located about 315 feet from Augusta Street. He said they do not believe it will be obtrusive, unattractive, disruptive to surrounding properties. Mr. Steiner noted that, after the pre-filing conference, the contractor noted that one tree is in the way of construction and would need to be removed. Mr. Steiner said they will replace that tree on a caliper inch by caliper inch basis and noted the location of the new trees on the landscape plan. He also presented images and perspectives from and of the new walkway.

In response to a questions from Chairman Martin and Mr. Crosby, Mr. Steiner confirmed that the location of doors from the buildings to the proposed walkway. He also described how existing doors are used for ingress/egress to a children's play area and the security features that are in place. He described the ingress/egress and access plan for those areas to and from the proposed walkway.

Chairman Martin noted that in addition to being 300' off of Augusta, there are two metal fences, trees, and shrubs between the parking lot and where the structure will be.

In response to a question from Member O'Brien regarding the construction crew's impact on parking, Mr. Steiner described the areas where construction crews will park.

In response to a question from Mr. Crosby, Mr. Steiner said the glass will be tinted lightly and coated with low-e.

In response to a question from Chairman Martin regarding the project's financing, Mr. Steiner stated that the University has already received and cashed the donor's check and has the money on hand to complete the project.

Assistant Village Administration Scheiner stated that she has a memo from the Police Chief, Public Works Director and Fire Chief indicating that there will be no impact on the Village's ability to deliver services as a result of the construction of this new building and that any concerns can be addressed through the building permitting process.

Chairman Martin noted that the Fire Chief raised an issue in his memo regarding signage. Ms. Scheiner stated, and Mr. Steiner confirmed, the matter was discussed during technical review and the applicant agreed to comply with what the Fire Chief requested.

Mr. Houseal stated that the proposed walkway does not intensify or change the use of the university and enhances pedestrian environment on campus. It is almost invisible from any adjacent property and public right-of-ways, and has no visual or functional impact on the campus or surrounding properties.

In response to a question from Chairman Martin, Mr. Houseal confirmed that this is considered a building under the Village's code and that it requires a major amendment even though it is not programmable or occupiable. In response to a follow-up question from Chairman Martin, Mr. Houseal agreed with Mr. Steiner's analysis that the building has to be ADA compliant but not every single egress has to be. Mr. Houseal said that there are no site development allowances are required. He also confirmed that the structure is in keeping with the PRI Zoning District and complies with the comprehensive plan as it improves pedestrian environment and connectivity of the campus.

There were no additional public comments. Chairman Marin closed the public hearing.

VII. DISCUSSION/DELIBERATION/RECOMMENDATION – APPLICATION #18-04 – AMENDMENT TO PLANNED DEVELOPMNT TO CONSTRUCT ONE-STORY WALKWAY BETWEEN CHRISTOPHER CENTER AND WEST ANNEX – CONCORDIA UNIVERSITY (7400 AUGSUTA)

Mr. Crosby stated that he believes this is appropriate architecturally.

A MOTION was made by Member O'Brien and SECONDED by Member Crosby to recommend to the Village Board of Trustees that this amendment to the planned development application be approved.

Ayes: Members Crosby, Dombrowski, Fishman, O'Brien, and Chairman Martin

Nays: None

Motion Passed.

VIII. APPROVAL OF FINDINGS OF FACT – APPLICATION #18-04 – AMENDMENT TO PLANNED DEVELOPMNT TO CONSTRUCT ONE-STORY WALKWAY BETWEEN CHRISTOPHER CENTER AND WEST ANNEX – CONCORDIA UNIVERSITY (7400 AUGSUTA)

Chairman Martin stated that he would like to defer the approval of the Findings of Fact to the Development Review Board's June 28, 2018 meeting.

IX. PUBLIC COMMENT

None.

X. ADJOURNMENT

A MOTION was made by Member Crosby and SECONDED by Member Fishman to adjourn the meeting of the Development Review Board at 8:16 p.m.

Ayes: Members Crosby, Dombrowski, Fishman, O'Brien, and Chairman Martin

Nays: None

Motion Passed.

Ms. Scheiner announced that the June 28, 2018 public hearing will be held at Concordia University and noted that there is a link on the Village's website to the campus map.

Respectfully Submitted:

Lisa Scheiner
Secretary

Frank R. Martin
Chairman, Development Review Board

Date



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

MEMORANDUM

Date: June 28, 2018

To: Eric Palm, Village Administrator

From: Lisa Scheiner, Assistant Village Administrator

Subj: Concordia University Chicago Residence Hall– Planned Development Amendment
Application #18-04 – Enclosed Pedestrian Walkway

Issue

The property located between Division Street to the north, Augusta Street to the south, Bonnie Brae Place to the east and Monroe Avenue to the west is home to Concordia University Chicago (CUC) and is zoned PRI. CUC has filed application #18-04, which proposes to amend the existing planned development permit for the purpose of constructing an enclosed pedestrian walkway between the West Annex and the Christopher Center on the west side of the campus.

This enclosed walkway meets the definition of a “building” under Section 10-3-1 of the Zoning Ordinance. Section 10-16-3 of the Zoning Ordinance states that no new construction or expansion of any building is permitted in a PRI except as approved as a planned development. Further, Section 10-19-8(A) of the River Forest Zoning Ordinances states that a change to an existing planned development is not minor if it increases the footprint of a building. Therefore, this change constitutes a major amendment to the existing planned development.

By way of background, the property is currently regulated by a planned development permit issued in Ordinances 2837 (June, 1999, athletic stadium), 2874 (April, 2000, parking structure), 2888 (June, 2000, early childhood education center), 3335A (July, 2010, cellular antenna on parking structure), and 3602 (July, 2016, residence hall).

At its June 28, 2018 meeting, the DRB voted unanimously in favor of recommending approval of the application and adopted the attached Findings of Fact. Also attached are the draft minutes of the June 21, 2018 Development Review Board meeting.

At its July 9, 2018, meeting the Village Board of Trustees will consider the enclosed Ordinance Granting a Planned Development Amendment Permit for CUC.

Analysis

The following occurred in accordance with the River Forest Municipal Code Planned Development provisions:

<u>Task</u>	<u>Date</u>
Notice of Neighbor Meeting Mailed	Waived
Neighbor Meeting(s) Held	Waived
Technical Review Meeting with Staff	5/3/18
Notice of Public Hearing Mailed	5/23/18
Public Hearing Signage Posted at Site	6/5/18
Legal Notice in Wednesday Journal	6/5/18
Public Hearing(s) Held	6/21/18
DRB Final Action Taken	6/28/18
Notice of Village Board Consideration Mailed	7/2/18

Site Development Allowance Requested

No site development allowances are requested.

Action Required

In accordance with the Municipal Code, should the Board wish to approve Planned Development application #18-04 it will require the concurrence of the majority of all Trustees of the Village then holding office, including the Village President. In approving a planned development permit, the Board of Trustees may attach such conditions to the approval as it deems necessary to have the proposed use or combination of uses meet the standards set forth in Section 10-19-3 of the River Forest Municipal Code and to prevent or minimize adverse effects on other property in the immediate vicinity. Such conditions may include, but are not limited to: limitations on size, bulk and location; requirements for landscaping, signage, outdoor lighting, provisions for adequate ingress and egress; hours of operation; and such other conditions as the Village Board may deem to be in furtherance of the objectives of this Section.

If the Board wishes to approve an Ordinance granting an amendment to the existing planned development permit for application #18-04 as recommended by the Development Review Board, the following motion would be appropriate:

Motion to approve an Ordinance Granting a Major Amendment to Planned Development Permit for 7400 Augusta Street (Concordia University Covered Pedestrian Walkway)

Documents Attached

1. Ordinance Granting a Major Amendment to Planned Development Permit for 7400 August Street (Concordia University Covered Pedestrian Walkway)
2. Findings of Fact
3. Planned Development Application #18-04 (Enclosed separately)
4. Draft minutes of the June 21, 2018 Development Review Board meeting

ORDINANCE NO. _____

**AN ORDINANCE GRANTING AN AMENDMENT TO A PLANNED
DEVELOPMENT PERMIT FOR 7400 AUGUSTA STREET
(CONCORDIA UNIVERSITY ENCLOSED PEDESTRIAN WALKWAY)**

WHEREAS, on April 16, 2018, Concordia University Chicago (“Applicant”) submitted an application, as amended during the public hearing process (“Application”) requesting that the Village of River Forest (“Village”) grant an amendment to a planned development permit allowing the construction of an enclosed pedestrian walkway between the West Annex and the Christopher Center on the west side of the Applicant’s campus located at 7400 Augusta Street, River Forest, Illinois (“Property”); and

WHEREAS, a copy of the Application, is attached hereto as **Exhibit A** and made a part hereof; and

WHEREAS, the Application was filed with the Village, was referred to the Development Review Board for a public hearing, and was processed in accordance with the Village’s Zoning Ordinance, as amended from time to time; 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 hearing in the *Wednesday Journal*, a newspaper of general circulation in this Village, there being no newspaper published in this Village; and

WHEREAS, the Property is regulated by a planned development issued by the Village in Ordinance 2837, as amended by Ordinances 2874, 2888, 3335A, and [cellular antennae sites ordinance] (together the “Planned Development”); and

WHEREAS, the Development Review Board of this Village held a public hearing on the Application on June 21, 2018, on whether to make a recommendation that the Application be granted, during which hearing all persons present were afforded an opportunity to be heard orally and in writing; and

WHEREAS, the Development Review Board recommended approval of the Application on June 21, 2018, by a vote of 4-0, and approved written findings of fact and a recommendation on June 28, 2018, by a vote of 5-0 (“Findings and Recommendation”), a copy of which is attached hereto as **Exhibit B** and made a part hereof; and

WHEREAS, the Findings and Recommendation was forwarded to the President and Board of Trustees of the Village (“Corporate Authorities”), and the Corporate Authorities have duly considered said Findings and Recommendation, along with the testimony and exhibits put before the Development Review Board during the public hearing on the Application;

NOW, BE IT ORDAINED by the President and Board of Trustees of the Village of River Forest, Cook County, 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 Ordinance.

SECTION 2: That the Application is in the public good and in the best interest of the Village and its residents, and the Application is consistent with and fosters the purposes and spirit of the Village's Zoning Ordinance, and the that Application is also in accordance with the provisions of the comprehensive land use plan of the Village.

SECTION 3: That the Application meets the standards set forth in Section 10-19-3 of the Zoning Ordinance of the Village of River Forest.

SECTION 4: That the Application is granted and the Planned Development is hereby amended to incorporate the improvements and uses proposed in the Application.

SECTION 5: That all ordinances, or parts of ordinances in conflict with this Ordinance, are hereby expressly repealed.

SECTION 6: 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:

APPROVED by me this 9th day of July, 2018.

Catherine Adduci, Village President

ATTEST:

Kathleen Brand-White, Village Clerk

The Applicant acknowledges hereby the reasonableness of the above and foregoing terms and conditions in the Ordinance, and hereby accepts the same.

By: _____
President, Concordia University
Titleholder of Record of the Property

Date: _____

EXHIBIT A

APPLICATION

(attached)

I. Overview

A letter from University President Dr. Daniel Gard follows this page.

The rest of this page is intentionally left blank.



1864

CONCORDIA
UNIVERSITY
CHICAGO

Office of the President
7400 Augusta Street
River Forest
Illinois 60305-1499
708-209-3003
fax 708-209-3534
www.CUChicago.edu

April 16, 2018

Chairman Frank Martin
Development Review Board
Village of River Forest
400 Park
River Forest, IL 60305

Re: Application for Planned Development
Pedestrian walk way between the West Annex and Christopher Center

Dear Chairman Martin and Members of the Development Review Board:

Concordia University Chicago requests permission to construct a new pedestrian walk way between the West Annex and Christopher Center.

The walk way is designed to allow passage between buildings with protection from the elements. We believe that this installation will be of a great benefit to the Concordia Community because it will improve pedestrian traffic between these two buildings.

We look forward to meeting with the Development Review Board regarding this application.

Respectfully submitted,

The Rev. Daniel L. Gard, Ph.D.
President

II. Names and Addresses of Owners and Applicants

a. Name and Addresses of Owners of Properties

Concordia University Chicago¹
7400 Augusta Street
River Forest, Illinois 60305-1499

b. The applicant

Concordia University Chicago
7400 Augusta Street
River Forest, Illinois 60305-1499

The rest of this page is intentionally left blank.

¹

Also referred to from time to time simply as “Concordia” or “University.”

III. Statement from Owner

The owner of the property, Concordia University Chicago, is the applicant for the Planned Development.

The rest of this page is intentionally left blank.

IV. Survey, Legal Description, Street Address**Survey**

The surveys for Concordia University Chicago, 7400 Augusta, are contained on the page following the legal descriptions. A Plat of Survey for 7400 Augusta Street, dated January 11, 2017, in a scale of 1" to 40', has been submitted to the Village staff for detailed reference. This detailed plat has not been reduced to 11" x 17" format.

The following pages are the legal description for the Concordia campus and a survey of the University campus.

The rest of this page is intentionally left blank.

Legal Descriptions and Legal Addresses

7400 Augusta
River Forest, Illinois
[Concordia University Chicago]

BLOCKS 2, 3, 4, 5, 6 AND 7 IN BOGUE'S ADDITION TO OAK PARK, BEING A SUBDIVISION IN THE SOUTHEAST $\frac{1}{4}$ OF SECTION 1, TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN; ALSO THE 66-FOOT STRIP OF GROUND LYING BETWEEN SAID BLOCKS 3 AND 4 AND 5 AND 6, AFORESAID AND NORTH OF THE NORTH LINE OF AUGUSTA STREET AND SOUTH OF THE SOUTH LINE OF DIVISION STREET AND THE STRIP OF GROUND, LYING BETWEEN BLOCKS 2 AND 3 AND BLOCKS 6 AND 7, AFORESAID NORTH OF SAID NORTH LINE OF AUGUSTA STREET AND SOUTH OF THE SOUTH LINE OF DIVISION STREET AND THE STRIP OF LAND AND ALL OF THAT PART OF THE STRIP OF GROUND, LYING BETWEEN BLOCKS 2, 3, AND 4 AND BLOCKS 5, 6 AND 7 AFORESAID AND WEST OF A LINE PARALLEL TO AND 435.00 FEET WEST OF THE WEST LINE OF HARLEM AVENUE, AS SHOWN ON THE PLAT OF BOGUE'S ADDITION, AFORESAID ALL SITUATED IN THE VILLAGE OF RIVER FOREST, OF COOK COUNTY, ILLINOIS EXCEPTING THEREFROM THE FOLLOWING TWO (2) DESCRIBED PARCELS OF REAL ESTATE:

1) A PARCEL OF GROUND, SAID PIECE OR PARCEL OF GROUND LOCATED ON THE SOUTHWEST CORNER OF DIVISION STREET AND BONNIE BRAE IN RIVER FOREST, COOK COUNTY ILLINOIS, FRONTING 200.00 FEET ON THE SOUTH SIDE OF DIVISION STREET AND 250.00 FEET ON THE WEST SIDE OF BONNIE BRAE, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE LOT LINE WHERE DIVISION STREET AND BONNIE BRAE MEET AT THE SOUTHWEST CORNER OF THE INTERSECTION; THENCE SOUTH ALONG THE WEST LINE OF BONNIE BRAE TO A POINT 250.00 FEET SOUTH; THENCE WEST AND PARALLEL WITH THE SOUTH LINE OF DIVISION STREET, A DISTANCE OF 200.00 FEET; THENCE NORTH AND PARALLEL WITH THE WEST LINE OF BONNIE BRAE, A DISTANCE OF 250.00 FEET TO THE SOUTH LINE OF DIVISION STREET; THENCE EAST ALONG THE SOUTH LINE OF DIVISION STREET, A DISTANCE OF 200.00 FEET TO THE POINT OF BEGINNING SITUATED IN BOGUE'S ADDITION TO OAK PARK, BEING A SUBDIVISION IN THE SOUTHEAST $\frac{1}{4}$ OF SECTION 1, TOWNSHIP 39 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN; AND

2) THE EAST 200.00 FEET OF THE NORTH 200.00 FEET OF THE SOUTH 410 FEET OF BLOCK 7 OF BOGUE'S ADDITION TO OAK PARK, BEING A SUBDIVISION IN THE SOUTHEAST $\frac{1}{4}$ OF SECTION 1, TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN.



GRAPHIC SCALE



(IN FEET)
1 inch = 40 ft.

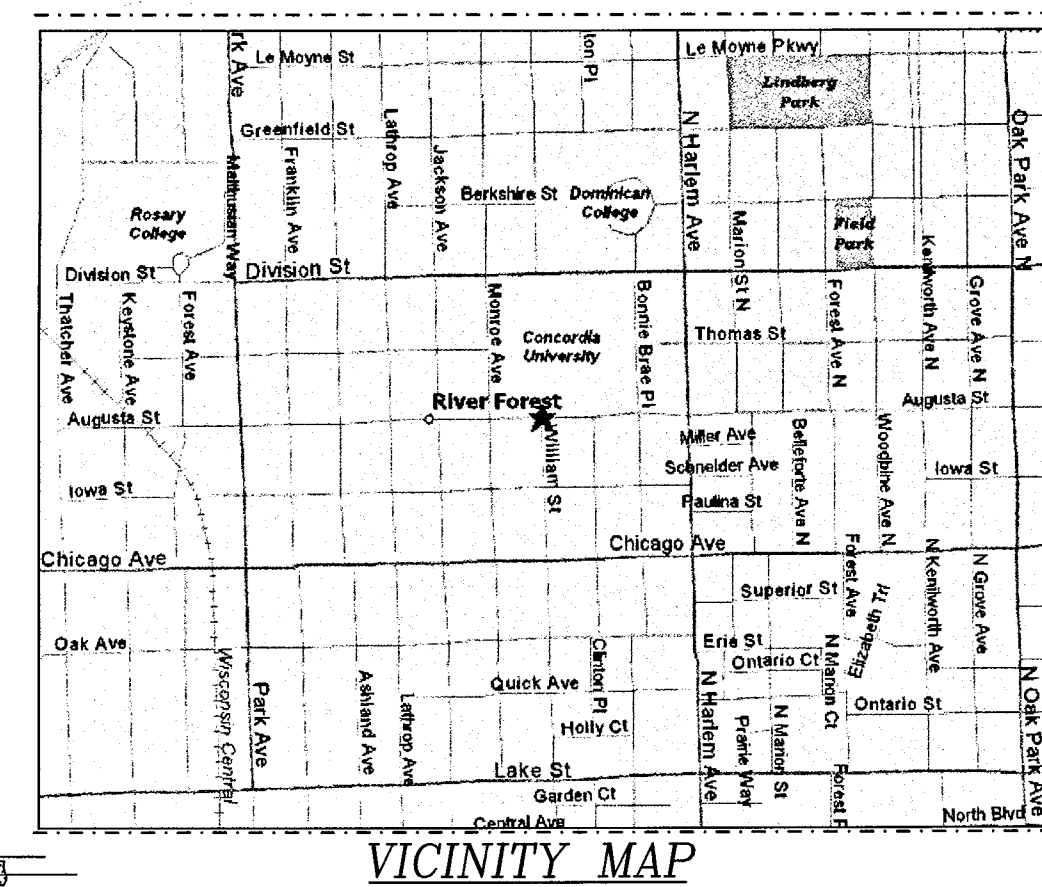
NATIONAL SURVEY SERVICE, INC.

Plat of Topography

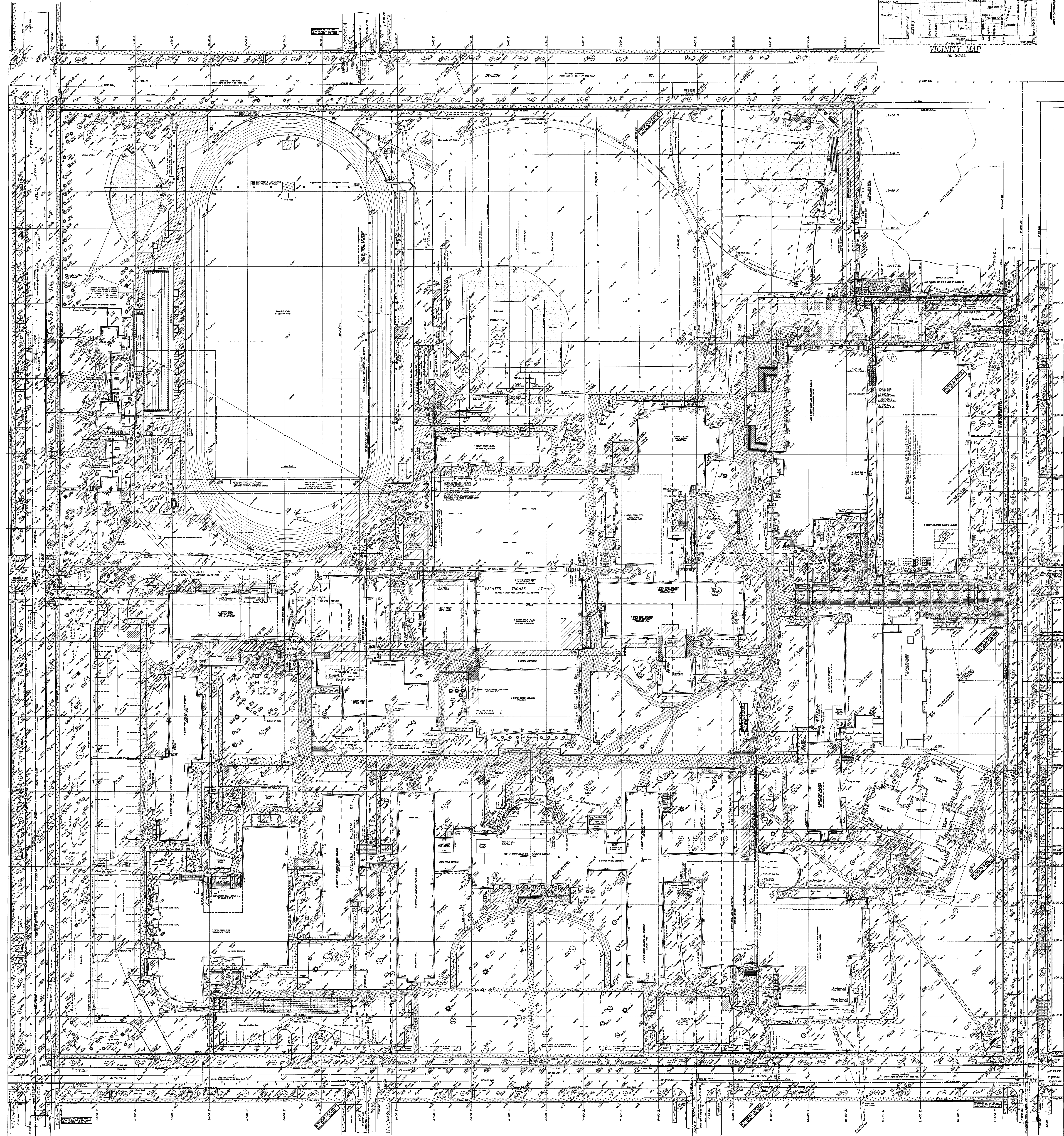
KNOWN AS: 7400 W. AUGUSTA STREET, RIVER FOREST, ILLINOIS.
TOPOGRAPHY FOR: CONCORDIA UNIVERSITY.

SURVEY NO. N-129962 OVERALL TOPOGRAPHY
ADDED BUILDING FOUNDATIONS

DATE: NOV. 22, 2016
JAN. 11, 2017



VICINITY MAP
NO SCALE



LEGEND FOR NEW & EXISTING TREES:
Tag #10 = Swamp White Oak
Tag #11 = Sycamore
Tag #12 = Kentucky Coffee Tree
Tag #13 = Shadblow Honey Locust
Tag #14 = Mission Alder
Tag #15 = Fraxinus
Tag #16 = Sycamore Honey Locust
Tag #17 = Sycamore
Tag #18 = Sycamore
Tag #19 = Sycamore
Tag #20 = Sycamore
Tag #21 = Sycamore
Tag #22 = Sycamore
Tag #23 = Sycamore
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Tag #99 = Sycamore
Tag #100 = Sycamore

HATCHING LEGEND
REVESED UNDERGROUND
UTILITY TUNNEL

NOTE:
ELEVATIONS ARE SHOWN IN RELATION TO BENCH MARK FROM OAK PARK TOWNSHIP
(T-30-N AND R-13-E) COOK COUNTY HIGHWAY DEPARTMENT NO. 160701
BENCH MARK LOCATED NEAR NORTHWEST CORNER OF SECTION 7, SOUTHEAST CORNER
OF MAPLE AND SUPERIOR STREETS
A STANDARD COUNTY DISK SET IN CONCRETE MONUMENT, 34.40 FT. EAST OF CENTERLINE
OF MAPLE AVE. AND 20.85 FT. SOUTH OF CENTERLINE OF SUPERIOR ST.
1775 FT. NORTHWEST CORNER OF BUILDING NO. 328 MAPLE AVE.
ELEVATIONS ARE SHOWN THUS: X 628.11
USE EXTREME CAUTION NEAR COMED FACILITIES. HAND DIG WHILE CROSSING 69/136/345
KV TRANSMISSION LINE COMED. TRANSMISSION SHALL BE NOTIFIED 2 BUSINESS DAYS PRIOR
TO THE START OF WORK. TO SCHEDULE AN ONSITE INSPECTOR DURING CONSTRUCTION
CONTACT
LESLIE PASCHAL AT 630-437-4767

NOTE:
FOR LEGAL DESCRIPTIONS, TIES, FLOOD CERTIFICATION AND ALTA CERTIFICATE
REFER TO PROJECT NO. N-129786 ALTA SURVEY.

GRAPHIC SCALE
1" = 40 FT.

LEGEND:
B = BOTTOM OF MANHOLE
B.B. = BUFFALO BOX
B/C = BACK OF CURB
B.P. = BUMPER POST
B/S = BOTTOM OF SLOPE
C = CURB
C.BOX = CONTROL BOX
C.E.M.H. = CITY ELEC. MANHOLE
C.L. = CENTER LINE
C.L.O. = CENTER LINE OF DITCH
C.O. = CLEAN OUT
C.P. = CONCRETE PAD
D.S. = DOWN SPOUT
E.M. = ELECTRIC MARKING FROM JULIE
E/M = EDGE OF MEDIAN
E/P = EDGE OF PAVEMENT
EL. = ELEVATION
EL. M.H. = ELECTRIC MANHOLE
F/B = FACE OF BUILDING
F/C = FACE OF CURB
F/F = FACE OF FENCE
F/W = FACE OF WALL
F.F. = FINISHED FLOOR
F.H. = FIRE HYDRANT
G = GUTTER
G.M. = GAS MARKING FROM JULIE
G.M.H. = GAS MANHOLE
G.P. = GAS PUMP
G.V. = GAS VALVE
I = INVERT OF PIPE
I.P. = INTAKE PUMP
H.H. = HAND HOLE
V/CUL. = INVERT OF CULVERT
I.G.R. = IRON GUARD RAIL
I.H. = INLET
L.P. = LIGHT PEDESTAL
M.B. = MAIL BOX
M.H. = MANHOLE
M.W. = MONITORING WELL
P = PAVEMENT
R = RESTRICTOR
R.P. = REINFORCED CONCRETE PIPE
S.M.H. = SANITARY MANHOLE
S.BOX = SWITCH BOX
S.M.H. = SINK MANHOLE
S.P. = STODPIPE
T.M.H. = TELEPHONE MANHOLE
T/CUL. = TOP OF CULVERT
T/D = TOP OF DITCH
T.M. = TELEPHONE MARKING FROM JULIE
T/P = TOP OF PIPE
T/R.P. = TRAP PIPE
T/S = TOP OF SLOPE
T/W = TOP OF WALL
T/W.M.T. = TOP OF WATER
T.E.L.P. = TELEPHONE PEDESTAL
T.R. = TRANSFORMER
T.S. = TRAFFIC SIGNAL
T.S.M. = TRAFFIC SIGNAL MANHOLE
U.P. = UTILITY POLE
U.T.O. = UNABLE TO OPEN
V.T. = VAULT
V.T.P. = VERTICAL TOP OF PIPE
W = WALK
W.I.F. = WROUGHT IRON FENCE
W.M. = WATER MARKING FROM JULIE
W.M.H. = WATER MANHOLE
W.T. = WATER TIE
W.S. = WATER SPOUT

UNDERGROUND CAMPUS ELECTRIC CONDUIT =
EL. EL. EL. EL. EL.
COMCAST CABLE TV CABLES = CIV. CIV. CIV.
COMMONWEALTH EDISON CO. UNDERGROUND ELECTRIC CONDUIT =
E E E E E
FIRE ALARM = FA FA FA FA FA
FIRE LINE = FL FL FL FL FL
GAS MAIN = G G G G G
IRRIGATION PVC PIPE = IR IR IR IR IR
AT&T, MCI, SRC UNDERGROUND TELEPHONE CONDUIT =
T T T T T
OVERHEAD WIRES = SW SW SW SW SW
SEWER MAIN = S S S S S
STORM MAIN = ST ST ST ST ST
WATER MAIN = W W W W W

WARNING
UTILITY INFORMATION IS BASED UPON FIELD MEASUREMENTS AND
THE BEST AVAILABLE RECORDS. FIELD DATA IS LIMITED TO THAT
WHICH IS VISIBLE AND CAN BE MEASURED. THIS DOES NOT
WARRANT THE EXISTENCE OF OTHER UNDERGROUND ITEMS. RECORD
INFORMATION IS BASED UPON DATA COLLECTED FROM BOTH PUBLIC
AND PRIVATE SOURCES. THE COMPLETENESS AND/OR ACCURACY OF
THESE RECORDS CANNOT BE GUARANTEED, EXCEPT AS NOTED. THEY
CAN BE VERIFIED BY FIELD MEASUREMENT. PRIOR TO ANY
EXCAVATION CONTACT "CALLERS" AT 1-800-862-0123, JOINT
UTILITY LOCATING INFORMATION EXCHANGERS.

ABBREVIATION LEGEND:
BLDG. = BUILDING
CONC. = CONCRETE
COR. = CORNER
D = DITCH
DOC. NO. = DOCUMENT NUMBER
M (MEAS) = MEASURED
P.O.B. = POINT OF BEGINNING
P.O.C. = POINT OF COMMENCING
R = RECORD
SECT. = SECTION
NE = NORTHEAST
NW = NORTHWEST
SE = SOUTHEAST
SW = SOUTHWEST
E = EAST
N = NORTH
S = SOUTH
W = WEST
MY LICENSE NUMBER 11302018



WE HEREBY CERTIFY that the measurements shown hereon
are based upon actual field survey and that the above plat is a true
representation of said topography. Dimensions are corrected to a
temperature of 62° Fahrenheit. This professional service conforms to
the current Illinois minimum standards for topographic surveys.

NATIONAL SURVEY SERVICE, INC.
PROFESSIONAL LAND SURVEYORS
30 S. MICHIGAN AVENUE, SUITE 200
CHICAGO, ILLINOIS 60603
WWW.NATIONALSURVEYSERVICE.COM
TEL: 312-630-9480 FAX: 312-630-9484

By *Joseph A. Kim*
Professional Surveyor
JAK@NATIONALSURVEYSERVICE.COM
DRAWN BY S.M.

V. Statement Indicating Compliance**Ordinance Requirements**

Various provisions of the Village of River Forest Zoning Ordinance² require a Planned Development applicant to demonstrate how the proposed development complies with the Village's planning goals, standards and objectives. Section 10-19-6.B.4 requires that the applicant submit:

...a statement indicating compliance of the proposed development to the comprehensive plan; and evidence of the proposed project's compliance in specific detail with each of the standards and objectives of this section.

In addition, Section 10-19-4.A provides that site development allowances may be approved:

...provided the applicant specifically identifies each such site development allowance and demonstrates how each such site development allowance would be compatible with surrounding development and is in furtherance of the stated objectives of this section.

The "objectives" of the planned development Section of the Zoning Ordinance are set forth at Section 10-19-1.E. The "standards" are set forth at Section 10-19-3. Concordia addresses below the goals of the Comprehensive Plan,³ as well as these standards and objectives.

The application seeks approval to construct an enclosed pedestrian walkway between the West Annex and the Christopher Center. The location of this Enclosed walkway is interior to the campus and will be screened from the view of the neighbors by existing, and to be retained, landscaping.

Concordia University's Proposed Change to the Planned Development is Consistent with the Relevant Goals and Objectives of the Village's Comprehensive Plan

This proposed enclosed pedestrian walkway should not impact the neighborhood. The location is interior to the campus and is, and will be, screened from street view by existing landscaping,

In particular, Concordia's proposal meets three of the specific goals set forth in Section 2 of the Comprehensive Plan:

² Village Code, River Forest, Illinois, Title 10 (as amended).

³ Comprehensive Plan, Village of River Forest (November 2003), Section 4 Community Facilities, "Concordia University" and "Dominican University," page 28.

Goal 2: Achieve a balanced pattern of development in the community that provides for well designed, compatible and economically sustainable residential, commercial, and public areas of the Village.

The rationale for this goal notes a high level of consensus to improve appropriate sites in a manner which meets recreational and lifestyle needs of Village residents.

Concordia's proposal satisfies this goal because the enclosed pedestrian walkway is interior to the campus and will be screened from view from the street or neighboring residences and by existing landscaping that will be retained.

Goal 3: Protect and enhance the residential neighborhoods, trees, parks and open spaces, and community and institutional facilities as key amenities that contribute greatly to the overall character and quality of life in River Forest.

The rationale expressed for this goal cites the need to contribute to the area's overall desirability as a place to live and visit.

Concordia's proposal satisfies this goal by improving the ability of students, faculty, and staff and University neighbors and visitors to walk between the Christopher Center and the West Annex in an enclosed environment free from the impact of weather.

Goal 5: Continue to enhance and improve the quality of life for Village residents through the provision of quality community facilities and services.

The rationale for this goal states: *The provision of quality community facilities and services demonstrates the Village's commitment to its residents and strengthens the Village's identity as a strong residential community.*

The enclosed pedestrian walkway described above that would result from approval of Concordia's proposal would satisfy this goal by providing enhanced access between the West Annex and the Christopher Center. This project would be largely invisible to the neighbors to the south across Augusta. Accordingly, it should have no negative effect on the quality of life in the Village.

Concordia University Chicago's Proposed Improvement Plan Meets the Village's Standards for Planned Developments

Concordia addresses the Standards for Review set forth at Section 10-19-3 of the Zoning Ordinance as follows:

A. The proposed use or combination of uses is consistent with the goals and policies of the Comprehensive Plan.

The University has addressed these matters above.

- B. The establishment, maintenance, or operation of the use or combination of uses will not be detrimental to or endanger the public health, safety, comfort, morals, or general welfare of the residents of the Village.**

The proposed use would not have any adverse impact to the public health, safety, comfort, morals, or general welfare of Village residents because it is interior to the campus and would largely be invisible to Village residents. Rather, Concordia believes the enclosed pedestrian walkway would better facilitate traffic between the West Annex and the Christopher Center without requiring students, faculty or staff to brave the elements or use public sidewalks to go between the buildings.

- C. The proposed use or combination of uses will not diminish the use or enjoyment of other property in the vicinity for those uses or combination of uses which are permitted by the Zoning Title of the Village.**

Concordia's proposal should not diminish the use or enjoyment of other property in the neighborhood because the proposed location of the enclosed pedestrian walkway is interior to the campus.

- D. The establishment of the proposed use or combination of uses will not impede the normal and orderly development and improvement of surrounding properties for uses or combination of uses otherwise permitted in the zoning district.**

Concordia does not believe this proposal would be any impediment to the development or improvement of surrounding properties. Rather, Concordia believes the location of this enclosed pedestrian walkway between two buildings interior to the campus would have no effect on surrounding properties.

- E. The proposed use or combination of uses will not diminish property values in the vicinity.**

The University has been careful to plan this proposed improvement in a manner which would not generate negative external impacts. At its meeting on May 3, 2018, the Development Review Board granted the University's request for a waiver of the requirement for an analysis of any effect on neighborhood property values.

- F. Adequate utilities, road access, drainage, police and fire service and other necessary facilities already exist or will be provided to serve the proposed use or combination of uses.**

This proposed amendment does not propose any change in the number of parking spaces, nor does it alter street traffic or otherwise adversely impact the utilities, road access, drainage, police and fire services or other necessary facilities in relation to the approved planned development.

G. Adequate measures already exist or will be taken to provide ingress and egress to the proposed use or combination of uses in a manner that minimizes traffic congestion in the public streets.

This proposed amendment would not introduce any unique uses or features that would place any demand on existing streets. The proposed amendment would not increase traffic volumes on the streets that border the University. It is strictly an enclosed pedestrian walkway between the West Annex and Christopher Center.

H. The proposed use or combination of uses will be consistent with the character of the Village.

The proposed use will not change the character of the Village or the University neighborhood. As stated above, the proposed pedestrian walkway is between two buildings and would be located interior to the campus.

I. Development of the proposed use or combination of uses will not materially affect a known historical or cultural resource.

Nothing in the University's proposal would negatively impact any known historical or cultural resource.

J. The design of the proposed use or combination of uses considers the relationship of the proposed use or combination of uses to the surrounding area and minimizes adverse effects, including visual impacts of the proposed use or combination of uses on adjacent property.

As noted above, the University has taken care to design the proposed facility in the least obtrusive manner possible. The proposed pedestrian walkway is interior to the campus and is located between two buildings approximately 315 feet from the sidewalk along the south side of Augusta that fronts the nearest residence.

K. The design of the proposed use or combination of uses promotes a safe and comfortable pedestrian environment.

This proposed amendment should not have any impact on the pedestrian environment of the neighborhood since it is strictly an enclosed walkway between the West Annex and Christopher Center that will be located interior to the campus.

The rest of this page is intentionally left blank.

- L. The applicant has the financial and technical capacity to complete the proposed use or combination of uses and has made adequate provisions to guarantee the development of any buffers, landscaping, public open space, and other improvements associated with the proposed use or combination of uses.**

Concordia University has the financial capability to fully fund the proposed improvements. A letter from Concordia's Chief Financial Officer, Tom Hallett, follows this page. Of note, the entire amount of funds necessary to complete the work has already been received by the University as a donation from a single donor. If, for some unforeseen reason, the funds were required to be returned then this project would be postponed until a later date.

The rest of this page is intentionally left blank.



CONCORDIA
UNIVERSITY
CHICAGO

7400 Augusta Street
River Forest
Illinois 60305-1499
708-771-8300
fax 708-209-3176
www.CUChicago.edu

April 16, 2018

Chairman Frank Martin
Development Review Board
Village of River Forest
400 Park
River Forest, IL 60305

Re: Application for Planned Development
Pedestrian walk way between the West Annex and Christopher Center

Dear Chairman Martin and Members of the Development Review Board:

Concordia University has received the funding in advance to complete the proposed walk way between the West Annex and the Christopher Center.

Based upon the construction cost estimate provided by our contractor, a very generous donation from a significant contributor of the institution was made to cover the entire project expenses.

We look forward to meeting with the Development Review Board regarding this application.

Respectfully submitted,

Tom Hallett
Chief Financial Officer

- M. The proposed use or combination of uses is economically viable and does not pose a current or potential burden upon the services, tax base, or other economic factors that affect the financial operations of the Village, except to the extent that such burden is balanced by the benefit derived by the village (sic) from the proposed use.**

The proposed pedestrian walkway should not impose any new or material demands upon municipal resources. It is merely an enclosed passage between two buildings located interior to the campus that will facilitate the movement of faculty, staff and students between those buildings.

- N. The proposed use or combination of uses will meet the objectives and other requirements set forth in this section.**

The University addresses below the objectives set out at Section 10-19-1.E of the Zoning Ordinance.

- O.** *[This standard deals with a proposal for multi-family housing and is not applicable to the University or to this request.]*

Concordia University Chicago's Proposed Improvement plans Meet the Village's Objectives for Planned Developments

Section 10-19-1.E of the zoning ordinance lists certain specific objectives the Village seeks to achieve through the flexibility of the planned development process. Concordia University Chicago addresses these objectives below:

- 1. Creation of a more desirable environment than would be possible through strict application of other village land use regulations.**

The Village has previously approved a planned development for the campus. The proposed change does not require any additional allowances from the Village's land use regulations.

- 2. Promotion of a creative approach to the use of land and related physical facilities resulting in better design and development, including aesthetic amenities.**

This proposed amendment to the previously approved Planned Development is a creative and unobtrusive way to improve the movement of faculty, staff and students within the Concordia campus.

3. Combination and coordination of the character, the form, and the relationship of structures to one another.

The proposed enclosed pedestrian walkway is designed to be aesthetically compatible with the West Annex and the Christopher Center.

4. Preservation and enhancement of desirable site characteristics such as natural topography, vegetation, and geologic features.

The proposed amendment does not alter the currently approved site layout. It merely adds an enclosed and secure passageway between two buildings. This pedestrian walkway would remain screened from street view by existing landscaping that the University intends to retain.

5. Provision for the preservation and beneficial use of open space, or an increase in the amount of open space over that which would result from the application of conventional zoning regulations.

The University is not seeking any allowances for a change in open space or in allowances on floor area ratio or maximum lot coverage.

6. Encouragement of land uses or combination of uses that maintain the existing character and property values of the village (*sic*), and promote the public health, safety, comfort, and general welfare of its residents.

Concordia has addressed these concerns in its initial application for a planned development for the campus and in the 2000 application for construction of the Christopher Center approved by Ordinance No. 2888 dated June 26, 2000.

7. Promotion of long term planning pursuant to a master plan which will allow harmonious and compatible land uses or combination of uses with surrounding areas.

This proposal should not have any adverse effect on compatible land uses in the surrounding areas because it contemplates an enclosed pedestrian walkway between the West Annex and the Christopher Center and would be located interior to the campus for the use of faculty, staff, students.

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VI. Existing Campus Area

a. Existing Contiguous Land Use

The existing contiguous land use surrounding the 7400 Augusta campus is depicted in the following aerial photograph. This photograph shows that residences zoned R-4 face the campus from the east side of Bonnie Brae, zoned R-2, face the campus from the south side of Augusta Street, the west side of Monroe Avenue, and the north side of Division between Monroe and William. The balance of the north side of Division, from west to east, contains Priory Park (River Forest Park District), and the Priory/Dominican University facility.

Grace Lutheran Church and School occupy a lot of 250 feet by 200 feet at the north and east corner of the campus, immediately north of the parking garage.

Across Augusta to the south of the campus are single family homes. The existing buildings, the West Annex and the Christopher Center will partially screen the proposed enclosed pedestrian walkway. The proposed walkway would also be screened from public view by existing landscaping that the University intends to keep in place.

b. Natural Topographic Features

Since the Concordia University campus is virtually flat, no natural topographic features are identifiable. This proposed amendment does not seek any changes to topographic features. An aerial photograph showing the neighborhood surrounding the University and the parking garage follows.

c. Zoning Districts

The Zoning districts contiguous to the campus are depicted on the following map entitled: "Village of River Forest Zoning Map."

d. Public Thoroughfare

The proposed project is interior to the campus with no vehicle access to the University parking lot or to Augusta Street to the south.

The rest of this page is intentionally left blank.

Untitled Map

Write a description for your map.

Legend





River Forest

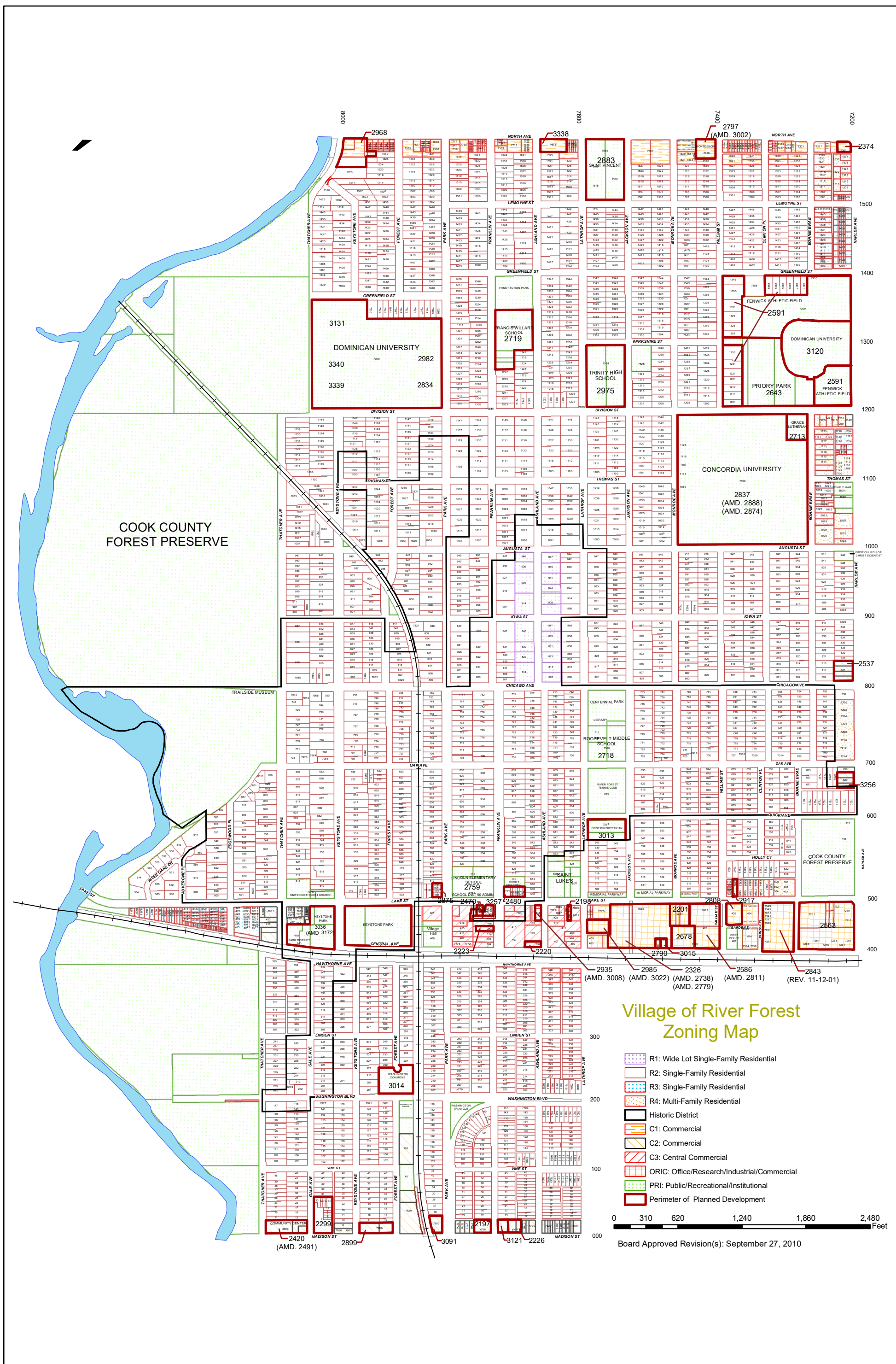
7400 Augusta St

© 2015 Google

Google earth

1999

41°53'58.16" N 87°48'36.33" W elev 629 ft eye alt 3937 ft



e. Transportation

The project covered by this application will not impact the use of private vehicles, PACE bus service, CTA rapid transit, or Metra trains that serve the Concordia University neighborhood. The project is strictly an enclosed pedestrian walkway between two buildings.

f. Utilities

Present utilities are shown on the Plat of Survey for the properties in **Section IV**. Proposed utilities are shown as indicated below.

Water. There is no change from the approved Planned Development Ordinance. This project does not require any water supply except for the fire suppression sprinklers required by the Village of River Forest Building Code.

Sewer. There is no change from the approved Amendment Ordinance No. 2888 dated June 26, 2000, for the Christopher Center. There is no sewer use required for this project.

Electric. The project will require electric power only for providing lighting for the interior pedestrian walkway and the north pedestrian walkway entrance. That power will be supplied from existing electrical service in one or both of the buildings at each end of the pedestrian walkway.

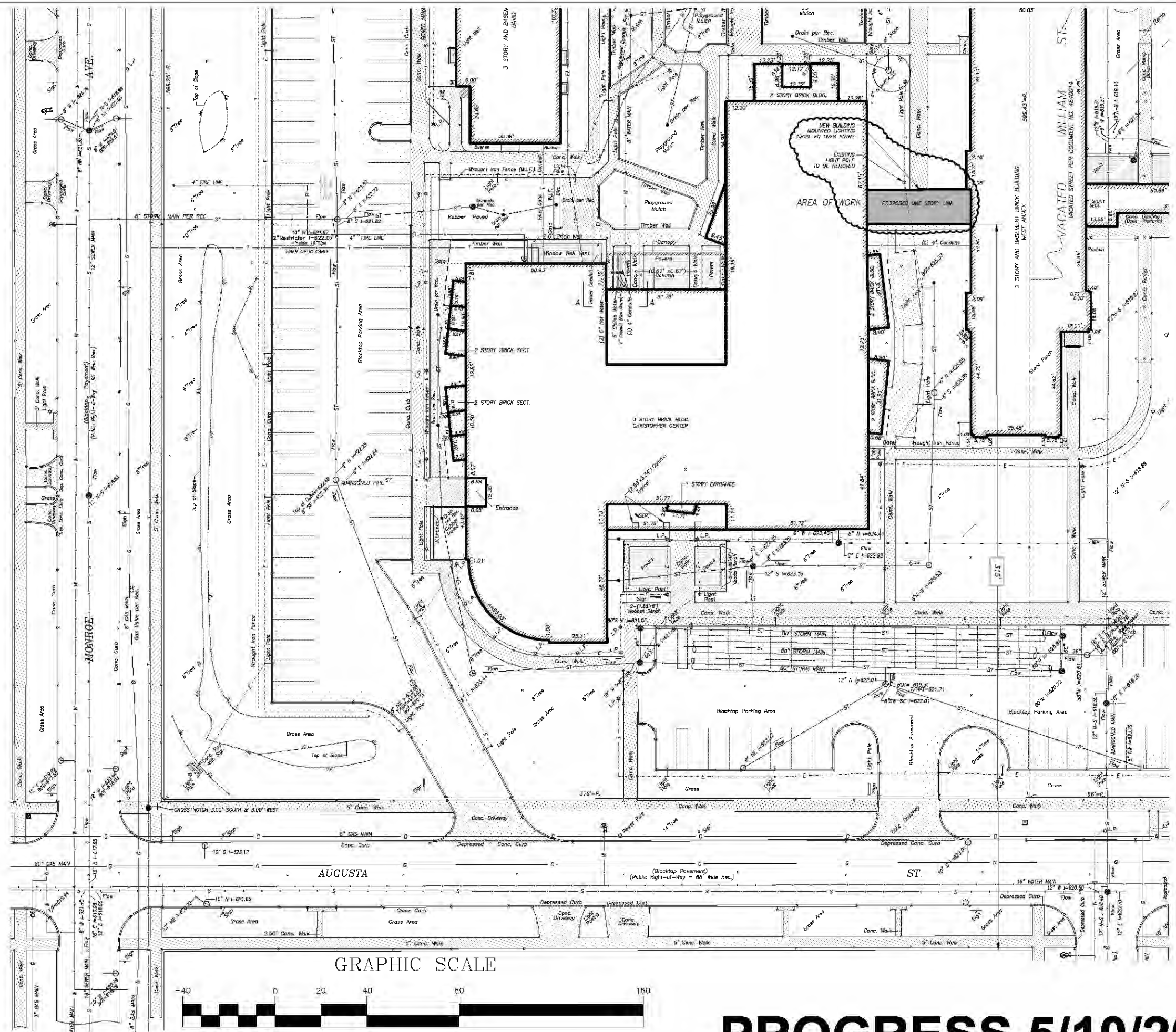
Construction drawings indicate the necessity to remove an outside light pole that is located immediately north of the proposed enclosed pedestrian walkway. This light pole illuminating the sidewalk will not be replaced because a light is being added to the walkway exterior which will provide sufficient illumination.

Gas. No gas service is contemplated for the Walkway.

Telephone. No telephone service is contemplated for the enclosed pedestrian walkway.

At its meeting May 3, 2018, the Development Review Board granted Concordia's request for waivers from the requirements of scaled site plans showing utilities, lot area coverage, setbacks, and from plans showing any off site utility improvements. Village Code Sections 10-19-6 B 5, 6, and 16. Due to the light pole removal, a site plan is included and follows this page to illustrate the change. Concordia withdraws its previously approved request for a waiver of the requirement for a plan depicting utilities.

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No.	Date	Progress
1	5/10/2018	PROGRESS

Project Number	15898
Drawn	G. REKAS
Checked	G. GRUNLOCH
Proj. Arch./Eng.	G. GRUNLOCH



West Annex & Christopher Center Link
 7400 Augusta St
 River Forest, IL 60305
 Project Name

ARCHITECTURAL SITE UTILITY
 Sheet Name
 Drawing No. **AS1-1**

PROGRESS 5/10/2018

VII. Scaled Proposed Development

The proposed development will not affect previously approved plans for parking, traffic flow, or storm water detention. Nor will the proposed development affect previously approved plans for any other Concordia University building.

At its meeting on May 3, 2018, the Development Review Board granted Concordia's requests for waivers of any requirement to provide scaled plans for traffic flow, or storm water detention.

The pedestrian walkway will be constructed primarily in place of an existing sidewalk.

VIII. Schematic Drawings

Schematic drawings showing location of the proposed pedestrian walkway follow.

A site survey, elevation drawings from various perspectives, and two computer generated illustrations showing the proposed enclosed pedestrian walkway also follow this page.

The rest of this page is intentionally left blank.

PROJECT

CONCORDIA UNIVERSITY
WEST ANNEX & CHRISTOPHER CENTER LINK

PROPERTY NAME

LINK - CONCORDIA UNIVERSITY

7400 Augusta St
River Forest, IL 60305

PROJECT TEAM

ARCHITECT &
STRUCTURAL ENGINEER



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PLUMBING



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ELECTRICAL



ASHBURN
5639 W 120TH STREET
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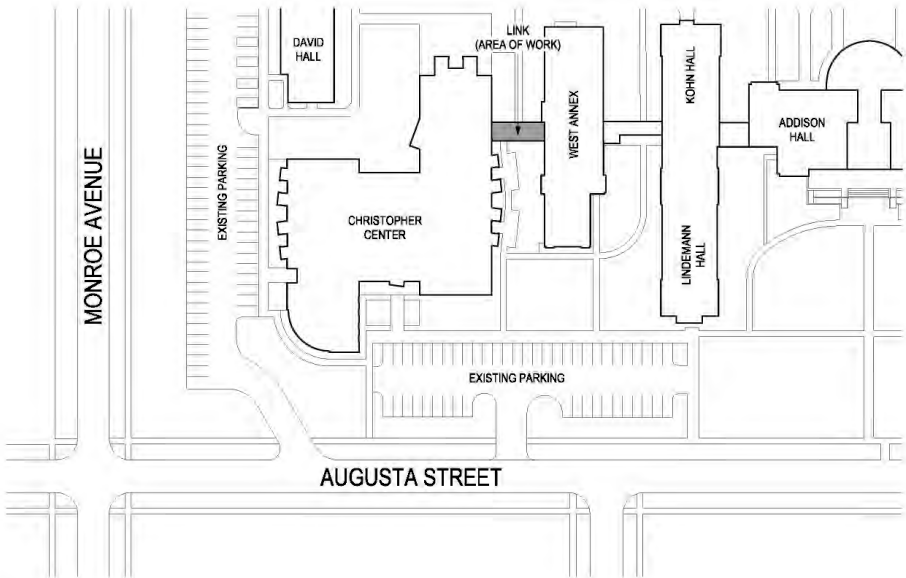


RENDERING OF NEW LINK

DRAWING INDEX

GENERAL	
G1-1	GENERAL INFORMATION & DRAWING INDEX
ARCHITECTURAL	
A1-1	ARCHITECTURAL SYMBOLS & ABBREVIATIONS
AS1-1	ARCHITECTURAL SITE UTILITY
AS1-2	ARCHITECTURAL LANDSCAPE PLAN
A2-1	LINK FLOOR PLAN, REFLECTED CEILING PLAN, & ROOF PLAN
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MECHANICAL	
M1-0	NOT ISSUED
PLUMBING	
P1-0	NOT ISSUED
ELECTRICAL	
E-100	NOT ISSUED



1 PARTIAL CAMPUS PLAN
G1-1 1" = 60'-0"

PROGRESS 5/10/2018

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Project Number	15896
Drawn	S.REKAS
Checked	G. GRUNLOH
Proj. Arch./Eng.	G. GRUNLOH



West Annex & Christopher Center
Link

7400 Augusta St
River Forest, IL 60305

Project Name

GENERAL INFORMATION &
DRAWING INDEX

Sheet Name

Drawing No. G1-1

ARCHITECTURAL ABBREVIATIONS LIST

A AB ANCHOR BOLT ABV ABOVE AC AIR CONDITIONING ACC ACCESSIBLE ACT ACOUSTICAL TILE ADA AMERICANS WITH DISABILITIES ADD ADDENDUM ADDL ADDITIONAL ADJ ADJUSTABLE AFF ABOVE FINISHED FLOOR ALT ALTERNATE ALUM ALUMINUM AP ACCESS PANEL APPD APPROVED APPROX APPROXIMATE ARCH ARCHITECT (URAL) AUD AUDITORIUM AUTH AUTHORIZED AUTO AUTOMATIC AV AUDIOVISUAL	E EA EAST EB EACH EC EXPANSION BOLT EL ELEVATION ELEC ELECTRICAL ELEV ELEVATOR EMER EMERGENCY ENCL ENCLOSURE (URE) ENG ENGINEER EQ EQUAL EQUIP EQUIPMENT EWC ELECTRIC WATER COOLER EXP EXPOSED EXH EXHAUST EXIST EXISTING EXP EXPANSION EXT EXTERIOR	L L LENGTH LAB LABORATORY LAM LAMINATED LAT LATERAL LAV LAVATORY LB POUND(S) LBL LABEL LH LEFT HAND LB LIBRARY LIN LINEAR LL LIVE LOAD L.P. LOW POINT LT LIGHT LTG LIGHTING LTL UNITLE LYR LOUVER	R R RISER RAD RADIUS RB RUBBER BASE RD ROOF DRAIN REV REVISION, REVISE(D) RECP RECEPTACLE REF REFERENCE REFL REFLECT(ED), (ING) RENF REINFORCED(ED), (ING) REQD REQUIRED RFI REQUEST FOR INFORMATION RH RIGHT HAND RM ROOM RO ROUGH OPENING
B B/ BOTTOM OF BEL BELOW BTWN BETWEEN BEV BEVELED BLKG BLOCKING BLDG BUILDING BM BEAM BOT BOTTOM BRG BEARING BRK BRICK BS BOTH SIDES BSMT BASEMENT BTU BRITISH THERMAL UNIT BUR BUILT-UP ROOFING	F FAST FASTENER FD FLOOR DRAIN FE FIRE EXTINGUISHER FEC FIRE EXTINGUISHER CABINET FFL FINISH FLOOR LINE FHC FIRE HOSE CABINET FHM FLATHEAD MACHINE SCREW FHW FLATHEAD WOOD SCREW FIN FINISH(ED) FLG FLASHING FLR FLOORING FLUOR FLUORESCENT FRM FRAMED(ED), (ING) FS FULL SIZE FT FOOT (FEET) FTG FOOTING FUR FURRED, FURRING FUT FUTURE FV FIELD VERIFY	M M METER(S) MACH MACHINE MAN MANUAL MAS MASONRY MATL MATERIAL(S) MAX MAXIMUM MB MARKER BOARD MECH MECHANICAL MED MEDIUM MEMB MEMBRANE MTL METAL MEZZ MEZZANINE MFR MANUFACTURE(R), (ED) MI MILE(S) MIN MINIMUM MISC MISCELLANEOUS MO MOUNTED MTD MOUNTED NULL NULL	S S SOUTH SAFB SOUND ATTENUATION FIRE SAN SANITARY SC SEALED CONCRETE SCHED SCHEDULE SEC SECOND SECT SECTION SERV SERVICE SF SQUARE FOOT SGL SAFETY GLASS SHT SHEET SIM SIMILAR SK SKETCH S.J. SEALANT JOINT SPEC(S) SPECIFICATION(S) SQ SQUARE SSK SERVICE SINK SST STAINLESS STEEL STD STANDARD STIFF STIFFENER STL STEEL STOR STORAGE STRUCT STRUCTURE, STRUCTURAL SUSP SUSPEND, SUSPENDED SYM SYMMETRY, SYMMETRICAL
C CAB CABINET CAP CAPACITY CEM CEMENT CER CERAMIC CFT CUBIC FOOT (FEET) CG CORNER GUARD CHAM CHAMFER CIR CIRCLE CRC CIRCUMFERENCE CJ CONTROL JOINT CK CAULKING CLSSM CLASSROOM CLS CEILING CLD CLOSET CLR CLEARANCE/CLEAR CLS CLOSURE CM CENTIMETER(S) CMU CONCRETE MASONRY UNIT CO CLEAN OUT COEF COEFFICIENT COL COLUMN COMB COMBINATION COMP COMPRESSED(ED), (ION), (IBLE) CONC CONCRETE CONF CONFERENCE CONN CONNECTION CONST CONSTRUCTION CONT CONTINUOUS OR CONTINUE CONTR CONTRACTOR CONV CONVECTOR COP COPING CORR CORRIDOR CPT CARPET(ED) CRW CURTAIN WALL CSB COUNTERSINK CSMT CASEMENT CT CERAMIC TILE CW COLD WATER CY CUBIC YARDS	G G GRAM GA GAGE, GAUGE GALV GALVANIZED GC GENERAL CONTRACTOR GD GRADE, GRADING GFR GLASS FIBER REINFORCED GFRG GFR CONCRETE GKT GASKET(ED) GL GLASS, GLAZING GFW GYPSUM DRYWALL GT GROUT GWB GYPSUM WALL BOARD GYP GYPSUM	N N NORTH NAT NATURAL NC NO CEILING NIC NOT IN CONTRACT NO. NUMBER NOM NOMINAL NR NOISE REDUCTION NRC NOISE REDUCTION COEFFICIENT NTS NOT TO SCALE	T T TREAD T/ TOP OF TAB TOP & BOTTOM TEMP TEMPERATURE TERR TERRACE T&G TONGUE & GROOVE THK THICKNESS THRU THROUGH TV TELEVISION TYP TYPICAL
D DB DEPTH DBL DOUBLE DEG DEGREE(S) DEG C DEGREE(S) CELSIUS DEG F DEGREE(S) FAHRENHEIT DEPT DEPARTMENT DET DETAIL DF DRINKING FOUNTAIN DH DOUBLE HUNG DIA DIAMETER DIAG DIAGONAL DIM DIMENSION DIV DIVISION DL DEAD LOAD DN DOWN DP DAMP PROOFING DR DOWN DS DOWNSPOUT DU DWELLING UNIT DWG DRAWING	H H HIGH HB HOSE BIBB HC HOLLOW CORE HCAP HANDICAP HD HEAD HDW HARDWARE HEX HEXAGONAL HM HOLLOW METAL HORIZ HORIZONTAL HP HORSEPOWER H.P. HIGH POINT HR HOUR HT HEIGHT HTG HEATING HVAC HEATING / VENTILATION/ AIR COND CONDITIONING HW HOT WATER HYD HYDRAULIC	O OA OVERALL OC ON CENTER OD OUTSIDE DIAMETER OFF OFFICE OH OVERHEAD O.H. OPPOSITE HAND O.H.S. OVALHEAD MACHINE SCREW O.H.W. OVALHEAD WOOD SCREW OPNG OPENING OPP OPPOSITE	U UC UNDERCUT UL UNDERWRITER'S LABORATORY UNEX UNEXCAVATED UNO UNLESS NOTED OTHERWISE UR UNRAIL
J JAN JANITOR JC JANITORS CLOSET JCT JUNCTION JT JOINT	I ID INSIDE DIAMETER IN INCHES INCL INCLUDE(ED), (ING) INFO INFORMATION INSUL INSULATION INT INTERIOR INTERM INTERMEDIATE	P PAR PARALLEL PBD PARTICLE BOARD PC PRECAST CONCRETE P.D. PLAN DETAIL PED PEDESTAL PERF PERFORATE(ED) PERIM PERIMETER PERP PERPENDICULAR PKG PARKING PL PLATE P.L. PROPERTY LINE PLAS PLASTIC LAMINATE PLAS PLASTER PLBG PLUMBING PNL PANEL PNT PAINT(ED) POL POLISHED PR PAR PREFAB PREFABRICATED PRES PRESSURE PROJ PROJECTION PROT PROTECTION PSI POUNDS PER SQUARE INCH PT POINT PTN PARTITION PVC POLYVINYL CHLORIDE PW PAINTED WOOD	V VAPB VAPOR BARRIER VB VINYL BASE VCT VINYL COMPOSITE TILE VERT VERTICAL VERT VERTICULE VIF VERIFY IN FIELD VT VINYL TILE
K KG KILOGRAM(S) KIT KITCHEN KM KILOMETER(S) KO KNOCKOUT KS KNEE SPACE		Q QT QUARRY TILE QTY QUANTITY	W W WEST W WITH WC WATER CLOSET WD WOOD WN WINDOW WO WIND LOAD WP WATERPROOFING WPT WORKING POINT WRSTP WEATHER STRIPPING WT WEIGHT WWF WELDED WIRE FABRIC
			Y YD YARD

MATERIAL DESIGNATIONS

	EARTH/COMPACT FILL
	GRAVEL/POROUS FILL
	ROCK
	CONCRETE: CAST IN PLACE/ PRECAST
	SAND/MORTAR/ PLASTER
	CONCRETE MASONRY UNIT
	COMMON FACE BRICK
	CUT STONE
	MARBLE
	STEEL
	ALUMINUM
	ROUGH WOOD
	FINISH WOOD
	PLYWOOD
	PARTICLE BOARD
	BATT INSULATION
	RIGID INSULATION
	SPRAYED-ON FIREPROOFING
	SEALANT WITH BACKER ROD
	GYPSUM DRYWALL
	METAL LATH WITH PLASTER
	TERRAZZO
	GLASS
	ACOUSTICAL TILE

ARCHITECTURAL SYMBOLS LIST

DRAWING TITLE 	FLOOR ELEVATION TARGET
VIEW NAME 	REFERENCE WORK POINT TARGET
BACK REFERENCE TARGET 	MAJOR REFERENCE WORK POINT TO LOCATE DIMENSIONS
SHEET NUMBER 	REVISION TARGET
TRUE NORTH ARROW 	REVISION DESIGNATION
PROJECT NORTH ARROW 	REVISION CLOUD
COLUMN LINE GRID & NUMBERS 	ALIGN
NEW COLUMN NUMBER 	FIRE-RATED WALL SYMBOLS
EXISTING COLUMN NUMBER 	1 HR RATED WALL
SECTION TARGET 	2 HR RATED WALL
BUILDING SECTION TARGET 	3 HR RATED WALL
SECTION NUMBER 	WALL SYMBOLS
SHEET NUMBER 	NEW DOOR
DETAIL SECTION TARGETS 	EXISTING DOOR
DETAIL TARGET 	ACCESS PANEL @ 6' AFF. TYP.
DETAIL NUMBER 	NEW GLASS PARTITION
SIM 	NEW PARTITION
SHEET NUMBER 	EXISTING PARTITION
ELEVATION TARGET 	PARTITION TO BE DEMOLISHED
BUILDING ELEVATION TARGET 	FENCE
SHEET NUMBER 	BUILDING MATCH LINE
DETAIL NUMBER 	ACCESSIBILITY SYMBOLS
INTERIOR ELEVATION TARGET 	WHEELCHAIR TURNING RADIUS
BARRE NUMBER 	ACCESSIBLE ITEM
ROOM NAME & NUMBER TARGET 	WHEELCHAIR AREA OF REFUGE
ROOM NAME 	WHEELCHAIR CLEAR FLOOR AREA
ROOM NUMBER 	ELECTRICAL CONTROL ON DOOR
DOOR TARGET 	ACCESS BUTTON FOR AUTOMATIC DOOR, ALL DOOR FRAMES WITH ACCESS BUTTON TO BE ELECTRIFIED
DOOR NUMBER, SEE DOOR SCHEDULE 	RELEASE BUTTON FOR AUTOMATIC DOOR
PARTITION TYPE TARGET 	CARD READER ON DOOR FRAME TO BE ELECTRIFIED OR ON WALL
PARTITION TYPE, SEE PARTITION TYPES 	
WINDOW TARGET 	
WINDOW TYPE, SEE WINDOW SCHEDULE 	
VIEW WINDOW NUMBER, SEE INTERIOR WINDOW SCHEDULE 	
KEYNOTE TARGET 	
KEYNOTE, SEE KEYNOTE LIST 	
TOILET ACCESSORIES TARGET 	
ACCESSORY NUMBER 	

SPECIFIC SYMBOL LIST

THE SYMBOLS BELOW APPLY TO ALL ARCHITECTURAL DRAWINGS:	
FIRE EXTINGUISHER (F.E.) & CABINETS:	
	RECESSED CABINET W/ FIRE EXTINGUISHER () (SEE MAX-X FOR MOUNTING HEIGHT)
	FIRE EXTINGUISHER W/ WALL HOOK MOUNTED AT 4'-0" A.F.F. ()
PHONES:	
	CAMPUS PHONE
ELECTRIC WATER COOLERS:	
	2 UNIT CANTILEVERED ELECTRIC WATER COOLER (SEE PLUMB. DRAWINGS) ELEC.: 115 V, 60 HZ, 1/8 HP, 4.7 A(FULL LOAD), 380 W

HOLABIRD & ROOT

1400 AUGUST ST. CHICAGO, IL 60605
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No.	Date	Issue
1	5/10/2018	PROGRESS

Project Number	15898
Drawn	Author
Checked	Checker
Proj. Arch./Eng.	Approver



West Annex & Christopher Center
Link

7400 Augusta St.
River Forest, IL 60305

Project Name

ARCHITECTURAL SYMBOLS &
ABBREVIATIONS

Sheet Name

Drawing No. **A1-1**

PROGRESS 5/10/2018

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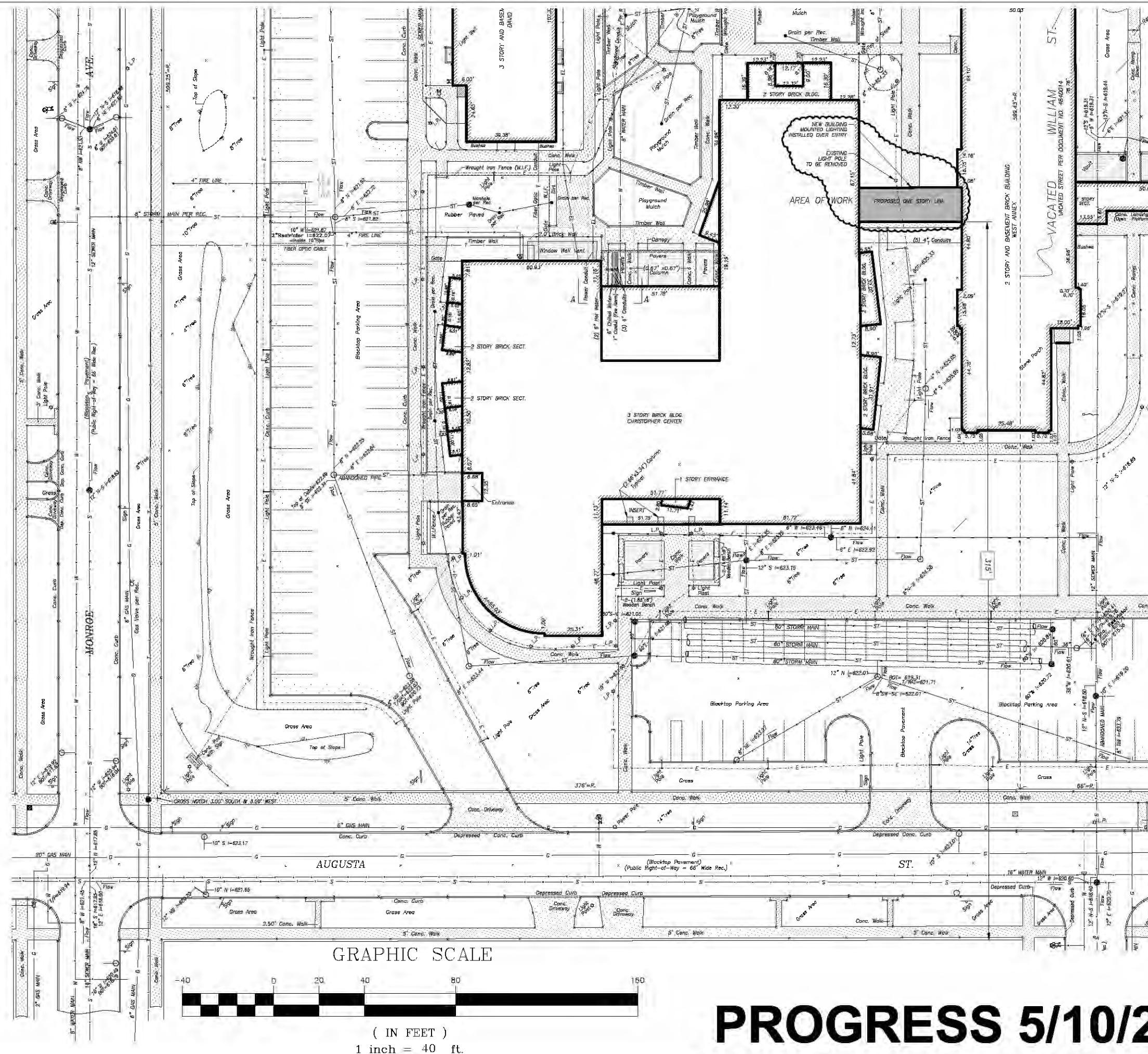
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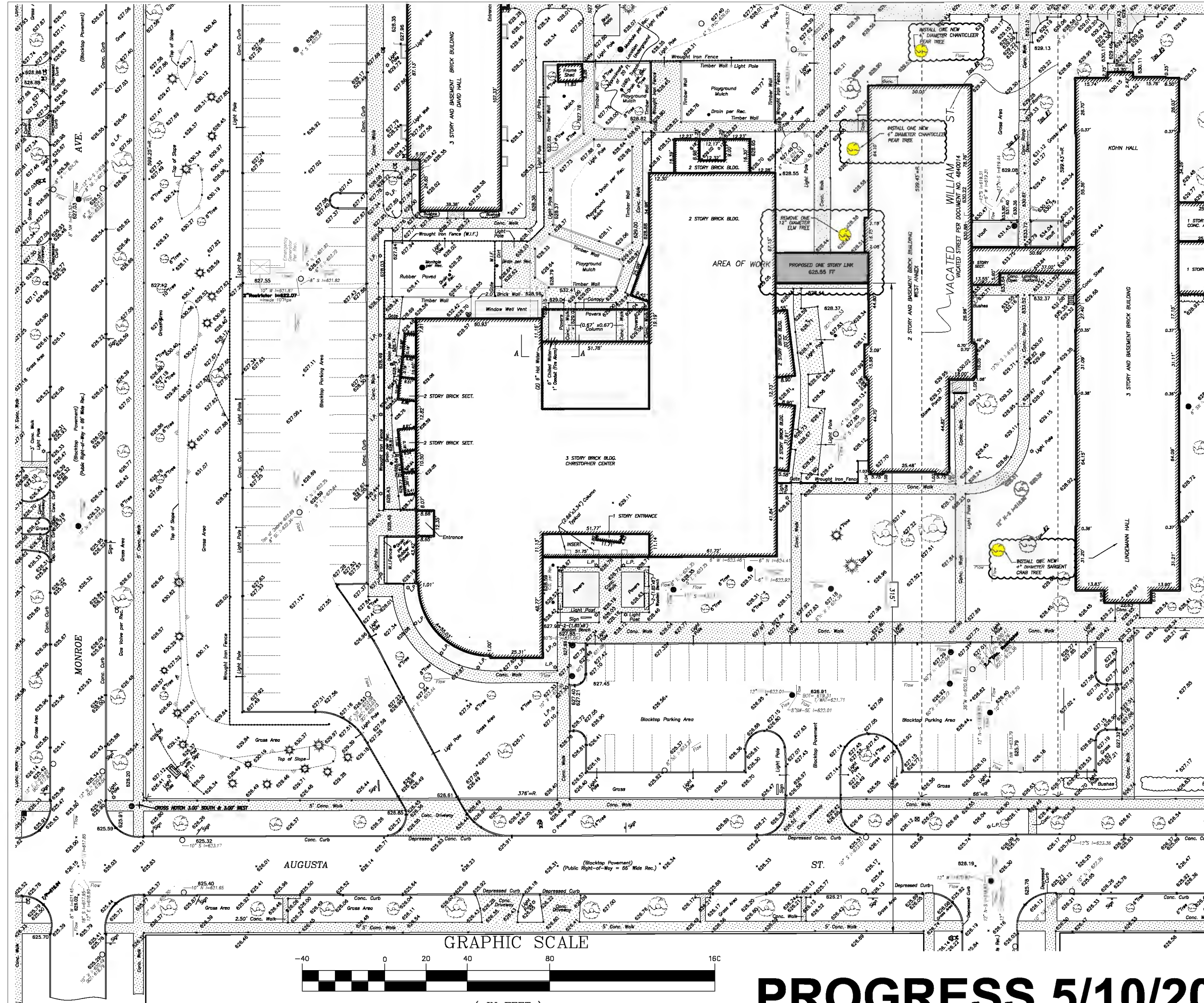
Project Number	15896
Drawn	S. REKAS
Checked	G. GRUNLOH
Proj. Arch./Eng.	G. GRUNLOH

West Annex & Christopher Center
Link7400 Augusta St
River Forest, IL 60305

ARCHITECTURAL SITE UTILITY

Sheet Name	
Drawing No.	AS1-1





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140 South Dearborn Chicago, IL 60603
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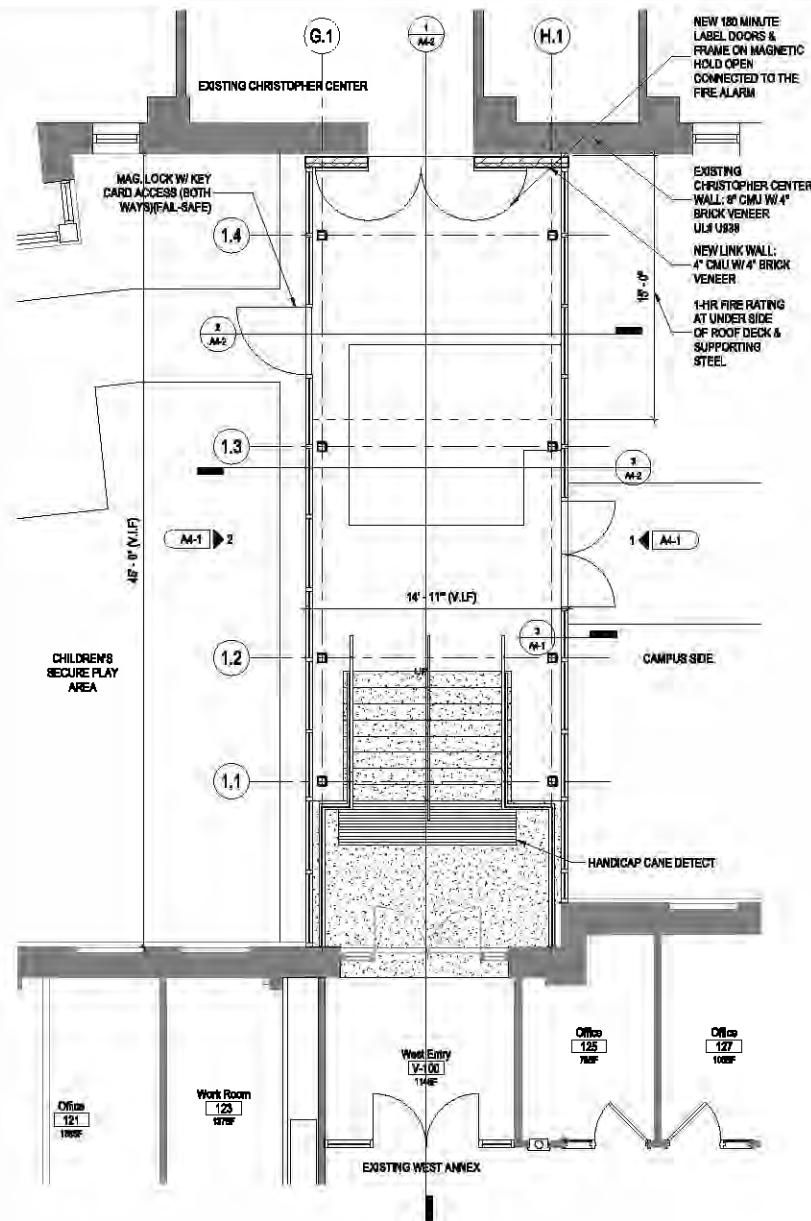
No.	Date	Issue
1	5/10/2018	PROGRESS

Project Number	15896
Drawn	S. REKAS
Checked	B. GRUNLOH
Proj. Arch./Exp.	B. GRUNLOH

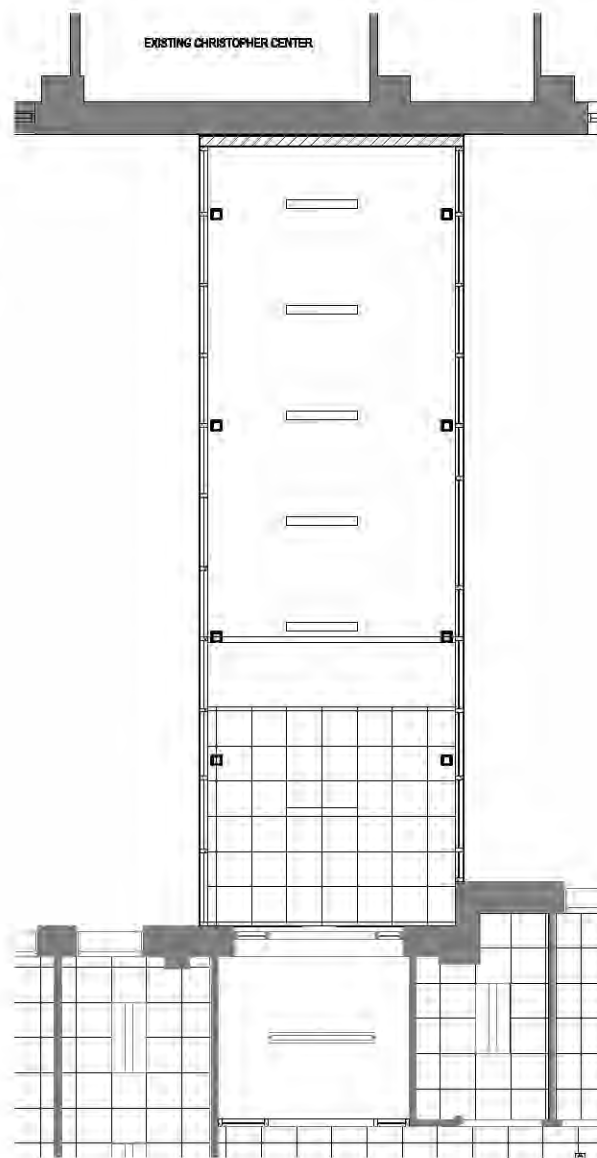


West Annex & Christopher Center Link
7406 Augusta St
River Forest, IL 60305
Project Name
ARCHITECTURAL LANDSCAPE PLAN
Sheet Name
Drawing No. **AS1-2**

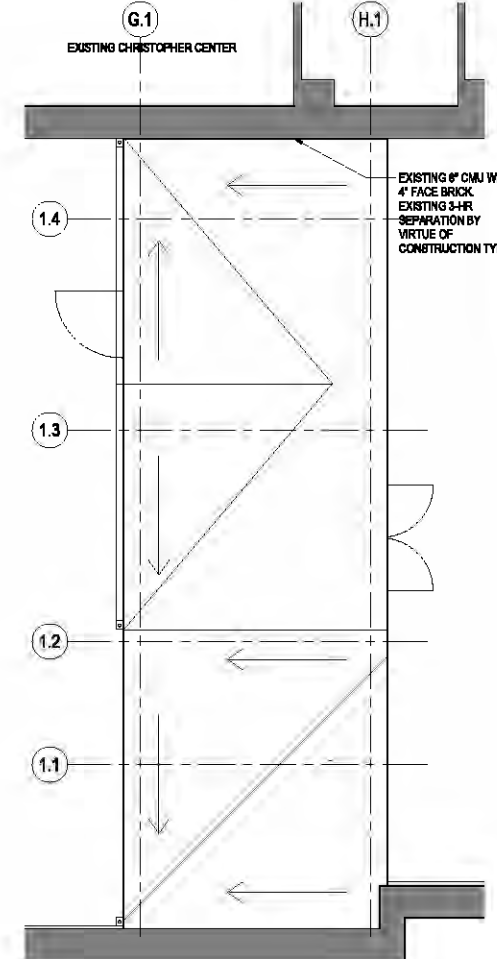
PROGRESS 5/10/2018



1 LINK FLOOR PLAN
A2-1 1/4" = 1'-0"



2 100 LEVEL REFLECTED CEILING PLAN
A2-1 1/4" = 1'-0"



3 LINK ROOF PLAN
A2-1 1/4" = 1'-0"

SYMBOLS: FLOOR PLAN

	NEW DOOR
	EXISTING DOOR
	NEW GLASS PARTITION
	NEW PARTITION
	EXISTING PARTITION TO REMAIN
	PARTITION TO BE DEMOLISHED
	1 HOUR FIRE RATED PARTITION
	2 HOUR FIRE RATED PARTITION
	ALIGN

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Project Number:	15898
Drawn:	S. REKAS
Checked:	G. GRUNLICH
Proj. Arch./Eng.	G. GRUNLICH



West Annex & Christopher Center Link

7400 Augusta St.
River Forest, IL 60305

Project Name

LINK FLOOR PLAN, REFLECTED
CEILING PLAN, & ROOF PLAN

Sheet Name

Drawing No. **A2-1**

PROGRESS 5/10/2018

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Project Number:	15898
Drawn:	S. REKAS
Checked:	G. GRUNLICH
Proj. Arch./Eng.:	G. GRUNLICH



West Annex & Christopher Center Link

7400 Augusta St
River Forest, IL 60305

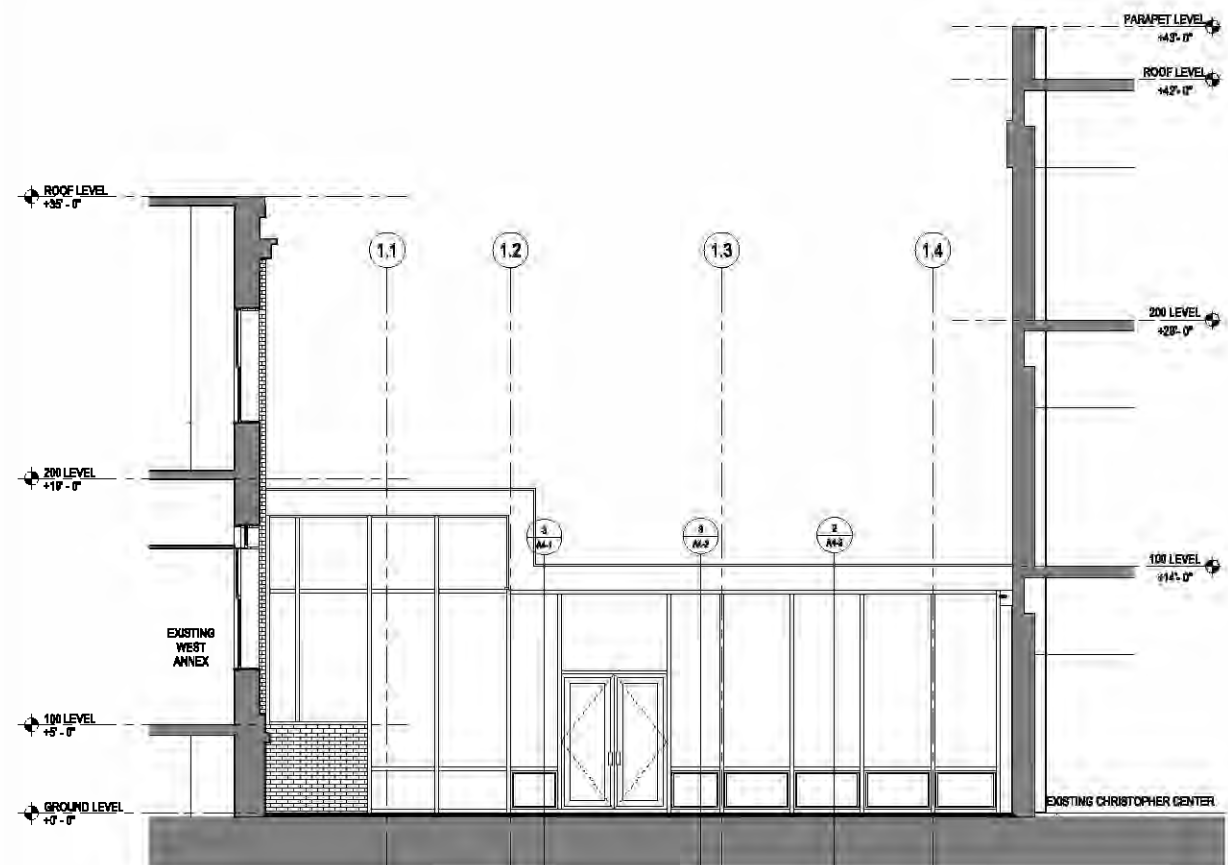
Project Name

LINK ELEVATIONS

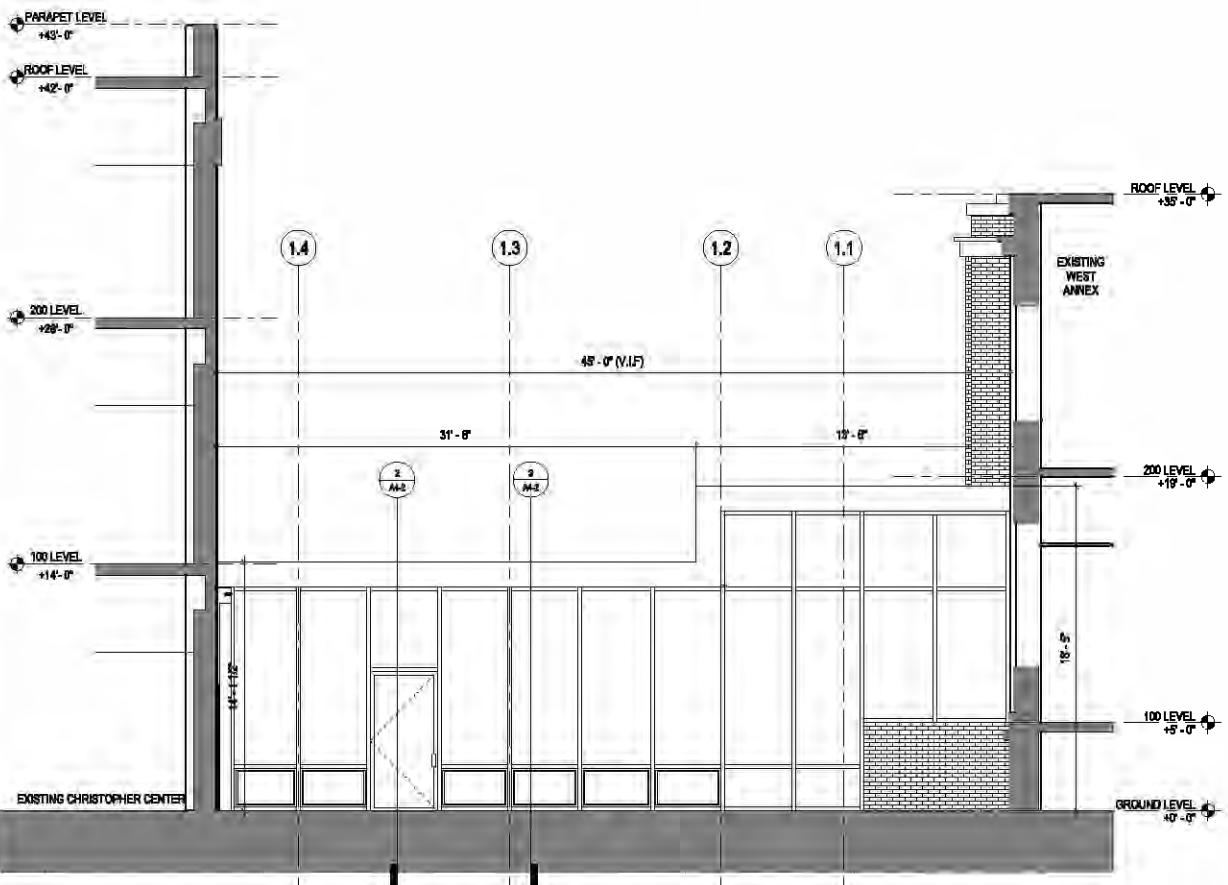
Sheet Name

Drawing No.

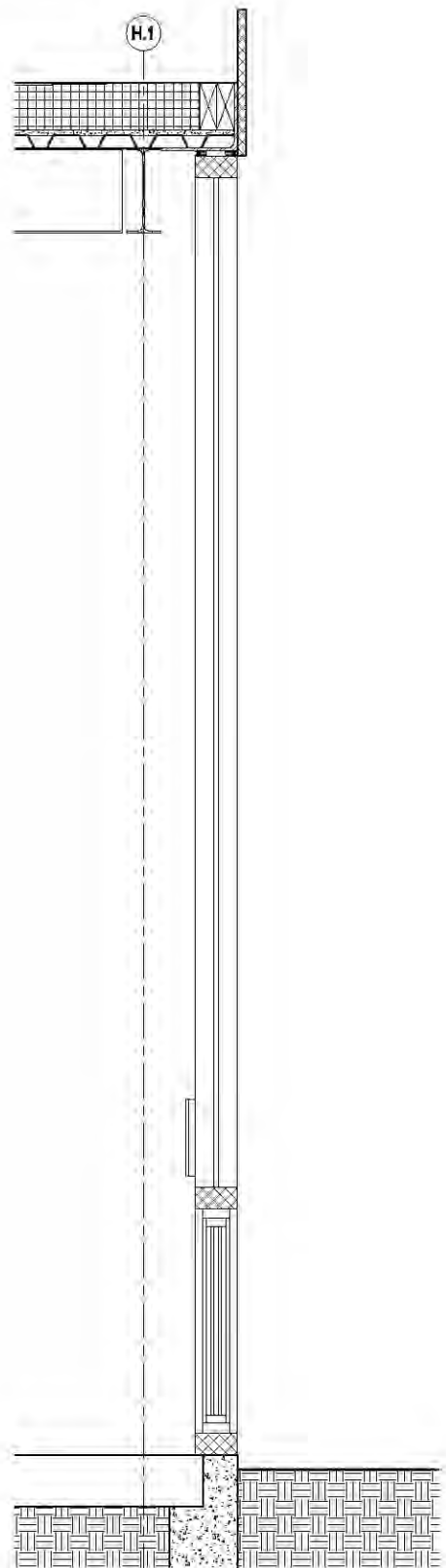
A4-1



1 NORTH ELEVATION OF LINK
A4-1 1/4" = 1'-0" [REF: 1/A2-1]



2 SOUTH ELEVATION OF LINK
A4-1 1/4" = 1'-0" [REF: 1/A2-1]



3 STOREFRONT SECTION
A4-1 1 1/2" = 1'-0" [REF: 1/A2-1]

PROGRESS 5/10/2018

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No.	Date	Issue
1	5/10/2018	PROGRESS

Project Number:	15898
Drawn:	S. REKAS
Checked:	G. GRUNLICH
Proj. Arch./Eng.	G. GRUNLICH



West Annex & Christopher Center Link

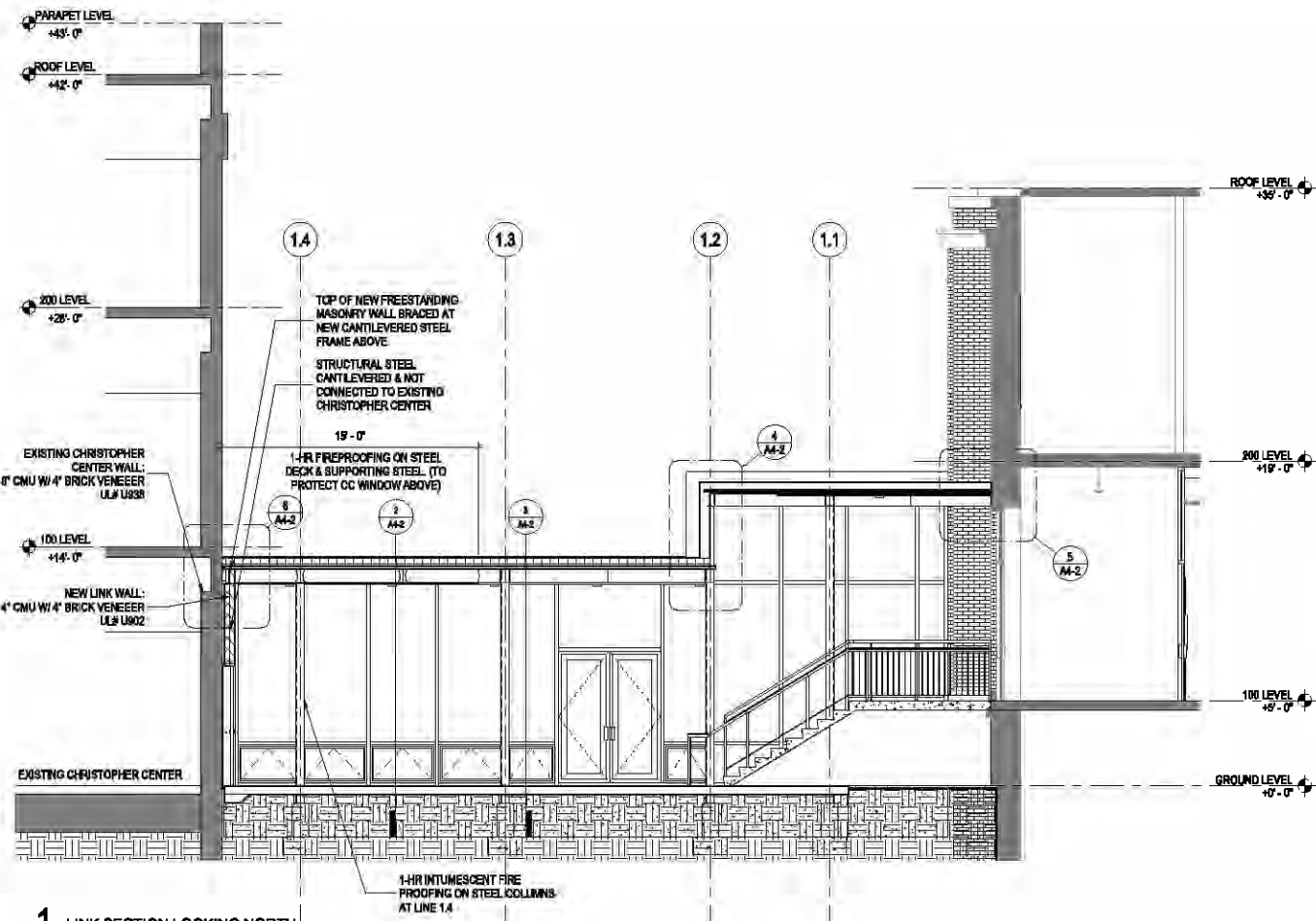
7400 Augusta St
River Forest, IL 60305

Project Name

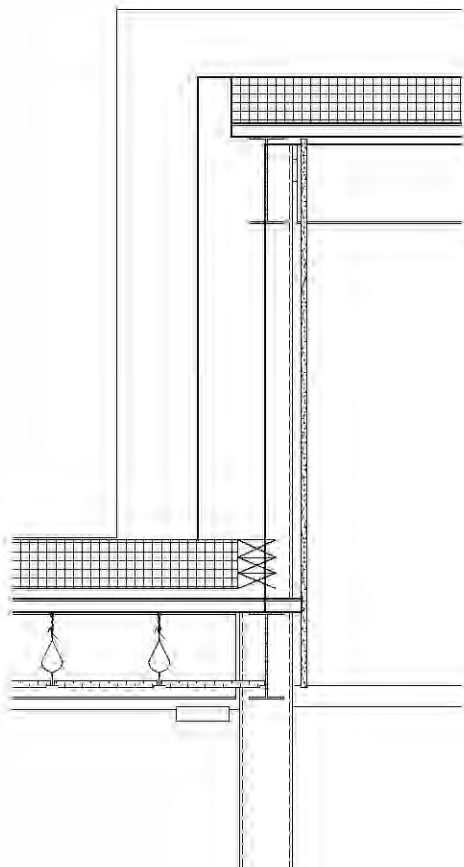
LINK SECTIONS AND DETAILS

Sheet Name

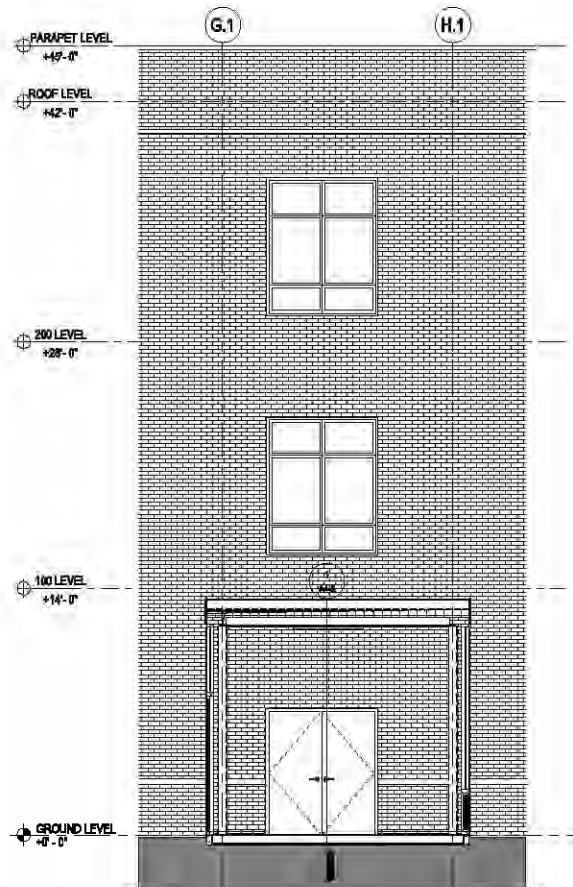
Drawing No. A4-2



1 LINK SECTION LOOKING NORTH
A4-2 1/4" = 1'-0" (REF: 1/A2-1)



4 ROOF DETAIL
A4-2 1 1/2" = 1'-0" (REF: 1/A4-2)



HOLABIRD & ROOT

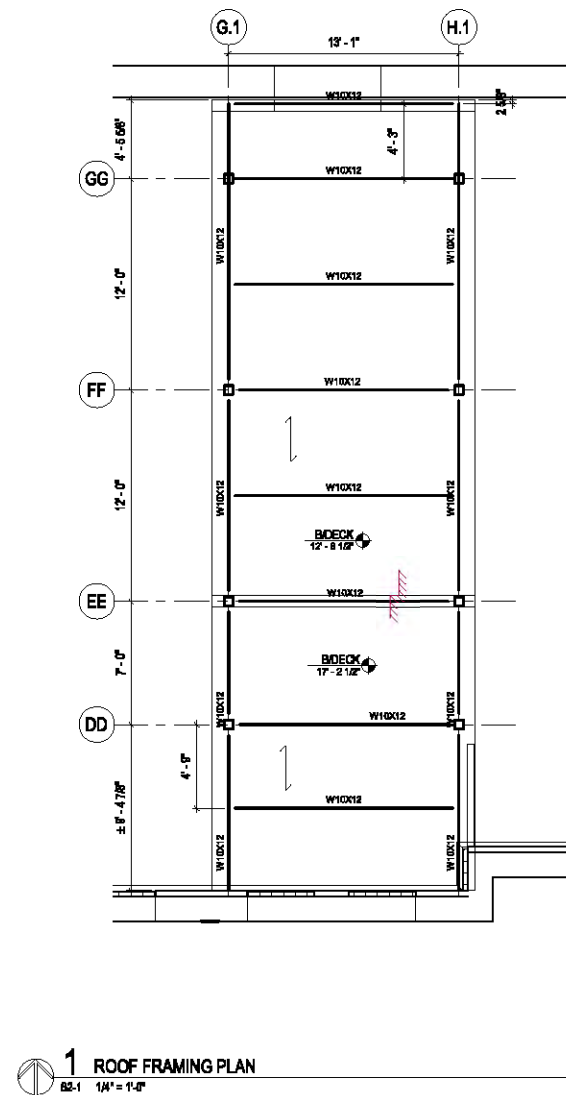
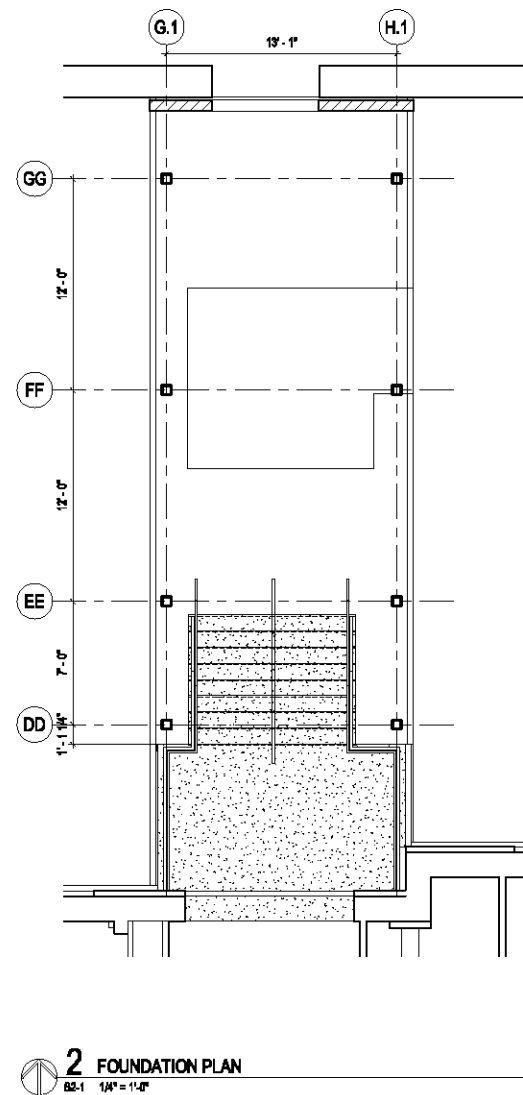
पुनर्विचार के लिए प्रार्थना

Project Number	15896
Drawn	Author
Checked	Checker
Proj. Arch./Eng.	Approver



Drawing No. **S1-0**

PROGRESS 5/10/2018



PROGRESS 5/10/2018


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No.	Date	Issue

Project Number	15898
Drawn	Author
Checked	Checker
Proj. Arch./Eng.	Approver



CONCORDIA
UNIVERSITY
CHICAGO

West Annex & Christopher Center
Link

7400 Augusta St
River Forest, IL 60305

Project Name

FOUNDATION PLAN & ROOF
FRAMING PLAN

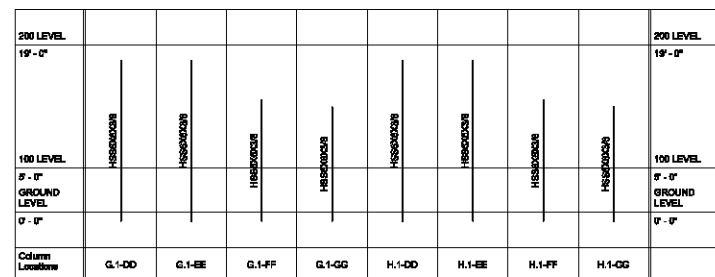
Sheet Name

Drawing No. **S2-1**

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[illegible]

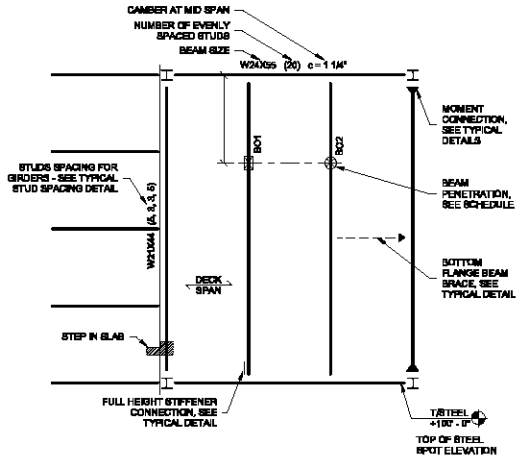
Project Number	15896
Drawn	Author
Checked	Checker
Proj. Arch./Eng.	Approver



PROGRESS 5/10/2018

PROGRESS 5/10/2018

- NOTES
1. THE FACTORED LOADS TO BE RESISTED BY THE INDIVIDUAL MEMBERS AND THEIR CONNECTIONS ARE SHOWN IN THE STRUCTURAL DESIGN DRAWINGS.
 2. STEEL CONNECTION DETAILS SHOW GENERAL CRITERIA FOR DESIGN AND DETAILING, AND ARE NOT INTENDED TO SHOW COMPLETE CONNECTION CONFIGURATIONS OR OTHER SPECIFIC INFORMATION THAT IS THE RESPONSIBILITY OF THE CONNECTION DESIGN ENGINEER. ALTERNATE CONNECTION CONFIGURATIONS MAY BE SUBMITTED TO THE ARCHITECT FOR REVIEW AND APPROVAL.
 3. TYPICAL STEEL CONNECTIONS USE 7/8" A325-N BOLTS PER AISC STANDARDS, UNLESS NOTED OTHERWISE.
 4. BOLTS TO BE TIGHTENED TO AISC ANUG-TIGHT CONDITION UNLESS NOTED OTHERWISE. PRETENSIONED BOLTS ARE REQUIRED IN LOCATIONS SPECIFIED BY AISC 360-10, SECTION J1.10.
 5. CONNECTIONS TO HAVE AISC STANDARD ROUND HOLES UNLESS NOTED OTHERWISE.
 6. ALL CONNECTION PLATE MATERIALS TO BE A572 UNLESS NOTED OTHERWISE.



1 CONNECTION NOTES

S5-1 N.T.S.

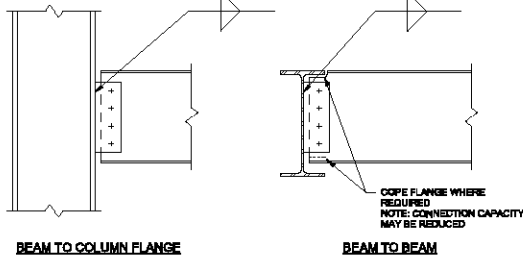
2 STEEL FRAMING SYMBOLS

S5-1 N.T.S.

BEAM SIZE	NO. OF BOLTS	ABC CONNECTION CAPACITY (LRFD)
W8	2	28.1 K
W10	2	28.1 K
W12	3	38.2 K
W14	3	38.2 K
W16	4	65.3 K
W18	4	65.3 K

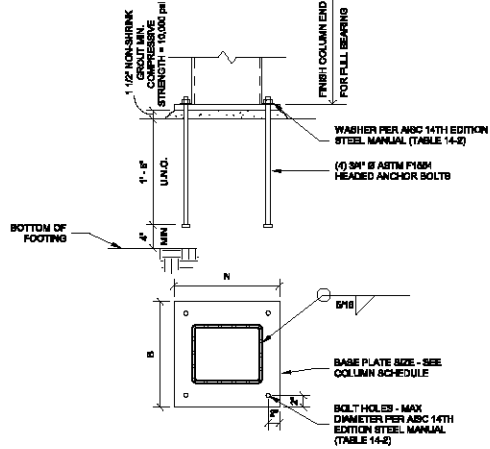
BEAM SIZE	NO. OF BOLTS	ABC CONNECTION CAPACITY (LRFD)
W21	5	81.8 K
W24	6	117 K
W27	7	127 K
W30	8	161 K
W33	9	203 K
W36	9	203 K

- NOTES
1. REFER TO AISC MANUAL OF STEEL CONSTRUCTION (14TH EDITION) FOR PLATE DIMENSIONS AND WELDS (TABLE 10-10a).
 2. SHORT SLOTTED HOLES TRANSVERSE TO DIRECTION OF LOAD ARE PERMITTED IN THE CONNECTION PLATE.



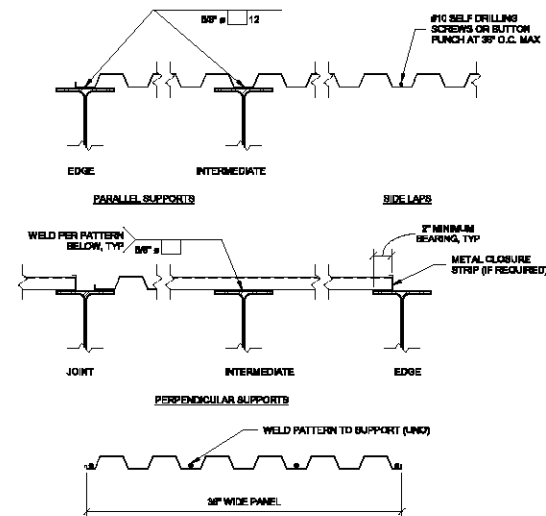
3 SINGLE-PLATE SHEAR CONNECTION

S5-1 N.T.S.



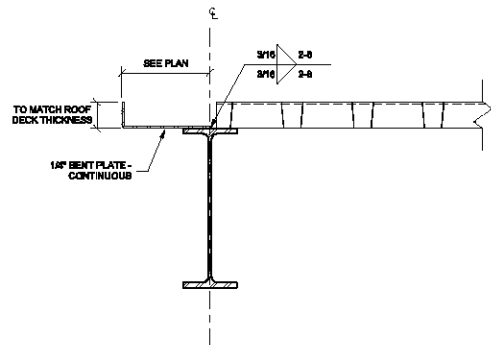
4 BASE PLATE TYPE BP-4

S5-1 N.T.S.



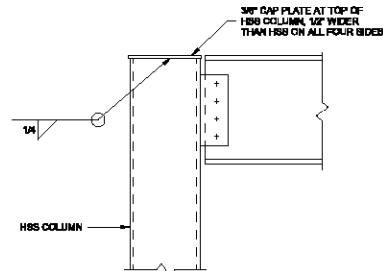
5 ROOF DECK FASTENING

S5-1 N.T.S.



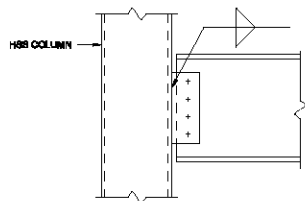
6 ROOF DECK EDGE AT PERIMETER

S5-1 N.T.S.



7 CAP PLATE AT HSS COLUMN

S5-1 N.T.S.



NOTE: FOR FURTHER INFORMATION, REFER TO TYPICAL SINGLE PLATE SHEAR CONNECTION

8 SINGLE-PLATE CONNECTION TO HSS

S5-1 N.T.S.

HOLABIRD & ROOT

1400 North Broadway Chicago, IL 60602
Tel: 312.467.1774 Fax: 312.467.1494

www.holabird.com

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No.	Date	Issue
1	5/10/2018	PROGRESS

Project Number	15898
Drawn	Author
Checked	Checker
Proj. Arch./Eng.	Approver



West Annex & Christopher Center Link

7400 Augusta St
River Forest, IL 60305

Project Name

TYPICAL STEEL DETAILS

Sheet Name

Drawing No.

S5-1

PROGRESS 5/10/2018





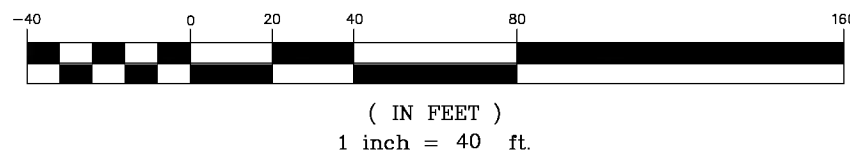
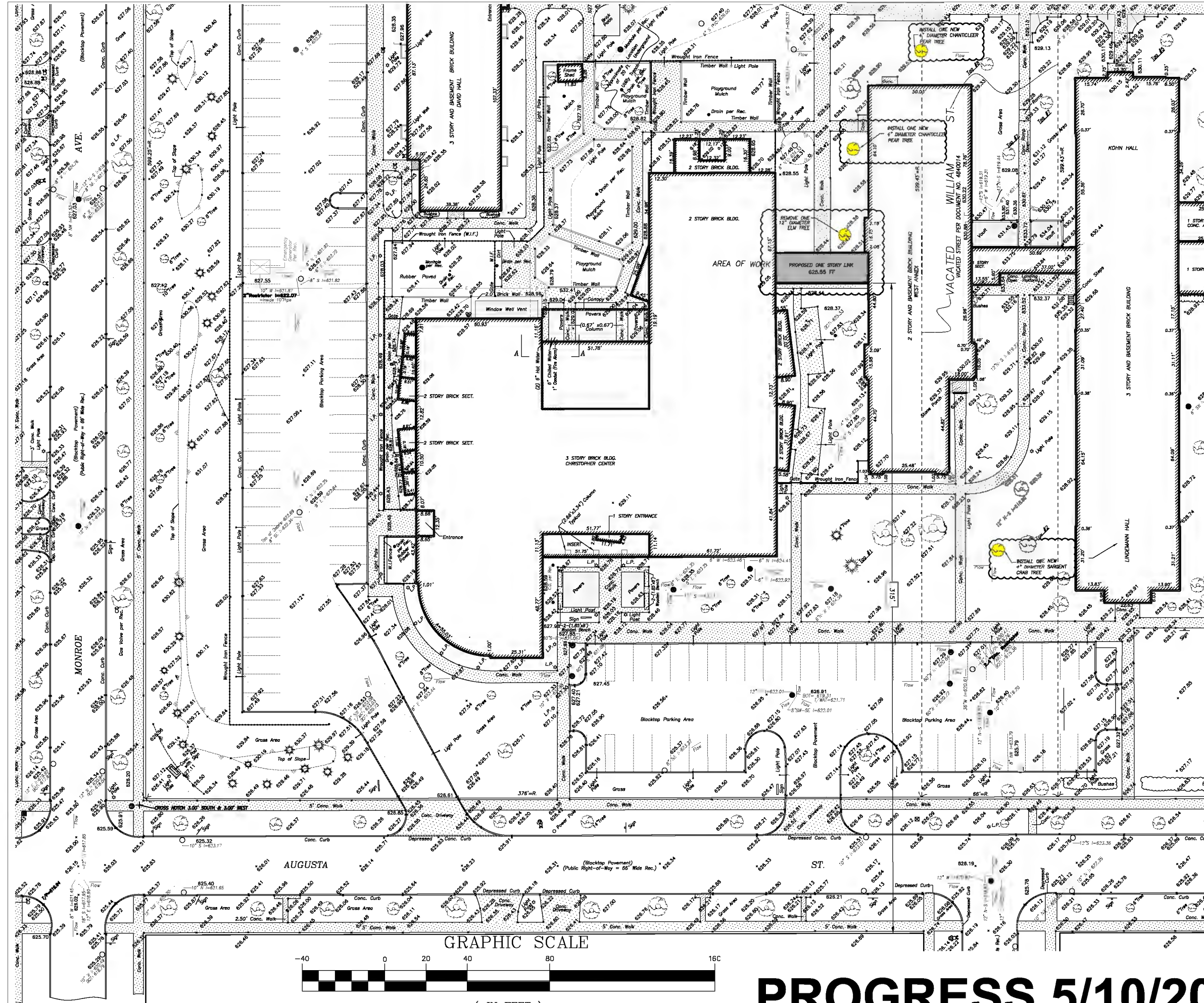
IX. Landscaping Plan

The Development Review Board had previously granted Concordia a waiver of the requirement to provide a landscaping plan. However, when the final construction drawings were submitted, Concordia realized that waiver could no longer apply. Concordia withdraws its previously approved request for a waiver of the landscape plan.

The proposed development requires removal of a 12" diameter tree immediately adjacent to the proposed enclosed pedestrian walkway. Concordia plans to replace that tree with the planting of three four-inch diameter trees: A Chanticleer Pear directly north of the West Annex, a Chanticleer Pear directly north of the tree to be removed, and a Sargent Crab southeast of the West Annex.

A landscape plan showing the locations of these four trees follows this page.

The rest of this page is intentionally left blank.



PROGRESS 5/10/2018

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140 South Dearborn Chicago, IL 60603
Tel: 312 357 1771 Fax: 312 357 1909
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No.	Date	Issue
1	5/10/2018	PROGRESS

Project Number	15896
Drawn	S. REKAS
Checked	B. GRUNLOH
Proj. Arch./Exp.	B. GRUNLOH



West Annex & Christopher Center Link
7406 Augusta St
River Forest, IL 60305
Project Name
ARCHITECTURAL LANDSCAPE PLAN
Sheet Name
Drawing No. **AS1-2**

X. Covenants, Easements, Other Restrictions

Concordia does not anticipate any change in existing easements to accommodate this project since the proposed enclosed pedestrian walkway is between two buildings and interior to the campus.

There are no existing easements in the area where the pedestrian walkway is planned.

The rest of this page is intentionally left blank.

XI. Schedule of Development

a. Beginning Date

The beginning date depends upon when this proposal is approved and permits are issued. The University hopes construction could begin in the summer of 2018.

b. Completion Date

Our contractor estimates the project will take 10 weeks to compete. Of note, the location of construction is so interior to the campus that we do not believe it will be a disruption to the surrounding community. We anticipate the movement of materials and the staging for the work will be north of the construction area inside the campus.

The rest of this page is intentionally left blank.

XII. Statement Acknowledging Responsibility of Applicant

a. Applicant's Responsibility to File with the Cook County Recorder of Deeds Office

The Applicant who is the owner, Concordia University Chicago, hereby acknowledges its responsibility, pursuant to Section 10-19-6.B.11 of the Village of River Forest Zoning Ordinance to record with the Cook County Recorder of Deeds a certified copy of the ordinance granting a planned development permit.

b. Provide Evidence of Filing within 30 Days of Planned Development

The Applicant, Concordia University Chicago, owns the property and hereby acknowledges its responsibility, pursuant to Section 10-19-6.B.11 of the Village of River Forest Zoning Ordinance to provide the Village with evidence of recording the above document within 30-days of passage of the Ordinance.

The rest of this page is intentionally left blank.

XIII. Professional Traffic Study

The proposed enclosed pedestrian walkway will not impact traffic flow or volume on any of the streets adjacent to the University.

At its meeting on May 3, 2018, the Development Review Board granted Concordia's request for a waiver of the requirement for a traffic study.

The rest of this page is intentionally left blank.

XIV. Professional Economic Study

a. Financial Capability

Concordia University Chicago has the financial capacity to assure completion of the proposed development. The University has already received the full amount of the funds necessary to complete the project from a donor.

b. Economic Viability and Impact

The proposed use is economically viable and does not pose a current or potential burden upon the services, tax base, or other economic factors that affect the financial operations of the Village.

The proposed improvements are not of a nature to impose any new, material demands on municipal resources. The proposed improvements do not change the nature of activities on campus or impose any special demands on Village services. Rather, the proposed improvements should provide benefits for University faculty, staff, and students by providing an enclosed passageway between the West Annex and the Christopher Center.

At its meeting on May 3, 2018, the Development Review Board granted Concordia's request for a waiver of the requirement to submit a professional economic study.

The rest of this page is intentionally left blank.

XV. Copies of Environmental Impact Studies

The proposed development does not require the filing of any environmental impact studies as referenced in Section 10-19-6.B.14 of the Village of River Forest Zoning Ordinance. Prior studies have shown no environmental impact in the area of this project.

The rest of this page is intentionally left blank.

XVI. Estimated Demand on Village Services

The University does not anticipate this proposed development will require any additional services from Village departments or staff except as the Village may already provide directly or indirectly.

The University will continue to make its staff and facilities available for Village departments and activities to assist the Village wherever and whenever possible in accordance with current practice.

The rest of this page is intentionally left blank.

XVII. Off-Site Utility Improvements Required

Concordia does not anticipate any off-site utility improvements will be required as this is a short enclosed pedestrian walkway that will be interior to the campus.

Electrical service for lighting will come from one of the existing buildings at either end of the walkway.

The rest of this page is intentionally left blank.

XVIII. Site Drainage Plan

The plat at 7400 Augusta has a drainage system already installed. Based on the original platting of this area and subsequently utilized in the University's development, no new major installations are envisioned. This project will not create any drainage issues since construction envisions placing the enclosed pedestrian walkway primarily over an existing sidewalk. Accordingly, there is no need to update the previously approved site drainage plan.

At its meeting on May 3, 2018, the Development Review Board granted Concordia's request for waiver of any requirement to provide or update a site drainage plan.

The rest of this page is intentionally left blank.

XIX. Written Summary

a. Official Record of Resident's Meeting

At its meeting on May 3, 2018, the Development Review Board granted Concordia's request for a waiver of the requirement to hold a neighbor meeting.

b. Evidence of Proper Notice of Residents

The mailing list of property owners used for the announcement of the neighborhood meeting was prepared by Property Insight, LLC, 400 S. Jefferson, Chicago, IL 60607, based upon the specifications in the ordinance to notify owners of record of properties within the radius specified in the Village Code. Village officials approved the mailing list after known corrections and additions were made.

On May 22, 2018, Concordia sent the required Notice of the hearing before the Development Review Board to approximately 663 addresses. A copy of the Notice, mailing list, and certificate of mailing follow this page.

The rest of this page is intentionally left blank.

**PUBLIC NOTICE
DEVELOPMENT REVIEW BOARD
RIVER FOREST, ILLINOIS**

Public notice is hereby given that a Public Hearing will be held by the Development Review Board of the Village of River Forest, County of Cook, State of Illinois, on Thursday, June 21, 2018, at 7:30 p.m. in the Community Room of the River Forest Village Hall, 400 Park Ave., River Forest Illinois, on the following matters;

Application # 18-04: Application for Amendment to Planned Development. The Applicant proposes to construct a one-story enclosed walkway between the Christopher Center and the West Annex building.

The address of the property is 7400 Augusta, River Forest, IL 60305. A legal description of the property is provided on page 2 of this Notice.

The applicant is Concordia University Chicago, 7400 Augusta, River Forest, IL 60305.

All interested persons will be given the opportunity to be heard at the Public Hearing. A copy of the application will be available to the public at the Village Hall as of Wednesday, June 6, 2016, or online at www.vrf.us.

Any questions regarding this project of the Planned Development process can be directed to:

Lisa Scheiner
Assistant Village Administrator
lscheiner@vrf.us
(708) 714-3554.

If you cannot attend the Public Hearing but would like to provide comments to the Development Review Board, you may submit comments in writing, via letter or email, no later than Wednesday, June 20, 2018.

Concordia University Chicago



Glen Steiner
Associate Vice President, Operations
Concordia University Chicago

The legal description of the property is as follows:

BLOCKS 2, 3, 4, 5, 6, AND 7 IN BOGUE'S ADDITION TO OAK PART, BEING A SUBDIVISION IN THE SOUTHEAST $\frac{1}{4}$ OF SECTION 1, TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, ALSO THE 66-FOOT STRIP OF GROUND LYING BETWEEN SAID BLOCKS 3 AND 4 AND 5 AND 6, AFORESAID AND NORTH OF THE NORTH LINE OF AUGUSTA STREET AND SOUTH OF THE SOUTH LINE OF DIVISION STREET AND THE STRIP OF GROUND, LYING BETWEEN BLOCKS 2 AND 3 AND BLOCKS 6 AND 7, AFORESAID NORTH OF SAID NORTH LINE OF AUGUSTA STREET AND SOUTH OF THE SOUTH LINE OF DIVISION STREET AND THE STRIP OF LAND AND ALL OF THAT PART OF THE STRIP OF GROUND, LYING BETWEEN BLOCKS 2, 3, AND 4 AND BLOCKS 5, 6, AND 7 AFORESAID AND WEST OF A LINE PARALLEL TO AND 435.00 FEET WEST OF THE WEST LINE OF HARLEM AVENUE, AS SHOWN ON THE PLAT OF BOGUE'S ADDITION, AFORESAID ALL SITUATED IN THE VILLAGE OF RIVER FOREST, OF COOK COUNTY, ILLINOIS EXCEPTING THEREFROM THE FOLLOWING TWO (2) DESCRIBED PARCELS OF REAL ESTATE:

1) A PARCEL OF GROUND, SAID PIECE OR PARCEL OF GROUND LOCATED ON THE SOUTHWEST CORNER OF DIVISION STREET AND BONNIE BRAE IN RIVER FOREST, COOK COUNTY ILLINOIS, FRONTING 200.00 FEET ON THE SOUTH SIDE OF DIVISION STREET AND 250.00 FEET ON THE WEST SIDE OF BONNIE BRAE, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE LOT LINE WHERE DIVISION STREET AND BONNIE BRAE MEET AT THE SOUTHWEST CORNER OF THE INTERSECTION; THENCE SOUTH ALONG THE WEST LINE OF BONNIE BRAE TO A POINT 250.00 FEET SOUTH; THENCE WEST AND PARALLEL WITH THE SOUTH LINE OF DIVISION STREET, A DISTANCE OF 200.00 FEET; THENCE NORTH AND PARALLEL WITH THE WEST LINE OF BONNIE BRAE, A DISTANCE OF 250.00 FEET TO THE SOUTH LINE OF DIVISION STREET; THENCE EAST ALONG THE SOUTH LINE OF DIVISION STREET, A DISTANCE OF 200.00 FEET TO THE POINT OF BEGINNING SITUATED IN BOGUE'S ADDITION TO OAK PARK, BEING A SUBDIVISION IN THE SOUTHEAST $\frac{1}{4}$ OF SECTION 1, TOWNSHIP 39 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN; AND

2) THE EAST 200.00 FEET OF THE NORTH 200.00 FEET OF THE SOUTH 410 FEET OF BLOCK 7 OF BOGUE'S ADDITION TO OAK PARK, BEING A SUBDIVISION IN THE SOUTHEAST $\frac{1}{4}$ OF SECTION 1, TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN.



CONCORDIA
UNIVERSITY
CHICAGO

7400 Augusta Street
River Forest
Illinois 60305-1499
708-771-8300
fax 708-209-3176
www.CUChicago.edu

Certificate of Mailing Notice of Village Board Meeting

I, GLEN STEINER, Associate Vice President for Operations at Concordia University Chicago, certify that I caused the attached letter to be mailed to 663 property owners on the list provided to Village staff by causing the letters to be deposited postage paid, first class mail, in the mail box at the Oak Park postal substation at Concordia University, 7400 Augusta, River Forest, Illinois 60305, before the hour of four o'clock p.m. on May 22, 2018.

I further certify that the list of property owners is the same as the one previously prepared by Property Insight, and previously submitted to Village staff.

Dated: May 22, 2018

Glen Steiner
Associate Vice President for Operations
Concordia University Chicago

15-01-215-013-0000
Ms. Noreen Powers
Trinity High School
7574 Division St.
River Forest, IL 60305

15-01-216-009-0000
T R CUNNINGHAM
1240 MONROE AV
RIVER FOREST, IL 60305

15-01-216-010-0000
VANKER
1234 MONROE AVE
RIVER FOREST, IL 60305

15-01-216-011-0000
JOHN A MORRISSEY III
1230 MONROE AVE
RIVER FOREST, IL 60305

15-01-216-012-0000
IWEI HUANG
1224 MONROE AV
RIVER FOREST, IL 60305

15-01-216-013-0000
IWEI HUANG
1224 MONROE AV
RIVER FOREST, IL 60305

15-01-216-023-0000
ROBERT J KELLY
1220 MONROE AVE
RIVER FOREST, IL 60305

15-01-216-026-0000
CHRISTINE SHOW
1200 MONORE AV
RIVER FOREST, IL 60305

15-01-216-027-0000
STEPHEN M GRVZLO
1206 MONROE ST
RIVER FOREST, IL 60305

15-01-216-037-0000
WILLIAM J FUREY
1201 JACKSON AV
RIVER FOREST, IL 60305

15-01-216-038-0000
LISA MOSS
1227 JACKSON
RIVER FOREST, IL 60305

15-01-216-039-0000
TIM MONICA MACNAMARA
1223 JACKSON AV
RIVER FOREST, IL 60305

15-01-216-040-0000
DR ANGEL GALVEZ
1219 JACKSON AV
RIVER FOREST, IL 60305

15-01-216-041-0000
WENDY GALLERY
1215 JACKSON
RIVER FOREST, IL 60305

15-01-216-042-0000
ANA JOHN BARUN
1207 N JACKSON
RIVER FOREST, IL 60305

15-01-216-043-0000
STEVEN V NAPOLITANO
1212 N MONROE
RIVER FOREST, IL 60305

15-01-217-002-0000
NICHOLAS VANDERSCHIE
1241 MONROE
RIVER FOREST, IL 60305

15-01-217-003-0000
NICHOLAS VANDERSCHIE
1241 MONROE
RIVER FOREST, IL 60305

15-01-217-004-0000
ASKOLD L KOZBUR
1235 MONROE AV
RIVER FOREST, IL 60305

15-01-217-005-0000
CHARLES LUCCHESI
1231 MONROE
RIVER FOREST, IL 60305

15-01-217-006-0000
JOSEPH J DWYER
1225 MONROE
RIVER FOREST, IL 60305

15-01-217-007-0000
MATTHEW C MENEZES
1221 MONROE AVE 1
RIVER FOREST, IL 60305

15-01-217-008-0000
KARMALI
1215 MONROE AVE
RIVER FOREST, IL 60305

15-01-217-009-0000
BRIAN LINDA PROCTOR
1211 MONROE ST
RIVER FOREST, IL 60305

15-01-217-010-0000
JOHN H ANDERSEN
1205 MONROE AV
RIVER FOREST, IL 60305

15-01-217-012-0000
JOSE A L ARRUDA
1240 WILLIAMS ST
RIVER FOREST, IL 60305

15-01-217-013-0000
DAVID R BERNI
1232 WILLIAM ST
RIVER FOREST, IL 60305

15-01-217-014-0000
J M DAGOSTINO
1226 WILLIAM ST
RIVER FOREST, IL 60305

15-01-217-015-0000
WILLIAM T SMITH
1220 WILLIAM ST
RIVER FOREST, IL 60305

15-01-217-016-0000
JUSTIN STEINBERG
1216 WILLIAM ST
RIVER FOREST, IL 60305

15-01-217-017-0000
JAMES P CAGNINA JR
1210 WILLIAM ST
RIVER FOREST, IL 60305

15-01-217-018-0000
THOMAS E PROTHERO
1202 WILLIAM ST
RIVER FOREST, IL 60305

15-01-218-005-0000
River Forest Park District
401 Thatcher Ave.
River Forest, IL 60305

15-01-218-006-0000
River Forest Park District
401 Thatcher Ave.
River Forest, IL 60305

15-01-218-007-0000
River Forest Park District
401 Thatcher Ave.
River Forest, IL 60305

15-01-218-008-0000
River Forest Park District
401 Thatcher Ave.
River Forest, IL 60305

15-01-218-009-0000
River Forest Park District
401 Thatcher Ave.
River Forest, IL 60305

15-01-220-012-0000
CATHERINE M ADDUCI
1227 WILLIAM STREET
RIVER FOREST, IL 60305

15-01-220-013-0000
MATTHEW SORRENTINO
1221 WILLIAM ST
RIVER FOREST, IL 60305

15-01-220-014-0000
MICHAEL HUGAR
1217 WILLIAM ST
RIVER FOREST, IL 60305

15-01-220-015-0000
DAVID MARY CHEN
1211 WILLIAM ST
RIVER FOREST, IL 60305

15-01-220-016-0000
J LEEF T MCKENZIE
1201 WILLIAM ST
RIVER FOREST, IL 60305

15-01-220-019-0000
PETER DEIRDRE LIES
1231 WILLIAMS ST
RIVER FOREST, IL 60305

15-01-220-020-0000
MATT JANSEN
1255 N WILLIAM ST
RIVER FOREST, IL 60305

15-01-400-009-0000
COLUMBUS FAM TRUST
8383 WILSHIRE BLVD#500
BEVERLY HILLS, CA 90211

15-01-400-010-0000
MICHAEL S PETROS
1140 JACKSON AV
RIVER FOREST, IL 60305

15-01-400-011-0000
BRIAN M LISTON
1134 N JACKSON AV
RIVER FOREST, IL 60305

15-01-400-012-0000
SYED M AHMED
1130 JACKSON AVE
RIVER FOREST, IL 60305

15-01-400-013-0000
BARRY BAUMAN
1122 N JACKSON AV
RIVER FOREST, IL 60305

15-01-400-014-0000
JEFFREY BERNARD
1114 JACKSON
RIVER FOREST, IL 60305

15-01-400-015-0000
J K OGUNKEYE
1110 JACKSON
RIVER FOREST, IL 60305

15-01-400-016-0000
CARMELO A SCALZO
1106 W JACKSON
RIVER FOREST, IL 60305

15-01-400-017-0000
PHILIP A MARCUS
1102 JACKSON AVE
RIVER FOREST, IL 60305

15-01-401-001-0000
CURTIS PINNELL TRSTEE
20 N WACKER 2800
CHICAGO, IL 60606

15-01-401-002-0000
WILLIAM GLEASON
1143 JACKSON AVE
RIVER FOREST, IL 60305

15-01-401-003-0000
COLIN MARY FITT
1139 JACKSON
RIVERFOREST, IL 60305

15-01-401-004-0000
CHRISTOPHER M MACKIE
1133 JACKSON
RIVER FOREST, IL 60305

15-01-401-005-0000
LAWRENCE C VOGEL
1127 JACKSON AV
RIVER FOREST, IL 60305

15-01-401-006-0000
R TUCCI L CALABRESE
1119 N JACKSON AV
RIVER FOREST, IL 60305

15-01-401-007-0000
BURTON KATHLEEN KLEI
1115 JACKSON
RIVER FOREST, IL 60305

15-01-401-008-0000
TIMOTHY SHEAHAN
1107 JACKSON AVE
RIVER FOREST, IL 60305

15-01-401-009-0000
TERRENCE J DONLIN
1101 JACKSON AV
RIVER FOREST, IL 60305

15-01-401-010-0000
DERK VALERIE SMART
1146 MONROE AV
RIVER FOREST, IL 60305

15-01-401-011-0000
DIANE L MUSTAIN
1142 MONROE AV
RIVER FOREST, IL 60305

15-01-401-012-0000
CHRISTOPHER B LYNN
1136 MONROE AVE
RIVER FOREST, IL 60305

15-01-401-013-0000
JAMES C VECCHIO
1130 MONROE
RIVER FOREST, IL 60305

15-01-401-014-0000
KRISTEN BRIAN VITALE
1126 MONROE AVENUE
RIVER FOREST, IL 60305

15-01-401-015-0000
THOMAS B QUINN
1122 MONROE AV
RIVER FOREST, IL 60305

15-01-401-016-0000
BERARDINO ORFEI
1118 MONROE AV
RIVER FOREST, IL 60305

15-01-401-017-0000
SALVADOR AMIE GAMINO
1112 MONROE AV
RIVER FOREST, IL 60305

15-01-401-018-0000
EDWARD MARISA GREEN
1106 MONROE
RIVER FOREST, IL 60305

15-01-401-019-0000
MARK KATHERINE BUTTE
1102 MONROE
RIVER FOREST, IL 60305

15-01-402-002-0000
Rev. David Lyle
Grace Lutheran Church
7300 Division St.
River Forest, IL 60305

15-01-402-003-0000
James McClanahan
Grace Lutheran Church
7300 Division St.
River Forest, IL 60305

15-01-403-001-0000
GRACE EVAN. LUTH. CH.
7300 W DIVISION ST
RIVER FOREST, IL 60305

15-01-403-012-0000
CST TAX DEPT 23852
PO BOX 711
DALLAS, TX 75221

15-01-403-013-0000
GRACE LUTHERAN CHURCH
7300 DIVISION ST
RIVER FOREST, IL 60305

15-01-403-015-0000
BBD LLC ATTN DG WATTS
1018 ASHLAND AVE
RIVER FOREST, IL 60305

15-01-403-016-0000
BBD LLC ATTN DG WATTS
1018 ASHLAND AVE
RIVER FOREST, IL 60305

15-01-403-017-0000
ENRIQUE SALGADO
1119 BONNIE BRAE PL
RIVER FOREST, IL 60305

15-01-403-018-0000
PKN REAL ESTATE INVEST
1020 N HARLEM AVE #3B
RIVER FOREST, IL 60305

15-01-403-019-0000
BONNIE BRAE CONSTRUCTI
3528 WALNUT AVE
WILMETTE, IL 60091

15-01-403-020-0000
BONNIE BRAE CONSTRUCTI
3528 WALNUT AVE
WILMETTE, IL 60091

15-01-403-021-0000
BONNIE BRAE CONSTRUCTI
3528 WALNUT AVE
WILMETTE, IL 60091

15-01-403-022-0000
DANIEL J BROWN
4 OAK BROOK CLUB G107
OAK BROOK, IL 60523

15-01-403-032-0000
JEFFREY SARABIA
1122 N HARLEM #D
RIVER FOREST, IL 60305

15-01-403-033-0000
CAROLINE MAHIC
1122 N HARLEM #C
RIVER FOREST, IL 60305

15-01-403-034-0000
KURT STADWALD
1122B N HARLEM AV
RIVER FOREST, IL 60305

15-01-403-035-0000
MIKE NELSON
1122 N HARLEM APT 2
RIVER FOREST, IL 60305

15-01-403-038-0000
LEMAR KIMBALL LLC
1535 FOREST 302
RIVER FOREST, IL 60305

15-01-403-041-0000
ALLAN B PALL
1118 N HARLEM AVE #C
RIVER FOREST, IL 60305

15-01-403-042-0000
JUDY A KAVANAUGH
1118 N HARLEM AV B
RIVER FOREST, IL 60305

15-01-403-043-0000
VERONICA R OTTENHEIMER
1118 N HARLEM AVE #A
RIVER FOREST, IL 60305

15-01-216-001-0000
Eric Palm
Village of River Forest
400 Park Ave.
River Forest, IL 60305

15-01-403-044-1001
EDWARD HANRAHAN
1131 BONNIE BRAE PL
RIVER FOREST, IL 60305

15-01-403-044-1002
MARY ALICE DACOSSE
1129 BONNIE BRAE 1S
RIVER FOREST, IL 60305

15-01-403-044-1003
PETERS
1131 BONNIE BRAE PL#2N
RIVER FOREST, IL 60305

15-01-403-044-1004
SUSAN GIORANGO
1129 N BONNIE BRAE 2S
RIVER FOREST, IL 60305

15-01-403-044-1005
EMILY D KOSMAL
1131 BONNIE BRAE PL 3N
RIVER FOREST, IL 60305

15-01-403-044-1006
M ABBATE S ABBATE
1129 BONNIE BRAE 3S
RIVER FOREST, IL 60305

15-01-403-044-1007
PETERS
1131 BONNIE BRAE PL#2N
RIVER FOREST, IL 60305

15-01-403-044-1008
M ABBATE S ABBATE
1129 BONNIE BRAE 3S
RIVER FOREST, IL 60305

15-01-403-044-1009
MARY ALICE DACOSSE
1129 BONNIE BRAE 1S
RIVER FOREST, IL 60305

15-01-403-044-1010
SUSAN W GIORGANGO
1129 N BONNIE BRAE 2S
RIVER FOREST, IL 60305

15-01-403-044-1011
EMILY D KOSMAL
1131 BONNIE BRAE PL 3N
RIVER FOREST, IL 60305

15-01-403-045-1001
ADAM WEST
1100 N HARLEM AVE APTG
RIVERFOREST, IL 60305

15-01-403-045-1002
P D MCGARRY
1100 N HARLEM 1
RIVER FOREST, IL 60305

15-01-403-045-1003
STEVEN SCHWARTZ
1100 N HARLEM AV 2
RIVER FOREST, IL 60305

15-01-403-045-1004
YOU HONG CHENG L SUN
1100 HARLEM 3D
RIVER FOREST, IL 60305

15-01-403-045-1005
DEBRA WILSON
1102 N HARLEM AVE #G
RIVER FOREST, IL 60305

15-01-403-045-1006
VICKY POWELL
1102 N HARLEM AV
RIVER FOREST, IL 60305

15-01-403-045-1007
JEFFREY A LYNCH
2116 N NORDICA AVE
CHICAGO, IL 60707

15-01-403-045-1008
VICTORIA M TUFANO
1102 N HARLEM 3
RIVER FOREST, IL 60305

15-01-403-045-1009
KATHLEEN MULVEY
1104 N HARLEM AVE 1
RIVER FOREST, IL 60305

15-01-403-045-1010
CZESLAW CHLEBEK
1151 S TAYLOR AVE
OAK PARK, IL 60304

15-01-403-045-1011
JOSE TAMAYO
1104 N HARLEM #3
RIVER FOREST, IL 60305

15-01-403-045-1012
LESTER ALICE RICHMOND
1106 N HARLEM AV
RIVER FOREST, IL 60305

15-01-403-045-1013
GWENDOLYN MOTON
707 N HAYES AVE
OAK PARK, IL 60302

15-01-403-045-1014
STEVEN G FERRIER
1106 N HARLEM AVE #3
RIVER FOREST, IL 60305

15-01-403-045-1015
SUZANNE F BRENNAN
1108 N HARLEM AV #1
RIVER FOREST, IL 60305

15-01-403-045-1016
JOHN R KOCH
1624 HIGHRIDGE PKWY
WESTCHESTER, IL 60154

15-01-403-045-1017
ALFREDO RIVERA
1909 N 72ND CT
ELMWOOD PARK, IL 60707

15-01-403-045-1018
JOSEPH C SCHAK
1622 N 75TH AVE
ELMWOOD PARK, IL 60707

15-01-403-045-1019
JASON A SHERMAN
427 N HARVEY AVE
OAK PARK, IL 60302

15-01-403-045-1020
MICHAEL JUNES
2313 SOUTH 16TH AVENUE
BROADVIEW, IL 60155

15-01-403-045-1021
THOMAS MICHAEL NISBET
1112 N HARLEM AVE G
RIVER FOREST, IL 60305

15-01-403-045-1022
LESHONDA S HOWARD
1112 N HARLEM 1
RIVER FOREST, IL 60305

15-01-403-045-1023
MICHAEL STURDIVANT
1112 N HARLEM #2
RIVER FOREST, IL 60305

15-01-403-045-1024
EDMUND V PADLECKAS
1285 LILY LN
CAROL STREAM, IL 60188

15-01-403-045-1025
CYNTHIA E GORDON
1114 N HARLEM GAR
RIVER FOREST, IL 0

15-01-403-045-1026
JEROME DAVIS
1114 N HARLEM AV #1
RIVER FOREST, IL 60305

15-01-403-045-1027
SERGIO VELEZ
1114 N HARLEM AVE 2
RIVER FOREST, IL 60305

15-01-403-045-1028
KATE BURCH
1114 N HARLEM AVE
RIVER FOREST, IL 60305

15-01-403-046-1001
KRISTEN KOPP
7209 W DIVISION A1
RIVER FOREST, IL 60305

15-01-403-046-1002
BARBARA BUTZEN
7209 DIVISION ST A2
RIVER FOREST, IL 60305

15-01-403-046-1003
F TUNGOL R SONON
7209 W DIVISION A3
RIVER FOREST, IL 60305

15-01-403-046-1004
MARIA E ROSA
5201 S INGLESIDE AVE
CHICAGO, IL 60615

15-01-403-046-1005
JOSEPHINE ELAMO
7209 DIVISION ST B2
RIVER FOREST, IL 60305

15-01-403-046-1006
ANDREA KRZAK
7209 W DIVISION ST 3B
RIVER FOREST, IL 60305

15-01-403-046-1007
HEATHER M OLEKSY
7211 W DIVISION ST 1C
RIVER FOREST, IL 60305

15-01-403-046-1008
VICTOR HOWARD MOORE
7211 W DIVISION #2C
RIVER FOREST, IL 60305

15-01-403-046-1009
NORMA SHERBONDY
7211 W DIVISION 3C
RIVER FOREST, IL 60305

15-01-403-046-1010
GREGORY REPOSH
7977 LAKE ST
RIVER FOREST, IL 60305

15-01-403-046-1011
STEPHANIE JEFFERSON
7211 DIVISION 2D
RIVER FOREST, IL 60305

15-01-403-046-1012
ALZY POWELL
7209 DIVISION #B1
RIVER FOREST, IL 60305

15-01-403-046-1013
BARBARA BUTZEN
7209 DIVISION ST A2
RIVER FOREST, IL 60305

15-01-403-046-1014
STEPHANIE JEFFERSON
7211 DIVISION 2D
RIVER FOREST, IL 60305

15-01-403-046-1015
F TUNGOL R SONON
7209 W DIVISION 3A
RIVER FOREST, IL 60305

15-01-403-046-1016
GREGORY REPOSH
7977 LAKE ST
RIVER FOREST, IL 60305

15-01-403-046-1017
TAXPAYER OF
7219 DIVISION ST PK6
RIVER FOREST, IL 0

15-01-403-046-1018
Y J CALLOWAY
7209 W DIVISION AVE 3B
RIVER FOREST, IL 60305

15-01-403-047-1001
CASE HOOGENDOORN TTEE
122 S MICHIGAN AVE
CHICAGO, IL 60603

15-01-403-047-1002
LUIS G DEFRAGA
151 N HUMPHREY
OAK PARK, IL 60302

15-01-403-047-1003
TAXPAYER OF
7221 W DIVISION ST
RIVER FOREST, IL 60305

15-01-403-047-1004
MICHAEL TRANKINA
7221 W DIVISION ST #4
RIVER FOREST, IL 60305

15-01-403-047-1005
DOUG MCGOLDRICK
7221 W DIVISION ST #5
RIVER FOREST, IL 60305

15-01-403-047-1006
LEE M FORREST
7221 DIVISION ST
RIVER FOREST, IL 60305

15-01-403-047-1007
LUIS G DEFRAGA
151 N HUMPHREY
OAK PARK, IL 60302

15-01-403-047-1008
DONALD L KVIZ
2340 S KENILWORTH
BERWYN, IL 60402

15-01-403-047-1009
BARBARA CROOM
7221 W DIVISION #9
RIVER FOREST, IL 60305

15-01-403-047-1010
ELZBIETA KOLEBACZ
7221 W DIVISION 10
RIVER FOREST, IL 60305

15-01-403-047-1011
DONALD L KVIZ
2340 S KENILWORTH
BERWYN, IL 60402

15-01-403-047-1012
BARBARA CROOM
7221 W DIVISION #9
RIVER FOREST, IL 60305

15-01-403-047-1013
MICHAEL TRANKINA
7221 W DIVISION ST #4
RIVER FOREST, IL 60305

15-01-403-047-1014
LEE M FORREST
7221 DIVISON ST
RIVER FOREST, IL 60305

15-01-403-047-1015
DONALD A RINNAN
122 S MICHIGAN #1220
CHICAGO, IL 60603

15-01-403-048-1001
TIFFANY L JONES
7213 W DIVISION #1
RIVER FOREST, IL 60305

15-01-403-048-1002
TERESA ANDRADE
7213 DIVISION ST #2B
RIVER FOREST, IL 60305

15-01-403-048-1003
FAREESA G KHAN
15316 NOONING TR CT
CHESTERFIELD, MO 63017

15-01-403-048-1004
SEAN T OLIS
7213 W DIVISION 4
RIVER FOREST, IL 60305

15-01-403-048-1005
MARTIN BECKER
7213 W DIVISION ST
RIVER FOREST, IL 60305

15-01-403-048-1006
HAZARIAN UNLUSOY
7213 W DIVISION #6
RIVER FOREST, IL 60305

15-01-403-048-1007
ANDREW GORDON DUKE
7213 W DIVISION 7
RIVER FOREST, IL 60305

15-01-403-048-1008
ROSEMARY CAMILLERI
7213 W DIVISION ST 8
RIVER FOREST, IL 60305

15-01-403-048-1009
STEVEN MCMAHON ZELLER
922 COLUMBIAN AVE
OAK PARK, IL 60302

15-01-406-013-0000
Rabbi Adir Glick
Temple Har Zion
1040 Harlem Ave.
River Forest, IL 60305

15-01-403-049-1001
ELSA E OROZCO
1124 N HARLEM AV UNITA
RIVER FOREST, IL 60305

15-01-403-049-1002
DONNA WESTBROOK
1124 N HARLEM AV #B
RIVER FOREST, IL 60305

15-01-403-049-1003
MAIDALIZ MARRERO
1124 N HARLEM AVE C
RIVER FOREST, IL 60305

15-01-403-049-1004
T HILL
1126 N HARLEM A
RIVER FOREST, IL 60305

15-01-403-049-1005
JENNIFER L KEMP
1126 N HARLEM B
RIVER FOREST, IL 60305

15-01-403-049-1006
EDDY PIERRE
1126 N HARLEM APT C
RIVER FOREST, IL 60305

15-01-403-049-1007
DELFINA CERVANTES
1128 N HARLEM AV #A
RIVER FOREST, IL 60305

15-01-403-049-1008
MYRON RUSSELL
1128 N HARLEM AVE B
RIVER FOREST, IL 60305

15-01-403-049-1009
RONALD A DAVIS
1128 N HARLEM AVE #C
RIVER FOREST, IL 60305

15-01-403-049-1010
CHITRAKAR PATHAK
1130 N HARLEM A
RIVER FOREST, IL 60305

15-01-403-049-1011
CONSTANCE J STRAIT
1130 N HARLEM AVE #B
RIVER FOREST, IL 60305

15-01-403-049-1012
RONALD J MALIK
1130 HARLEM AV #C
RIVER FOREST, IL 60305

15-01-404-007-0000
GREGORY W CAPPELLI
1046 JACKSON AVE
RIVERFOREST, IL 60305

15-01-404-008-0000
GREGORY CAPPELLI
1046 JACKSON AVE
RIVER FOREST, IL 60305

15-01-404-009-0000
B DRAB
1030 JACKSON AVE
RIVER FOREST, IL 60305

15-01-404-010-0000
B ALEXANDRA CHARBEL
1020 JACKSON AV
RIVER FOREST, IL 60305

15-01-404-011-0000
C M WELDON LINNE
1014 JACKSON AVE
RIVER FOREST, IL 60305

15-01-404-012-0000
GEORGE W SPELLMIRE
7500 AUGUSTA ST
RIVER FOREST, IL 60305

15-01-405-001-0000
MATTHEW LISA CAROLAN
1041 JACKSON AVE
RIVER FOREST, IL 60305

15-01-405-002-0000
RICHARD J DEOGRACIAS
1045 JACKSON AVENUE
RIVER FRST, IL 60305

15-01-405-003-0000
ANN LATZ DUNBAR TRUST
1035 JACKSON AVE
RIVER FOREST, IL 60305

15-01-405-004-0000
PAUL L BRENNAN
1031 JACKSON AV
RIVER FOREST, IL 60305

15-01-405-005-0000
ROANLD A STEELE
1025 JACKSON AV
RIVER FOREST, IL 60305

15-01-405-006-0000
PRADEEP RATTAN
1019 JACKSON AV
RIVER FOREST, IL 60305

15-01-405-007-0000
MICHAEL REANEY
1015 JACKSON AV
RIVER FOREST, IL 60305

15-01-405-008-0000
ROSS FASANO
1009 JACKSON AV
RIVER FOREST, IL 60305

15-01-405-009-0000
MARC KIESELSTEIN
1001 JACKSON AV
RIVER FOREST, IL 60305

15-01-405-010-0000
GARY M MART
1046 N MONROE AVE
RIVER FOREST, IL 60305

15-01-405-011-0000
SAMUEL J TARARA
1040 MONROE AVE
RIVER FOREST, IL 60305

15-01-405-012-0000
JORGE A PEREZ
1034 MONROE AVE
RIVER FOREST, IL 60305

15-01-405-013-0000
MARTIRE
1028 N MONROE
RIVER FOREST, IL 60305

15-01-405-014-0000
TIMOTHY ANNA DALY
1024 MONROE
RIVER FOREST, IL 60305

15-01-405-015-0000
SCOTT HALL
1012 MONROE AVE
RIVER FOREST, IL 60305

15-01-405-016-0000
MICHAEL PRITZ
1006 MONROE AV
RIVER FOREST, IL 60305

15-01-405-017-0000
JEFF CAPPEL
1002 MONROE AV
RIVER FOREST, IL 60305

15-01-405-018-0000
HARRY M RICHTER
1020 MONROE
RIVER FOREST, IL 60305

15-01-406-004-0000
R C MILLER
1025 BONNIE BRAE PLACE
RIVER FOREST, IL 60305

15-01-406-006-0000
ALEX J JULIA MORELLI
1019 N BONNIE BRAE
RIVER FOREST, IL 60305

15-01-406-010-0000
Rabbi Adir Glick
Temple Har Zion
1040 Harlem Ave.
River Forest, IL 60305

15-01-406-011-0000
Rabbi Adir Glick
Temple Har Zion
1040 Harlem Ave.
River Forest, IL 60305

15-01-406-012-0000
Rabbi Adir Glick
Temple Har Zion
1040 Harlem Ave.
River Forest, IL 60305

15-01-406-019-0000
DOUGLAS L WINCHELL
1002 N HARLEM AV
RIVER FOREST, IL 60305

15-01-406-022-0000
BONNIE BRAE DEV. L.L.C
1115-1127 BONNIE BRAE
RIVER FOREST, IL 60305

15-01-406-024-0000
BBD LLC ATTN DG WATTS
1018 ASHLAND AVE
RIVER FOREST, IL 60305

15-01-406-026-1001
G R MASON R BONE
1009 BONNIE BRAE #1B
RIVER FOREST, IL 60305

15-01-406-026-1002
T C DUNIGAN
1009 BONNIE BRAE
RIVER FOREST, IL 60305

15-01-406-026-1003
J RICHARD CAREY
1005 BONNIE BRAE
RIVER FOREST, IL 60305

15-01-406-026-1004
KENNEDY STEPHEN R
1005 BONNIE BRAE #1E
RIVER FOREST, IL 60305

15-01-406-026-1005
PATRICIA A HUEBNER
1005 BONNIE BRAE #1F
RIVER FOREST, IL 60305

15-01-406-026-1006
PHILIP M GORDON
1005 BONNIE BRAE
RIVER FOREST, IL 60305

15-01-406-026-1007
K QUAID T FARRELL
1009 BONNIE BRAE
RIVER FOREST, IL 60305

15-01-406-026-1008
GEORGE L STEWART JR
1009 BONNIE BRAE PL 2A
RIVER FOREST, IL 60305

15-01-406-026-1009
EMIL A BAUMBACH JR
1009 N BONNIE BRAE
RIVER FOREST, IL 60305

15-01-406-026-1010
EUGENE SULLIVAN
1009 BONNIE BRAE #2C
RIVER FOREST, IL 60305

15-01-406-026-1011
LOUISE A SUMNARSKI
1005 BONNIE BRAE #2D
RIVER FOREST, IL 60305

15-01-406-026-1012
HARRY M PETERSON JR
1005 BONNIE BRAE 2E
RIVER FOREST, IL 60305

15-01-406-026-1013
RUTH CARROLL
1005 BONNIE BRAE 2F
RIVER FOREST, IL 60305

15-01-406-026-1014
ZORA ZIVKOVIC
1005 BONNIE BRAE #2G
RIVER FOREST, IL 60305

15-01-406-026-1015
ED MARYALYCE BURKE
1009 BONNIE BRAE 3A
RIVER FOREST, IL 60305

15-01-406-026-1016
MANUEL C IGLESIAS
1009 BONNIE BRAE 3B
RIVER FOREST, IL 60305

15-01-406-026-1017
LEROY NANCY ROSASCO
1009 BONNIE BRAE PL 3C
RIVER FOREST, IL 60305

15-01-406-026-1018
ALLISON L BURDICK
1005 BONNIE BRAE 3D
RIVER FOREST, IL 60305

15-01-406-026-1019
KATIE NEWSHAM
1005 BONNIE BRAE #3E
RIVER FOREST, IL 60305

15-01-406-026-1020
EBRAHIM AMIR MOKRI
1005 BONNIE BRAE PL
RIVER FOREST, IL 60305

15-01-406-026-1021
MINA AMIR MOKRI
1005 BONNIE BRAE #3G
RIVER FOREST, IL 60305

15-01-406-026-1022
K A MURPHY
1009 BONNIE BRAE PL 4A
RIVER FOREST, IL 60305

15-01-406-026-1023
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15-01-406-026-1025
CTLTC
1005 BONNIE BRAE 4D
RIVER FOREST, IL 60305

15-01-406-026-1026
PATRICIA M LAPPE
1005 BONNIE BRAE 4E
RIVER FOREST, IL 60305

15-01-406-026-1027
LYNNE J HORWICH
1005 BONNIE BRAE PL#4F
RIVER FOREST, IL 60305

15-01-406-026-1028
NANCY B MCGURN
1005 BONNIE BRAE 4G
RIVER FOREST, IL 60305

15-01-406-026-1029
JOAN B WOJCIK
1009 BONNIE BRAE 5A
RIVER FOREST, IL 60305

15-01-406-026-1030
CHARLES R WINKLER
1009 BONNIE BRAE #5B
RIVER FOREST, IL 60305

15-01-406-026-1031
SELMA BELAJEC
1009 BONNIE BRAE #5C
RIVER FOREST, IL 60305

15-01-406-026-1032
BRIAN P SULLIVAN
152 PARK DR
BAL HARBOUR, FL 33154

15-01-406-026-1033
MAUREEN BARNICLE
1005 BONNIE BRAE
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FIFTH THIRD BK DARLEY
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ARLINGTON, TX 76094

15-01-406-026-1035
NANCY C MAY
1005 BONNIE BRAE
RIVER FOREST, IL 60305

15-01-406-027-0000
DENIS AZABAGIC
1031 BONNIE BRAE PL
RIVER FOREST, IL 60305

15-01-406-028-0000
TAX PAYER OF
1029 BONNIE BRAE
RIVER FOREST, IL 60305

15-01-406-029-1001
JUDITH WOLF
1010 N HARLEM AVE #201
RIVER FOREST, IL 60305

15-01-406-029-1002
LORI OCONNOR
1010 N HARLEM 202
RIVER FOREST, IL 60305

15-01-406-029-1003
ROBERT NAVARRO
1010 N HARLEM #203
RIVER FOREST, IL 60305

15-01-406-029-1004
THOMAS F LINT
1010 N HARLEM AVE
RIVER FOREST, IL 60305

15-01-406-029-1005
NANCY GOOD
1010 N HARLEM APT 205
RIVER FOREST, IL 60305

15-01-406-029-1006
MARK MICHELLE MARTIN
1010 N HARLEM #301
RIVER FOREST, IL 60305

15-01-406-029-1007
LUIS MARIA REYES
1010 N HARLEM #302
RIVER FOREST, IL 60305

15-01-406-029-1008
EVELYN MENSAH
1010 N HARLEM #303
RIVER FOREST, IL 60305

15-01-406-029-1009
D ADAMS M MCENERY
1010 N HARLEM 304
RIVER FOREST, IL 60305

15-01-406-029-1010
ZONICE GREGORY
110 N KENILWORTH AVE4A
OAK PARK, IL 60301

15-01-406-029-1011
MARGARET M KRAFT
1010 N HARLEM AV
RIVER FOREST, IL 60305

15-01-406-029-1012
DIANE COLLETTI
1010 N HARLEM AVE 402
RIVER FOREST, IL 60305

15-01-406-029-1013
JUANITA J LECRONE
1010 N HARLME AVE #403
RIVER FOREST, IL 60305

15-01-406-029-1014
KATHLEEN POLK
1010 N HARLEM AVE 404
RIVER FOREST, IL 60305

15-01-406-029-1015
PAUL MARY BOWMAN
1010 N HARLEM 405
RIVER FOREST, IL 60305

15-01-406-029-1016
HAROLEON CROSS
1010 N HARLEM AVE 501
RIVER FOREST, IL 60305

15-01-406-029-1017
JOHN R MULDOON
1010 N HARLEM UNIT 502
RIVER FOREST, IL 60305

15-01-406-029-1018
ENRIQUE IBARRA
1010 N HARLEM AVE
RIVER FOREST, IL 60305

15-01-406-029-1019
MARIE J ROACH
1010 HARLEM AV #504
RIVER FOREST, IL 60305

15-01-406-029-1020
MARY E HALPIN
1010 N HARLEM AVE
RIVER FOREST, IL 60305

15-01-406-031-0000
LEO BARANOWSKI
1023 BONNIE BRAE
RIVER FOREST, IL 60305

15-01-406-032-1001
TAXPAYER OF
1020 N HARLEM AVE
RIVER FOREST, IL 60305

15-01-406-032-1002
ROOHI SHAMSAI
1020 N HARLEM AV 1B
RIVER FOREST, IL 60305

15-01-406-032-1003
GAIL M POPOWITS
1020 N HARLEM AV 1C
RIVER FOREST, IL 60305

15-01-406-032-1004
PATRICIA PARKER
1020 N HARLEM AV 1D
RIVER FOREST, IL 60305

15-01-406-032-1005
BROTMAN MONIQUE M
1020 N HARLEM AVE
RIVER FOREST, IL 60305

15-01-406-032-1006
1 MIDWEST BANK 86 4948
218 W MAIN ST
WEST DUNDEE, IL 60118

15-01-406-032-1007
CYRUS MOKRY
1020 N HARLEM AV A2
RIVER FOREST, IL 60305

15-01-406-032-1008
GARY MANCUSO
1020 N HARLEM
RIVER FOREST, IL 60305

15-01-406-032-1009
HENRY KLEMPPEL
1020 N HARLEM AVE #2C
RIVER FOREST, IL 60305

15-01-406-032-1010
KEN LORETTA WRIGHT
1020 HARLEM AV #2D
RIVER FOREST, IL 60305

15-01-406-032-1011
ALEJANDRO HORNIK
1020 NORTH HARLEM AVE
RIVER FOREST, IL 60305

15-01-406-032-1012
EVELYN C FINEGAN
1020 N HARLEM
RIVER FOREST, IL 60305

15-01-406-032-1013
JUNE R WITZL
1020 N HARLEM AV 3A
RIVER FOREST, IL 60305

15-01-406-032-1014
PAMELA KNAPEK
1020 N HARLEM AV 3B
RIVER FOREST, IL 60305

15-01-406-032-1015
JOYCE K WASHINGTON
1020 N HARLEM AV 3C
RIVER FOREST, IL 60305

15-01-406-032-1016
GUILBERT PALMA GOLZ
1020 N HARLEM AV 3D
RIVER FOREST, IL 60305

15-01-406-032-1017
RICHARD W PRESCOTT
1020 N HARLEM AVE#3E
RIVER FOREST, IL 60305

15-01-406-032-1018
SMILEY
1020 N HARLEM AVE 3F
RIVER FOREST, IL 60305

15-01-406-032-1019
LARRY E MITCHENER
1020 N HARLEM AVE 4A
RIVER FOREST, IL 60305

15-01-406-032-1020
CIRRUS INV GRP LLC
120 W MADISION 1407
CHICAGO, IL 60602

15-01-406-032-1021
CYNTHIA MEARS
1020 N HARLEM AVE 4C
RIVER FOREST, IL 60305

15-01-406-032-1022
RONALD R MARICH
1020 N HARLEM #4D
RIVER FOREST, IL 60305

15-01-406-032-1023
JAMES PATRICIA ELSER
1020 N HARLEM AVE 4E
RIVER FOREST, IL 60305

15-01-406-032-1024
MARTIN E SIEGEL
1020 N HARLEM AV 4F
RIVER FOREST, IL 60305

15-01-406-032-1025
EMLEE HILLIARD SMITH
1020 N HARLEM 5A
RIVER FOREST, IL 60305

15-01-406-032-1026
GARY GAGLIANO
1020 N HARLEM AVE #5B
RIVER FOREST, IL 60305

15-01-406-032-1027
THOMAS J MCDONNELL
1020 N HARLEM AV 5C
RIVER FOREST, IL 60305

15-01-406-032-1028
GARY GAGLIANO
1020 N HARLEM AVE #5D
RIVER FOREST, IL 60305

15-01-406-032-1029
BETTINA RUFFOLO
1020 N HARLEM #5E
RIVER FOREST, IL 60305

15-01-406-032-1030
H KARL REKO 25485
1020 N HARLEM
RIVER FOREST, IL 60305

15-01-406-033-0000
BBD LLC ATTN DG WATTS
1018 ASHLAND AVE
RIVER FOREST, IL 60305

15-01-406-034-0000
BBD LLC ATTN DG WATTS
1018 ASHLAND AVE
RIVER FOREST, IL 60305

15-01-407-009-0000
ROBERT O TUERK
946 JACKSON AVE
RIVER FOREST, IL 60305

15-01-407-010-0000
MARK WOZNAK
942 JACKSON AV
RIVER FOREST, IL 60305

15-01-407-011-0000
STEVEN L MANDELL
938 JACKSON AVE
RIVER FOREST, IL 60305

15-01-407-012-0000
MATTHEW T NIX
934 JACKSON AVE
RIVER FOREST, IL 60305

15-01-407-013-0000
CHRIS DANIELLE LOCKE
930 JACKSON
RIVER FOREST, IL 60305

15-01-407-014-0000
MARK EMILY BROWN
926 JACKSON AVE
RIVER FOREST, IL 60305

15-01-407-015-0000
TAXPAYER OF
922 N JACKSON AVE
RIVER FOREST, IL 60305

15-01-407-016-0000
T WATERS A MANDUJANO
918 JACKSON
RIVER FOREST, IL 60305

15-01-407-017-0000
MARGOT M DYBOWSKI
914 JACKSON AV
RIVER FOREST, IL 60305

15-01-407-018-0000
RICHARD A MCMAHON JR
910 JACKSON AV
RIVER FOREST, IL 60305

15-01-407-019-0000
JOHN ANNETTE VINCENT
906 JACKSON AVE
RIVER FOREST, IL 60305

15-01-408-001-0000
PAUL BALTER
947 JACKSON
RIVER FOREST, IL 60305

15-01-408-002-0000
JOHN G MOORE
943 JACKSON AV
RIVER FORST, IL 60305

15-01-408-003-0000
J V SHAKER
937 JACKSON AVE
RIVER FOREST, IL 60305

15-01-408-004-0000
BRIAN C JOSEPHS
933 JACKSON AV
RIVER FOREST, IL 60305

15-01-408-005-0000
COREY PERRY
927 JACKSON AVE
RIVER FOREST, IL 60305

15-01-408-006-0000
LA VAUGHN PETERSON
923 JACKSON AV
RIVER FOREST, IL 60305

15-01-408-007-0000
WILLIAM A TODD
919 JACKSON AV
RIVER FOREST, IL 60305

15-01-408-008-0000
JILL E ZUCKER
913 JACKSON AV
RIVER FOREST, IL 60305

15-01-408-009-0000
LAWRENCE T O BRIEN
907 JACKSON AVE
RIVER FOREST, IL 60305

15-01-408-013-0000
MARY C ARVIS
938 MONROE AVE
RIVER FOREST, IL 60305

15-01-408-014-0000
JOAN U YOUNG
930 MONROE AV
RIVER FOREST, IL 60305

15-01-408-015-0000
H R PATEL
926 MONROE AVE
RIVER FOREST, IL 60305

15-01-408-016-0000
CHARLES VIETZEN
922 MONROE AV
RIVER FOREST, IL 60305

15-01-408-017-0000
JOSEPH KRISTINE FARK
918 MONROE
RIVER FOREST, IL 60305

15-01-408-018-0000
JOHN FOREHAND
914 MONROE AVE
RIVER FOREST, IL 60305

15-01-408-019-0000
Property Owner
1006 Monroe
River Forest, IL 60305

15-01-408-022-0000
BRIAN VAN MEURS
942 MONROE AVE
RIVER FOREST, IL 60305

15-01-408-023-0000
HAROLD J PELZER JR
946 MONROE AV
RIVER FOREST, IL 60305

15-01-409-001-0000
RAYMOND O BELL 27464
947 MONROE AV
RIVER FOREST, IL 60305

15-01-409-002-0000
ROBERT J BUSCHMANN
943 MONROE AV
RIVER FOREST, IL 60305

15-01-409-003-0000
JOANNA HORSNAIL
937 MONROE AVE
RIVER FOREST, IL 60305

15-01-409-004-0000
FRANK VITO MARSICO
935 MONROE AV
RIVER FOREST, IL 60305

15-01-409-005-0000
MICHAEL KENNEDY
931 MONROE AVE
RIVER FOREST, IL 60305

15-01-409-006-0000
DAVID P MURRAY
927 MONROE
RIVER FOREST, IL 60305

15-01-409-007-0000
THE JOHN R MINIUTTI RE
923 MONROE AVE
RIVER FOREST, IL 60305

15-01-409-008-0000
RUBEN A LLANES
919 MONROE AVENUE
RIVER FOREST, IL 60305

15-01-409-009-0000
ADRIENNE ALLEN
915 MONROE AV
RIVER FOREST, IL 60305

15-01-409-010-0000
J BARKER M HAAG
7426 IOWA ST
RIVER FOREST, IL 60305

15-01-409-011-0000
GEORGE MACIAG
7422 W IOWA
RIVER FOREST, IL 60305

15-01-409-012-0000
RICHARD SIMCOX
7416 IOWA STREET
RIVER FOREST, IL 60305

15-01-409-013-0000
DULAL K BHAUMIK
946 WILLIAMS ST
RIVER FOREST, IL 60305

15-01-409-014-0000
GUS PAPPAS
942 N WILLIAM ST
RIVER FOREST, IL 60305

15-01-409-015-0000
THOMAS CARGIE
938 WILLIAM ST
RIVER FOREST, IL 60305

15-01-409-016-0000
RICHARD W SCHUMACHER
934 WILLIAM ST
RIVER FOREST, IL 60305

15-01-409-017-0000
SHANE KATHRYN THURST
930 WILLIAM ST
RIVER FOREST, IL 60305

15-01-409-018-0000
DAVID LATHAM
926 WILLIAM ST
RIVER FOREST, IL 60305

15-01-409-019-0000
ALEXANDER NEKRASOV
922 WILLIAM ST
RIVER FOREST, IL 60305

15-01-409-020-0000
CTLTC 8002364657
918 WILLIAM
RIVER FOREST, IL 60305

15-01-409-021-0000
MUCCIANTI JANCIOUS
914 WILLIAM AVE
RIVER FOREST, IL 60305

15-01-409-022-0000
JULIE DIANE FANTETTI
910 WILLIAM
RIVER FOREST, IL 60305

15-01-410-001-0000
J ANDERSON
947 WILLIAM ST
RIVER FOREST, IL 60305

15-01-410-002-0000
JOHN COURTNEY
941 WILLIAM
RIVER FOREST, IL 60305

15-01-410-003-0000
JAD PETERSON
935 WILLIAM ST
RIVER FOREST, IL 60305

15-01-410-004-0000
MICHAEL-SUE W HARKINS
929 WILLIAM ST
RIVER FOREST, IL 60305

15-01-410-005-0000
GEORGE J DURAKIS
671 MOURNING DOVE DR
SARASOTA, FL 34236

15-01-410-006-0000
AUGUST J CRIVOLIO
919 WILLIAM ST
RIVER FOREST, IL 60305

15-01-410-007-0000
STEVEN LINDA SPERACINO
915 WILLIAM ST
RIVER FOREST, IL 60305

15-01-410-008-0000
TAX PAYER OF
909 WILLIAM ST
RIVER FOREST, IL 60305

15-01-410-010-0000
Rev. Dr. Daniel Gard
946 Clinton
River Forest, IL 60305

15-01-410-011-0000
LINDA HOLLIDAY
940 CLINTON PL
RIVER FOREST, IL 60305

15-01-410-014-0000
LIVIO MARYANN PAROLIN
924 CLINTON PL
RIVER FOREST, IL 60305

15-01-410-015-0000
WILLIAM K MCVISK
918 N CLINTON 233
RIVER FOREST, IL 60305

15-01-410-016-0000
PAUL C SCHRECKENBERGER
914 CLINTON PL
RIVER FOREST, IL 60305

15-01-410-017-0000
ROBERT AND MARY BERG
908 CLINTON PLACE
RIVER FOREST, IL 60305

15-01-410-019-0000
HOWARD E JAPLON
934 CLINTON PL
RIVER FOREST, IL 60305

15-01-410-021-0000
M L BURRELLO
930 CLINTON PL
RIVER FOREST, IL 60305

15-01-411-001-0000
SUSAN JAMES LUCCI
947 CLINTON PL
RIVER FOREST, IL 60305

15-01-411-002-0000
DEREK KIMBERLY BRIGG
941 CLINTON
RIVER FOREST, IL 60305

15-01-411-003-0000
MICHAEL T TRUCCO
935 CLINTON PL
RIVER FOREST, IL 60305

15-01-411-005-0000
W DAVID MILLS
919 CLINTON PLACE
RIVER FOREST, IL 60305

15-01-411-006-0000
KELLY OKEEFE
915 CLINTON PL
RIVER FOREST, IL 60305

15-01-411-007-0000
BILL GRESHAM
909 CLINTON PL
RIVER FOREST, IL 60305

15-01-411-009-0000
MARK RENEE ROTATORI
944 BONNIE BRAE
RIVER FOREST, IL 60305

15-01-411-010-0000
JOHN CLEARY
940 BONNIE BRAE PL
RIVER FOREST, IL 60305

15-01-411-011-0000
DAVID C NEILSON
934 BONNIE BRAE
RIVER FOREST, IL 60305

15-01-411-012-0000
JOHN C EGAN
930 BONNIE BRAE
RIVER FOREST, IL 60305

15-01-411-013-0000
MARTIN N PREISER
924 BONNIE BRAE
RIVER FOREST, IL 60305

15-01-411-014-0000
JAMES ARADO
920 BONNIE BRAE
RIVER FOREST, IL 60305

15-01-411-015-0000
SPIROS BOURGIKOS
914 BONNIE BRAE
RIVER FOREST, IL 60305

15-01-411-016-0000
PETER G PELAFAS
910 BONNIE BRAE
RIVER FOREST, IL 60305

15-01-411-018-0000
BRIAN ALVERS
933 CLINTON PLACE
RIVER FOREST, IL 60305

15-01-411-019-0000
THOMAS FRIEDRICH
907 KEYSTONE AVE
RIVER FOREST, IL 60305

15-01-412-001-0000
FRANKLIN MOORE
947 BONNIE BRAE
RIVER FOREST, IL 60305

15-01-412-002-0000
LIAM JENNIFER KELLY
941 BONNIE BRAE PL
RIVER FOREST, IL 60305

15-01-412-003-0000
JOHN GIURA
935 BONNIE BRAE PL
RIVER FOREST, IL 60305

15-01-412-004-0000
HOWARD LEVINSKY
931 BONNIE BRAE
RIVER FOREST, IL 60305

15-01-412-005-0000
DANIEL L FORAN
925 BONNIE BRAE
RIVER FOREST, IL 60305

15-01-412-006-0000
PATRICIA HERRERA
919 BONNE BRAE
RIVER FOREST, IL 60305

15-01-412-007-0000
PAUL W SCHROEDER
915 BONNIE BRAE
RIVER FOREST, IL 60305

15-01-412-008-0000
LEONARD VERTUNO
909 BONNIE BRAE
RIVER FOREST, IL 60305

15-01-412-013-0000
SALAMEH ALKARAKI
926 N HARLEM AV
RIVER FOREST, IL 60305

15-01-412-014-0000
JANET E MILLER
922 N HARLEM AV
RIVER FOREST, IL 60305

15-01-412-015-0000
B J STANDISH
918 N HARLEM AVE
RIVER FOREST, IL 60305

15-01-412-016-0000
ALLISON MICHAEL SOCI
914 N HARLEM
RIVER FOREST, IL 60305

15-01-412-017-0000
PAT AND ELIZ NEVINS
910 N HARLEM
RIVER FOREST, IL 60305

15-01-412-020-0000
Chicago Meditation Group
946 Harlem Ave.
River Forest, IL 60305

15-01-412-022-0000
BYOUNGCHAN PARK
930 N HARLEM AV
RIVER FOREST, IL 60305

15-01-412-023-0000
JUSTIN XIAOTANG GRAH
938 N HARLEM AVE
RIVER FOREST, IL 60305

15-01-412-024-0000
PETER SCHONMAN
934 N HARLEM AV
RIVER FORST, IL 60305

16-06-120-010-0000
ANGEL ASSOCIATES LP
30W180 BUTTERFIELD RD
WARRENVILLE, IL 60555

16-06-120-024-0000
JAMES E FORTE
1215 N HARLEM A
OAK PARK, IL 60302

16-06-120-025-0000
RUTH BAUER
1215 N HARLEM B
OAK PARK, IL 60302

16-06-120-026-0000
EDWARD FANTIS
1215 N HARLEM AV C
OAK PARK, IL 60302

16-06-120-027-0000
LINWOOD DUROE
1217 N HARLEM AV A
OAK PARK, IL 60302

16-06-120-028-0000
JEANNINE W BALDWIN
1217 B HARLEM APT B
OAK PARK, IL 60302

16-06-120-029-0000
MONIQUE MANDERSON
1217C HARLEM AVE
OAK PARK, IL 60302

16-06-120-030-0000
JOHN TOMASZEWSKI
3222 KNOLLWOOD LN
GLENVIEW, IL 60025

16-06-120-031-0000
MATTHEW KRYSTAL
1221B N HARLEM AV
OAK PARK, IL 60302

16-06-120-032-0000
JAMES DIANE JEFFRIES
1221C N HARLEM AV
OAK PARK, IL 60302

16-06-120-033-0000
CHRISTOPHER D HUNTLEY
1223 N HARLEM #A
OAK PARK, IL 60302

16-06-120-034-0000
SANDRA L KASPROWICZ
1223 N HARLEM B
OAK PARK, IL 60302

16-06-120-035-0000
SANDRA L KASPROWICA
1223 N HARLEM AV C
OAK PARK, IL 60302

16-06-120-044-1001
ANDRES RODRIGUEZ
1209 N HARLEM #1
OAK PARK, IL 60302

16-06-120-044-1002
KAREN TELLEZ
3632 N PACIFIC AV
CHICAGO, IL 60634

16-06-120-044-1003
MICHELLE FORTIER
7827 FOREST PRESERVE
CHICAGO, IL 60634

16-06-120-044-1004
ANDREA A FLOWERS
1209 N HARLEM 2
OAK PARK, IL 60302

16-06-120-044-1005
JILLIAN A KREIMAN
1209 N HARLEM 3
OAK PARK, IL 60302

16-06-120-044-1006
ALAN GLAVANOVITS
1209 N HARLEM AVE
OAK PARK, IL 60302

16-06-120-044-1007
MICHAEL J SPILOTRO JR
1209 N HARLEM AVE 4
OAK PARK, IL 60302

16-06-120-044-1008
ERVA BRUNO
627 N HARVEY #2
OAK PARK, IL 60302

16-06-120-044-1009
DEAN LIVAS
1209 N HARLEM AVE #5
OAK PARK, IL 60302

16-06-120-044-1010
IRENE VONGLUEKIAT
1209 N HARLEM AVE
OAK PARK, IL 60302

16-06-120-045-1001
JOYCE M PARKER
1205 N HARLEM AV #1
OAK PARK, IL 60302

16-06-120-045-1002
PARKWAY B T CO
4800 N HARLEM AV
HARWOOD HTS, IL 60706

16-06-120-045-1003
ELIZABETH LOPEZ
1205 N HARLEM AV #3
OAK PARK, IL 60302

16-06-120-045-1004
TOMASZ MOROZ
1205 N HARLEM AVE #4
OAK PARK, IL 60302

16-06-120-045-1005
MIHAELA PANTIRU
1205 N HARLEM AVE#5
OAK PARK, IL 60302

16-06-120-045-1006
S POTTS
1205 N HARLEM #6
OAK PARK, IL 60302

16-06-120-045-1007
ALYSSA KATTIYAMAN
1014 HIGHRIDGE RD
LOMBARD, IL 60148

16-06-120-045-1008
IULIAN C BREZEANU
1205 N HARLEM AVE #8
OAK PARK, IL 60302

16-06-120-045-1009
AGING DISABILTY
203 COSMAN RD
ELK GRV VLG, IL 60007

16-06-120-045-1010
TAXPAYER OF
1205 N HARLEM AVE
OAK PARK, IL 60302

16-06-300-001-0000
ALDO LLC
10 S LA SALLE ST 2750
CHICAGO, IL 60603

16-06-300-008-0000
LILA PANTOS
1117 N HARLEM
OAK PARK, IL 60302

16-06-300-036-0000
JULIE A RANALLI
1125 N HARLEM AVE
OAK PARK, IL 60302

16-06-300-037-0000
MYRNA E MEJIA
1125B N HARLEM AVE
OAK PARK, IL 60302

16-06-300-038-0000
LEWIS DAVIS NORTON
625 W HAIL ST
BUSINESS, IL 61422

16-06-300-039-0000
LILLIAN M HIDALGO
1837 N 74TH COURT
ELMWOOD PARK, IL 60707

16-06-300-040-0000
ANGELICA C C LAU
1125 N HARLEM AV E
OAK PARK, IL 60302

16-06-300-041-0000
T GAVLIN
1125 N HARLEM F
OAK PARK, IL 60302

16-06-300-042-0000
JACQUELINE NAPIER
1121A N HARLEM AV
OAK PARK, IL 60302

16-06-300-043-0000
NWOKO EBIRIM CHIMATARA
1121 N HARLEM AV B
OAK PARK, IL 60302

16-06-300-044-0000
ANNETTE MILEY
1121 N HARLEM AV
OAK PARK, IL 60302

16-06-300-045-0000
LILIAN LAU
1121 N HARLEM AV D
OAK PARK, IL 60302

16-06-300-046-0000
VIKRAM CHOPRA
1121 N HARLEM AVE#E
OAK PARK, IL 60302

16-06-300-047-0000
BETTE J WILSON
1121 N HARLEM F
OAK PARK, IL 60302

16-06-300-048-0000
ALDO LLC
10 S LA SALLE ST 2750
CHICAGO, IL 60603

16-06-300-049-1001
MARY LOU CIVIDINO
1120 W THOMAS ST 101
OAK PARK, IL 60302

16-06-300-049-1002
STEPHEN B FORWARD
1120 W THOMAS 102
OAK PARK, IL 60302

16-06-300-049-1003
SUJAY SHARMA
PO BOX 4381
HOUSTON, TX 77210

16-06-300-049-1004
JOHN P WARD
1120 W THOMAS 104
OAK PARK, IL 60302

16-06-300-049-1005
KEITH O NEWTON
1120 W THOMAS 105
OAK PK, IL 60302

16-06-300-049-1006
CHRISTINE M KUYPERS
1120 THOMAS#201
OAK PARK, IL 60302

16-06-300-049-1007
BEVERLY J MYERS
1120 THOMAS ST #202
OAK PARK, IL 60302

16-06-300-049-1008
JERRY JU
1120 W THOMAS 203
OAKPARK, IL 60302

16-06-300-049-1009
ROSALIE GRAY
1120 W THOMAS 204
OAK PARK, IL 60302

16-06-300-049-1010
MARY STRUDEMAN
1120 THOMAS ST 205
OAK PARK, IL 60302

16-06-300-049-1011
ROSELYN M GIESCHEN
1120 THOMAS 301
OAK PARK, IL 60302

16-06-300-049-1012
CJ MA BUCK
1120 THOMAS ST #302
OAK PARK, IL 60302

16-06-300-049-1013
SHEILA R TRAINOR
1120 W THOMAS ST #303
OAK PARK, IL 60302

16-06-300-049-1014
FELICE E MACIEJEWSKI
1120 THOMAS ST #304
OAK PARK, IL 60302

16-06-300-049-1015
HARSHAL PALAK JANI
1120 THOMAS #305
OAK PARK, IL 60302

16-06-300-049-1016
CHRISTINE M KUYPERS
1120 THOMAS#201
OAK PARK, IL 60302

16-06-300-049-1017
CHRISTINE M KUYPERS
1120 THOMAS#201
OAK PARK, IL 60302

16-06-300-049-1018
SUJAY SHARMA
PO BOX 4381
HOUSTON, TX 77210

16-06-300-049-1019
SHEILA R TRAINOR
1120 W THOMAS ST #303
OAK PARK, IL 60302

16-06-300-049-1020
STEPH BEVRLY FORWARD
1120 W THOMAS #102
OAK PARK, IL 60302

16-06-300-049-1021
KONSTANTIN SHATALIN
1120 THOMAS ST #202
OAK PARK, IL 60302

16-06-300-049-1022
KEITH O NEWTON
1120 W THOMAS 105
OAK PK, IL 60302

16-06-300-049-1023
KEITH O NEWTON
1120 W THOMAS 105
OAK PK, IL 60302

16-06-300-049-1024
KONSTANTIN SHATALIN
1120 THOMAS ST #202
OAK PARK, IL 60302

16-06-300-049-1025
JOHN P WARD
1120 W THOMAS 104
OAK PARK, IL 60302

16-06-300-049-1026
CJ MA BUCK
1120 THOMAS ST#302
OAK PARK, IL 60302

16-06-300-049-1027
CJ MA BUCK
1120 THOMAS ST #302
OAK PARK, IL 60302

16-06-300-049-1028
ROSALIE GRAY
1120 W THOMAS 204
OAK PARK, IL 60302

16-06-300-049-1029
ROSALIE GRAY
1120 W THOMAS 204
OAK PARK, IL 60302

16-06-300-049-1030
STEPHEN B FORWARD
1120 W THOMAS #102
OAK PARK, IL 60302

16-06-300-049-1031
JERRY WU
1120 W THOMAS 203
OAK PARK, IL 60302

16-06-300-049-1032
JERRY JU
1120 W THOMAS 203
OAKPARK, IL 60302

16-06-300-049-1033
HARSHAI PALAK JANI
1120 THOMAS #305
OAK PARK, IL 60302

16-06-300-049-1034
MARY LOU CIVIDINO
1120 W THOMAS ST 101
OAK PARK, IL 60302

16-06-300-049-1035
FELICE E MACIEJEWSKI
1120 THOMAS ST #304
OAK PARK, IL 60302

16-06-300-049-1036
MARY STRUDEMAN
1120 THOMAS ST 205
OAK PARK, IL 60302

16-06-300-049-1037
ROSELYN M GIESCHEN
1120 THOMAS 301
OAK PARK, IL 60302

16-06-300-049-1038
MARY STRUDEMAN
1120 THOMAS ST 205
OAK PARK, IL 60302

16-06-300-049-1039
FELICE E MACIEJEWSKI
1120 THOMAS ST #304
OAK PARK, IL 60302

16-06-300-050-1001
TAXPAYER OF
P O BOX 814
OAK PARK, IL 60303

16-06-300-050-1002
CYNTHIA EMERY
1115 N HARLEM AVE
OAK PARK, IL 60302

16-06-300-050-1003
LEVY PALACIO
1115 N HARLEM #1B
OAK PARK, IL 60302

16-06-300-050-1004
COLBY V BURNETT
1115 N HARLEM AVE
OAK PARK, IL 60302

16-06-300-050-1005
ZUZANA BALCIUNAS
1115 N HARLEM 1C
OAK PARK, IL 60302

16-06-300-050-1006
ELVIN ESTRELLITA RAM
10335 KENT ST
WESTCHESTER, IL 60154

16-06-300-050-1014
LUIS CARO
1115 N HARLEM AVE #2B
OAK PARK, IL 60302

16-06-300-050-1015
ELVIN ESTRELLITA RAM
10335 KENT ST
WESTCHESTER, IL 60154

16-06-300-050-1016
CYNTHIA EMERY
1115 N HARLEM AVE
OAK PARK, IL 60302

16-06-300-050-1017
CYNTHIA EMERY
1115 N HARLEM AVE
OAK PARK, IL 60302

16-06-300-050-1018
LEVY IY PALACIO
1115 N HARLEM 1B
OAK PARK, IL 60302

16-06-300-050-1019
BALCIUNAS ZUZANA
1115 N HARLEM 1C
OAK PARK, IL 60302

16-06-300-050-1020
COMEQUITY 1115
328 S WISCONSIN AV 1A
OAK PARK, IL 60302

16-06-300-050-1021
CURRENT TAXPAYER OF
1115 N HARLEM AVE
OAK PARK, IL 60302

16-06-300-050-1022
LEVY Y PALACIO
1115 N HARLEM AV 1B
OAK PARK, IL 60302

16-06-300-050-1023
CURRENT TAXPAYER OF
1115 N HARLEM AVE
OAK PARK, IL 60302

16-06-300-050-1024
CURRENT TAXPAYER OF
1115 N HARLEM AVE
OAK PARK, IL 60302

16-06-300-050-1025
CURRENT TAXPAYER OF
1115 N HARLEM AVE
OAK PARK, IL 60302

16-06-300-050-1026
CURRENT TAXPAYER OF
1115 N HARLEM AVE
OAK PARK, IL 60302

16-06-300-050-1027
ZUZANA E BALCIUNAS
1115 B HARLEM AV 1C
OAK PARK, IL 60302

16-06-300-050-1028
LUIS CARO
1115 N HARLEM AVE #2B
OAK PARK, IL 60302

16-06-300-050-1029
LEVY Y PALACIO
1115 N HARLEM AVE
OAK PARK, IL 60302

16-06-300-050-1030
CURRENT TAXPAYER OF
1115 N HARLEM AVE
OAK PARK, IL 60302

16-06-300-050-1031
CURRENT TAXPAYER
1115 N HARLEM AVENUE
OAK PARK, IL 60302

16-06-300-051-1001
LARRY E MOODY
1111 N HARLEM AVE
OAK PARK, IL 60302

16-06-300-051-1002
JAMES E CARROLL L TO
1111 N HARLEM AVENUE
OAK PARK, IL 60302

16-06-300-051-1003
SETTLERS HOUSING SVC
12220 WHITLEY ST
WHITTIER, CA 90601

16-06-300-051-1004
MAAZA BONFANTI
1111 N HARLEM AVE #2B
OAK PARK, IL 60302

16-06-300-051-1005
SOT2 LLC
5339 W BELMONT AVE
CHICAGO, IL 60641

16-06-300-051-1006
NEUMAN S KIAMCO2C
1111 N HARLEM AVE
OAK PARK, IL 60302

16-06-300-051-1014
CURRENT TAXPAYER
1111 N HARLEM AVENUE
OAK PARK, IL 60302

16-06-300-051-1015
JAMES E CARROLL L TO
1111 N HARLEM AVENUE
OAK PARK, IL 60302

16-06-300-051-1016
SOT2 LLC
5339 W BELMONT AVE
CHICAGO, IL 60641

16-06-300-051-1017
CURRENT TAXPAYER OF
1111 N HARLEM AVE
OAK PARK, IL 60302

16-06-300-051-1018
CURRENT TAXPAYER OF
1111 N HARLEM AVE
OAK PARK, IL 60302

16-06-300-051-1019
JAMES E CARROLL L TO
1111 N HARLEM AVENUE
OAK PARK, IL 60302

16-06-300-051-1020
CURRENT TAXPAYER OF
1111 N HARLEM AVE
OAK PARK, IL 60302

16-06-300-051-1021
CTLTC USB 7375
10 S LASALLE ST #2750
CHICAGO, IL 60603

16-06-300-051-1022
CTLTC USB 7375
10 S LASALLE ST #2750
CHICAGO, IL 60603

16-06-300-051-1023
CTLTC USB 7375
10 S LASALLE ST #2750
CHICAGO, IL 60603

16-06-300-051-1024
CTLTC USB 7375
10 S LASALLE ST #2750
CHICAGO, IL 60603

16-06-300-051-1025
CTLTC USB 7375
10 S LASALLE ST #2750
CHICAGO, IL 60603

16-06-300-051-1026
CTLTC USB 7375
10 S LASALLE ST #2750
CHICAGO, IL 60603

16-06-300-051-1027
CTLTC USB 7375
10 S LASALLE ST #2750
CHICAGO, IL 60603

16-06-300-051-1028
CTLTC USB 7375
10 S LASALLE ST #2750
CHICAGO, IL 60603

16-06-300-051-1029
SOT2 LLC
5339 W BELMONT AVE
CHICAGO, IL 60641

16-06-300-051-1030
CTLTC USB 7375
10 S LASALLE ST #2750
CHICAGO, IL 60603

16-06-300-051-1031
CTLTC USB 7375
10 S LASALLE ST #2750
CHICAGO, IL 60603

16-06-300-051-1032
CTLTC USB 7375
10 S LASALLE ST #2750
CHICAGO, IL 60603

16-06-300-051-1033
CTLTC USB 7375
10 S LASALLE ST #2750
CHICAGO, IL 60603

16-06-307-003-0000
MATHEW THOMPSON
1029 N HARLEM AVE
OAK PARK, IL 60302

16-06-307-004-0000
HONGWU WANG
723 N CUYLER
OAK PARK, IL 60302

16-06-307-006-0000
SERGIO MARTINEZ
1021 N HARLEM AVE
OAK PARK, IL 60302

16-06-307-007-0000
NICHAYETTE VIL
25W271 OLDHAM RD
NAPERVILLE, IL 60563

16-06-307-008-0000
LARRY AYERS
PO BOX 5571
RIVER FOREST, IL 60305

16-06-307-029-0000
1031 N HARLEM INC
P O BOX 87
RIVER GROVE, IL 60171

16-06-307-034-1001
CURTISSA WARE
1037 N HARLEM AVE 15A
OAK PARK, IL 60302

16-06-307-034-1002
M FAIR
1037 N HARLEM
OAK PARK, IL 60302

16-06-307-034-1003
MARGARET HARRIS
1037 N HARLEM AV 3SA
OAK PARK, IL 60302

16-06-307-034-1004
RENATO GRAZIANO
1037 N HARLEM APT 1SB
OAK PARK, IL 60302

16-06-307-034-1005
SUNDAY WEGNER
1037 N HARLEM AV 25B
OAK PARK, IL 60302

16-06-307-034-1006
JOHN LITTLE
1037 N HARLEM AVE 3SB
OAK PARK, IL 60302

16-06-307-034-1007
ALLISON YUMLU
1125 PARK AVE
RIVER FOREST, IL 60305

16-06-307-034-1008
JOSEPH R IRONS
1039 N HARLEM AV 2S
OAK PARK, IL 60302

16-06-307-034-1009
LILLIAN E VAIL
1039 N HARLEM AV 3C
OAK PARK, IL 60302

16-06-307-034-1010
CHRISTIAN JAPLIT
1039 N HARLEM AVE 1D
OAK PARK, IL 60302

16-06-307-034-1011
PALMINA TROMBETTA
1039 N HARLEM 2SD
OAK PARK, IL 60302

16-06-307-034-1012
CANDACE F DEMARIO
1039 N HARLEM AV 3D
OAK PARK, IL 60302

16-06-307-034-1013
LAVERNE WISDOM
1045 N HARLEM AV
OAK PARK, IL 60302

16-06-307-034-1014
WILLIAM R COURTRIGHT
1045 N HARLEM AV 2NC
OAK PARK, IL 60302

16-06-307-034-1015
CHARLES M LAKE
1045 N HARLEM AVE 3NC
OAK PARK, IL 60302

16-06-307-034-1016
DAVID C CASO
1047 N HARLEM 1NB
OAK PARK, IL 60302

16-06-307-034-1017
RICHARD F MUNDT
1047 N HARLEM AV 2NB
OAK PARK, IL 60302

16-06-307-034-1018
ENEA LAKO
1047 N HARLEM AVE 3NB
OAK PARK, IL 60302

16-06-307-034-1019
ROGER STRAW
352 PERSIMMON DR
FRONT ROYAL, VA 22630

16-06-307-034-1020
LAWRENCE H MC DONALD
1047 N HARLEM #2NA
OAK PARK, IL 60302

16-06-307-034-1021
CLIDIE YOKELY
1047 N HARLEM AV 3NA
OAK PARK, IL 60302

16-06-307-034-1022
LILLIAN E VAIL
1039 N HARLEM AV 3C
OAK PARK, IL 60302

16-06-307-034-1023
CLIDIE YOKELY
1047 N HARLEM AV 3NA
OAK PARK, IL 60302

16-06-307-034-1024
ROGER STRAW
352 PERSIMMON RD
FRONT ROYAL, VA 22630

16-06-307-034-1025
RENATO A GRAZIANO
1037 N HARLEM AV
OAK PARK, IL 60302

16-06-307-034-1026
CHARLES M LAKE
1045 N HARLEM AVE 3NC
OAK PARK, IL 60302

16-06-307-034-1027
LAVERNE WISDOM
1045 N HARLEM AV 1NC
OAK PARK, IL 60302

16-06-307-034-1028
WILLIAM R COURTRIGHT
1045 N HARLEM AV 2NC
OAK PARK, IL 60302

16-06-307-034-1029
PALMINA V TROMBETTA
1039 N HARLEM 2SD
OAK PARK, IL 60302

16-06-307-034-1030
ENEA LAKO
1047 N HARLEM AVE 3NB
OAK PARK, IL 60302

16-06-307-034-1031
MARGARET HARRIS
1037 N HARLEM AV 3SA
OAK PARK, IL 60302

16-06-307-034-1032
CANDACE DEMARIO BUTERA
1022 N KENILWORTH
OAK PARK, IL 60302

16-06-307-034-1033
CHRISTIAN JAPLIT
1039 N HARLEM AVE 1D
OAK PARK, IL 60302

16-06-307-035-0000
ROBERT MILSTEIN
1011 N HARLEM A
OAK PARK, IL 60302

16-06-307-036-0000
MICHAEL RUTKOWSKI
935 W CHESTNUT ST 201
CHICAGO, IL 60642

16-06-307-037-0000
ALEJANDRO BELOZ
1011-C N HARLEM
OAK PARK, IL 60302

16-06-307-038-0000
THERESA JACK
1013 N HARLEM A
OAK PARK, IL 60302

16-06-307-039-0000
PATRICIA POSKITT
1013 N HARLEM AV B
OAK PARK, IL 60302

16-06-307-040-0000
ANTOINETTE ZACCAGNINO
1013 N HARLEM AVE #C
OAK PARK, IL 60302

16-06-307-041-0000
LEIGH ANN TAILLIE
1007 N HARLEM AV #A
OAK PARK, IL 60302

16-06-307-042-0000
JOEMAR LLC
1007 FRANKLIN
RIVER FOREST, IL 60305

16-06-307-043-0000
SCYLA MURRAY
1007 N HARLEM AV C
OAK PARK, IL 60302

16-06-307-044-0000
GLORIA J WOODEN
1009 N HARLEM AVE #A
OAK PARK, IL 60302

16-06-307-045-0000
MONNETTE M BARIEL
1009 N HARLEM
OAK PARK, IL 60302

16-06-307-046-0000
RICHARD MASON
1009C N HARLEM AVE
OAK PARK, IL 60302

16-06-307-047-1001
GUSSIE PETTIS
1001 N HARLEM AV A
OAK PARK, IL 60302

16-06-307-047-1002
ALLISON YUMLU
1125 PARK AVE
RIVER FOREST, IL 60305

16-06-307-047-1003
LINDA LEE
1001-C N HARLEM AVE
OAK PARK, IL 60302

16-06-307-047-1004
NANCY ALLEGRETTI
1001 N HARLEM AV D
OAK PARK, IL 60302

16-06-307-047-1005
MARY GOGGIN
251 CONCORD DR
MELROSE PARK, IL 60160

16-06-307-047-1006
GINO J PISANI
8119 W LAKE ST
RIVER FOREST, IL 60305

16-06-307-047-1007
GINO J PISANI
8119 W LAKE ST
RIVER FOREST, IL 60305

16-06-307-047-1008
DEBBIE R WILLIAMS
1005 N HARLEM AV B
OAK PARK, IL 60302

16-06-307-047-1009
JULIE ANNE CARRAMUSA S
39 W WRIGHTWOOD AVENUE
GLENDALE HTS, IL 60139

16-06-307-047-1010
RACHEL M HERMAN 8633
221 N KENILWORTH
OAK PARK, IL 60302

16-06-307-047-1011
BARRY BLATTBERG
1005 N HARLEW #D
OAK PARK, IL 60302

16-06-307-047-1012
M SEXTON
503 E NORTH ST
ITASCA, IL 60143

16-06-307-048-1001
PACIANO EBARVIA
1715 N 74TH CT
ELMWOOD PARK, IL 60707

16-06-307-048-1002
PACIANO EBARUIA
1715 N 74TH CT
ELMWOOD PARK, IL 60707

16-06-307-048-1003
PACIANO EBARVIA
1715 N 74TH CT
ELMWOOD PARK, IL 60707

16-06-307-048-1004
PACIANO EBARVIA
1715 N 74TH CT
ELMWOOD PARK, IL 60707

16-06-307-048-1005
PACIANO EBARVIA
1715 N 74TH CT
ELMWOOD PARK, IL 60707

16-06-307-048-1006
PACIANO EBARVIA
1715 N 74TH CT
ELMWOOD PARK, IL 60707

16-06-314-003-0000
JOSH RACHEL DENNIS
1129 AUGUSTA
OAK PARK, IL 60302

16-06-314-008-0000
JOHN RAMM
1140 MILLER
OAK PARK, IL 60302

16-06-314-009-0000
DELIA MEENAGHAN
325 SHARON LN
NO AURORA, IL 60542

16-06-314-010-0000
HAMEL SEFFERMAN
1132 MILLER
OAK PARK, IL 60302

16-06-314-011-0000
ERIC ROHMANN
1130 MILLER AVE
OAK PARK, IL 60302

16-06-314-022-0000
ZYLA PROPERTIES LLC
47 W DIVISION ST 395
CHICAGO, IL 60610

16-06-314-023-0000
ZYLA PROPERTIES LLC
47 W DIVISION ST #395
CHICAGO, IL 60610

16-06-315-001-0000
DONALD LAMKEN
1139 W MILLER
OAK PARK, IL 60302

16-06-315-002-0000
KENNETH L HUNTER
1135 W MILLER
OAK PARK, IL 60302

16-06-315-003-0000
STEPHEN D ABTAHI
1131 MILLER AVE
OAK PARK, IL 60302

16-06-315-004-0000
TERESA ERIC WRIGHT
1129 MILLER AVE
OAK PARK, IL 60302

16-06-315-021-0000
ROVAGNATI TEMPORITI
1154 SCHNEIDER AVE
OAK PK, IL 60302

16-06-315-022-0000
TAXPAYER OF
1150 SCHNEIDER AV
OAK PARK, IL 60302

16-06-315-023-0000
TAPARIA GOYAL
1146 SCHNEIDER AVE
OAK PK, IL 60302

16-06-315-024-0000
IRENE M IVANOVA
1142 SCHNEIDER AVE
OAK PARK, IL 60302

16-06-315-025-0000
DOUGLAS LINDA BELPEDIO
1005 N LINDEN AVE
OAK PARK, IL 60302

16-06-315-028-0000
ECKHARDT
1152 SCHNIEDER
OAK PARK, IL 60302

16-06-315-029-0000
CHANAS J ADAMS T
1148 SCHNEIDER AV
OAK PARK, IL 60302

16-06-315-030-0000
D SCULLY
1144 SCHNEIDER
OAK PARK, IL 60302

16-06-315-031-0000
W HUANG
1140 SCHNEIDER AVE
OAK PARK, IL 60302

16-06-315-032-0000
M CHESEBRO
1134 SCHNEIDER AVE
OAK PARK, IL 60302

16-06-315-035-0000
VICTORIAN SQUARE
41 CHICAGOAV
OAK PARK, IL 60302

16-06-316-026-0000
R C JEWELL
1844 N NORDICA
CHICAGO, IL 60707

16-06-316-030-1001
FRANK ALEXANDER
1135 SCHNEIDER AV
OAK PARK, IL 60302

16-06-316-030-1002
GREG MORRISEY
1135 SCHNEIDER 3A
OAK PARK, IL 60302

16-06-316-030-1003
ANDREW HOLLY MCCARTH
1135 SCHNEIDER #4A
OAK PARK, IL 60302

16-06-316-030-1004
BARBARA L CLOUSE
1135 SCHNEIDER 2B
OAK PARK, IL 60302

16-06-316-030-1005
SEBASTIAN BLICHARZ
1135 SCHNEIDER AVE #3B
OAK PARK, IL 60302

16-06-316-030-1006
MELANIE RAK
1135 SCHNEIDER B4
OAK PARK, IL 60302

16-06-316-030-1007
JIHWAN KIM
1135 SCHNEIDER
OAK PARK, IL 60302

16-06-316-030-1008
BARBARA MIREL
1135 SCHNEIDER AVE #3C
OAK PARK, IL 60302

16-06-316-030-1009
CAROL S PERLEE
1135 SCHNEIDER C4
OAK PARK, IL 60302

16-06-316-030-1010
JOHN ROBEL
1135 SCHNEIDER #3D
OAK PARK, IL 60302

16-06-316-030-1011
FRANK ALEXANDER
1135 SCHNEIDER 2A
OAK PARK, IL 60302

16-06-316-030-1012
MELANIE RAK
1135 SCHNEIDER B4
OAK PARK, IL 60302

16-06-316-030-1013
JIHWAN KIM
1135 SCHNEIDER
OAK PARK, IL 60302

16-06-316-030-1014
JOHN ROBEL
1135 SCHNEIDER 3D
OAK PARK, IL 60302

16-06-316-030-1015
MORRISEY
1135 SCHNEIDER AV #3A
OAK PARK, IL 60302

16-06-316-030-1016
ANDREW HOLLY MCCARTH
1135 SCHNEIDER #4A
OAK PARK, IL 60302

16-06-316-030-1017
BARBARA L CLOUSE
1135 SCHNEIDER 2B
OAK PARK, IL 60302

16-06-316-030-1018
BARBARA L CLOUSE
1135 SCHNEIDER 2B
OAK PARK, IL 60302

16-06-316-030-1019
SEBASTIAN BLICHARZ
1135 SCHNEIDER AVE #3B
OAK PARK, IL 60302

16-06-316-030-1020
CAROL PERLEE
1135 SCHNEIDER 4C
OAK PARK, IL 60302

16-06-316-030-1021
BARBARA MIREL
1135 SCHNEIDER AVE #3C
OAK PARK, IL 60302

16-06-316-030-1022
ANDREW HOLLY MCCARTH
1135 SCHNEIDER #4A
OAK PARK, IL 60302

16-06-316-030-1023
JOHN ROBEL
1135 SCHNEIDER #3D
OAK PARK, IL 60302

16-06-316-030-1024
GREG MORRISEY
1135 SCHNEIDER 3A
OAK PARK, IL 60302

16-06-316-030-1025
BARBARA MIREL
1135 SCHNEIDER AVE #3C
OAK PARK, IL 60302

XX. Written Request for Waivers

Concordia requests the following waivers from the application process:

- A scaled site plan showing existing contiguous land uses, natural topographic features, zoning district, public thoroughfares, transportation and utilities because the proposed enclosed pedestrian walkway will be located between two buildings interior to the campus and located approximately 269 feet from the sidewalk along the north side of Augusta and approximately 315 feet from the sidewalk on the south side of Augusta; Village Code Section 10-19-6 B 5;
- A scaled site plan showing of the proposal showing lot area, required yards and setbacks and lot area coverage because the proposal is for an enclosed pedestrian walkway of approximately 675 square feet in size (45 X 15 feet) between two buildings and which will be approximately 269 feet from the sidewalk along the north side of Augusta and approximately 315 feet from the sidewalk on the south side of Augusta; Village code Section 10-19-6 B 6;
- A professional traffic study since the proposal contemplates construction of an enclosed pedestrian walkway between the West Annex and the Christopher Center; see Sections VII and XIII above; Village Code Section 10-19-6 B 12;
- A professional economic analysis as to the financial capability of the University and of the project's economic viability; see Section XIV above; Village Code Section 10-19-6 B 13 (b) economic viability does not apply and 13 (c) since there is no anticipated economic impact on the Village;
- An environmental impact study as none are required by law for this project; see Section XV above; Village Code Section 10-19-6 B 14;
- A site drainage plan since the proposal does not alter any site drainage facilities previously approved and since this enclosed pedestrian walkway will be built primarily over an existing sidewalk; see Section VII above; Village Code Section 10-19-6 B 17;
- The requirement to hold a neighbor meeting since the proposed pedestrian walkway is interior to the campus and would be screened from the neighbor view by existing buildings and existing landscaping; see Section XIX above; Village Code Section 10-19-6 B 19;

As pointed out previously in this Application, the University believes this proposed Amendment meets the Standards for Review set out in Section 10-19-3 of the Village Code (see Sec. V.).

The rest of this page is intentionally left blank.

XXI. Fee for Village

Concordia University Chicago stands ready to make any deposits deemed necessary as notified by the Village of River Forest.

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EXHIBIT B

**FINDINGS OF FACT AND RECOMMENDATION
OF DEVELOPMENT REVIEW BOARD**

(attached)

**FINDINGS OF FACT AND RECOMMENDATION OF THE
DEVELOPMENT REVIEW BOARD
VILLAGE OF RIVER FOREST**

June 28, 2018

RE: **Application # 18-04, an Amendment to a Planned Development –
Concordia University Chicago – 7400 Augusta Street, River Forest,
Illinois**

PETITIONER: **Concordia University Chicago**

APPLICATION: **For amendments to a previously approved Planned Development to
construct a pedestrian walkway between the West Annex and the
Christopher Center on the west side of the Petitioner's campus (7400
Augusta Street, River Forest, Illinois) ("Subject Property")**

SUMMARY OF RECOMMENDATION: On April 16, 2018, the Petitioner submitted an application to the Village of River Forest for an amendment to the previously approved Planned Development for the Subject Property, which application was amended during the public hearing process (together the "Application"). The Application requests permission to construct a one (1) story pedestrian walkway between the West Annex building and the Christopher Center on the west side of the Subject Property. The Application was received and processed by Village staff in accordance with the Village of River Forest Village Code.

BACKGROUND: Petitioner is a university providing post-secondary education to students residing both on and off campus. The Subject Property is Petitioner's River Forest campus, which consists of a series of buildings, parking areas, open spaces, recreation areas, and associated improvements. Petitioner has operated as a university on the Subject Property for many years, and has improved the Subject Property with, among other structures, dormitories for students who reside on campus and a parking garage.

The Subject Property is located within the PRI Public/Recreational/Institutional Zoning District. Development and use of the Subject Property is regulated by a Planned Development issued by the Village in Ordinance 2837, as amended by Ordinances 2874, 2888 and 3335A. The Subject Property is generally surrounded by residential uses on the west, south, and east sides, and with a mix of residential and institutional uses on the north side.

Petitioner proposes in the Application to build an enclosed one (1) story pedestrian walkway between the West Annex and the Christopher Center on the west side of the Subject Property ("Pedestrian Walkway"). The Pedestrian Walkway is proposed to be approximately fourteen feet and one and a half inches (14' 1/2") in height at grade, and on the east end, rise to a height of approximately eighteen feet and five inches (18' 5") to accommodate a staircase connecting it with the West Annex. The Pedestrian Walkway is proposed to have an exterior clad with glass windows. The Pedestrian Walkway is proposed in a location that is approximately three hundred fifteen feet (315') north of the closest adjacent property line.

APPLICATION: The Application does not seek any site development allowances under the Village of River Forest Zoning Ordinance ("Zoning Ordinance").

PUBLIC HEARING: At the public hearing before the Development Review Board (“DRB”) held on June 21, 2018 (“Hearing”), representatives of Petitioner presented the Application. At the duly and properly noticed Hearing, testimony was taken and heard by the DRB on the Application. All persons testifying during the Hearing were sworn prior to giving testimony. All persons wishing to be heard were allowed to engage in cross-examination of the witnesses and provide testimony on their own behalf.

Following a presentation by Petitioner and its contractors, reports by various Village staff, and public comment from all who wished to speak, if any, the Development Review Board (“DRB”) voted, 4 to 0, to recommend approval of the Application to the Village President and Board of Trustees.

FINDINGS: The DRB, based upon the evidence presented at the Hearing, and pursuant to Section 10-19-3 of the Village Code, makes the following Findings regarding the Application:

A. The proposed use or combination of uses is consistent with the goals and policies of the comprehensive plan.

The Subject Property is located in the PRI Public/Recreational/Institutional Zoning District. Overall, the Pedestrian Walkway is consistent with the goals and objectives of the Comprehensive Plan. Specifically, the DRB finds that the presence of the Pedestrian Walkway will help to preserve the existing quality of life, character and heritage of the area, while anticipating change and progress in the future, by providing an enclosed pedestrian link between two parts of the Subject Property that are currently not connected by an enclosure (Comprehensive Plan Goal 1), that the proposed Pedestrian Walkway is a compatible and economically sustainable use of the Subject Property (Comprehensive Plan Goal 2), that the Pedestrian Walkway will help to protect and enhance an institutional facility that contributes to the overall character and quality of life in the Village (Comprehensive Plan Goal 3), and that upgrading the Petitioner’s campus with the Pedestrian Walkway is consistent with the goal of forging and maintaining strong public and private partnerships to capitalize upon and coordinate all resources and assets of the Village (Comprehensive Plan Goal 4). The DRB finds that this standard has been met.

B. The establishment, maintenance, or operation of the use or combination of uses will not be detrimental to or endanger the public health, safety, comfort, morals, or general welfare of the residents of the Village.

Testimony at the Hearing from the Petitioner and Village’s staff demonstrated that the Pedestrian Walkway would not result in any condition that would be detrimental to or endanger the public health, safety, comfort, morals, or general welfare of residents in the Village. The DRB finds that this standard has been met.

C. The proposed use or combination of uses will not diminish the use or enjoyment of other property in the vicinity for those uses or combination of uses which are permitted by this zoning title.

The testimony showed that the Pedestrian Walkway will not diminish the use or enjoyment of properties in its vicinity, as the Pedestrian Walkway is set back approximately three hundred fifteen feet (315’) to the north of the closest property line, and will be mostly screened from view by landscaping. Moreover, the architecture and style of the Pedestrian Walkway are consistent

with and compliment the character of the Subject Property. No evidence was presented to the contrary. For these reasons, the DRB finds that this standard has been met.

- D. The establishment of the proposed use or combination of uses will not impede the normal and orderly development and improvement of surrounding properties for uses or combination of uses otherwise permitted in the zoning district.**

The proposed uses in the Application are consistent with other uses in the PRI Public/Recreational/Institutional Zoning, including the campus use on the Subject Property. The addition of the Pedestrian Walkway would not impede the adjacent residential uses. The surrounding neighborhood has been fully developed for a number of years. Based on this evidence, the DRB finds that this standard has been met.

- E. The proposed use or combination of uses will not diminish property values in the vicinity.**

Evidence presented by the Petitioner suggested that there would be no diminishment of property values in the vicinity of the Pedestrian Walkway, and no testimony or evidence to the contrary was presented to the DRB. For this reason, and for the additional reasons stated above in Standard C., the DRB finds that this standard has been met.

- F. Adequate utilities, road access, drainage, police and fire service and other necessary facilities already exist or will be provided to serve the proposed use or combination of uses.**

There are adequate utilities, road access, drainage, police and fire services, and other Village services, to serve the improvements set forth in the Application. No evidence was presented suggesting or establishing that the Pedestrian Walkway would be hampered by a lack of utilities, road access, drainage, police or fire services. The DRB finds that this standard has been met.

- G. Adequate measures already exist or will be taken to provide ingress and egress to the proposed use or combination of uses in a manner that minimizes traffic congestion in the public streets.**

Given the nature of the proposed use, no traffic impacts are expected due to the Pedestrian Walkway. The DRB finds that this standard has been met.

- H. The proposed use or combination of uses will be consistent with the character of the Village.**

The Pedestrian Walkway is consistent with the character of the Village and the Petitioner's long term use of the Subject Property. Based on the evidence presented, the DRB finds that this standard has been met.

- I. Development of the proposed use or combination of uses will not materially affect a known historical or cultural resource.**

There are no historic or cultural resources affected by the Pedestrian Walkway. Based on the evidence presented, the DRB finds that this standard has been met.

- J. **The design of the proposed use or combination of uses considers the relationship of the proposed use or combination of uses to the surrounding area and minimizes adverse effects, including visual impacts of the proposed use or combination of uses on adjacent property.**

The Pedestrian Walkway is a use that is compatible with that uses in surrounding area, including other enclosed walkways on the Subject Property. The design of the Pedestrian Walkway is complimentary to other structures on the Subject Property and to the surrounding area as a whole. There was no evidence or testimony presented suggesting that adverse effects would result if the Pedestrian Walkway was built and put into use. Based on the evidence presented, the DRB finds that this standard has been met.

- K. **The design of the proposed use or combination of uses promotes a safe and comfortable pedestrian environment.**

The pedestrian environment would be improved by the addition of the Pedestrian Walkway, as an existing outdoor at-grade sidewalk would be replaced with a secured and enclosed walkway between the Christopher Center and the West Annex. No testimony was presented at the Hearing demonstrating that there was any risk to pedestrians based upon the improvements requested for approval in the Application. Based on the evidence presented, the DRB finds that this standard has been met.

- L. **The applicant has the financial and technical capacity to complete the proposed use or combination of uses and has made adequate provisions to guarantee the development of any buffers, landscaping, public open space, and other improvements associated with the proposed use or combination of uses.**

Evidence presented at the Hearing and in the Application demonstrates Petitioner's financial and technical feasibility to complete the Pedestrian Walkway. There are no impacts on buffers, landscaping, public open space, and other improvements associated with the Application. Based on the evidence presented, the DRB finds that this standard has been met.

- M. **The proposed use or combination of uses is economically viable and does not pose a current or potential burden upon the services, tax base, or other economic factors that affect the financial operations of the Village, except to the extent that such burden is balanced by the benefit derived by the Village from the proposed use.**

Petitioner has produced evidence that the construction and operation of the Pedestrian Walkway are economically viable. The DRB finds that there is no evidence the proposed use will increase the burden on Village services, the Village's tax base, or other economic factors that affect the financial operations of the Village. Based on the evidence presented, the DRB finds that this standard has been met.

SUMMARY OF RECOMMENDATION: Based upon the foregoing Findings, the DRB, by a vote of 4 to 0, recommends to the President and Board of Trustees that the Board approve the Application.

Signed: _____
Frank Martin, Chairman
Development Review Board
Village of River Forest

Dated: _____

**VILLAGE OF RIVER FOREST
DEVELOPMENT REVIEW BOARD MEETING MINUTES
June 21, 2018**

A meeting of the Village of River Forest Development Review Board was held at 7:30 p.m. on Thursday, June 21, 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 Crosby, Dombrowski, O'Brien, and Chairman Martin

Absent: Members Fishman, Ruehle and Ryan

Also Present: Assistant Village Administrator Lisa Scheiner, Planning Consultant John Houseal, Village Attorney Greg Smith

II. APPROVAL OF MINUTES OF THE MAY 3, 2018 DEVELOPMENT REVIEW BOARD MEETING

A MOTION was made by Member O'Brien and SECONDED by Member Dombrowski to approve the minutes of the May 3, 2018 Development Review Board Meeting as amended.

Ayes: Members Crosby, Dombrowski, O'Brien, and Chairman Martin

Nays: None

Motion Passed.

III. PUBLIC HEARING - APPLICATION #18-03 - AMENDMENT TO PLANNED DEVELOPMENT TO ADD CELLULAR ANTENNAS TO PARKING GARAGE - CONCORDIA UNIVERSITY (7400 AUGUSTA)

Assistant Village Administration Scheiner administered the oath and notified those who would testify at the public hearing were reminded that the River Forest Village Code makes it unlawful for any person to knowingly make a false statement of material fact to the Village in connection with any application, report, affidavit, oath, certification and attestation. Violations are punishable as a petty offense with a fine.

Glen Steiner, Concordia University, said the purpose of the application is to improve Verizon coverage in the area to benefit the campus, students, faculty, staff and the surrounding community where Verizon coverage is currently limited. He said an amendment was approved in 2010 to increase the height of the southwest corner of the parking garage to allow antenna from T-Mobile and AT&T. Mr. Steiner said this project will put a stealth enclosure at the southeast corner of the parking structure that will increase its height from approximately 44 feet to 54 feet. He said they believe it will blend in nicely and will not be obtrusive or problematic for neighbors. Mr. Steiner presented a photo of the existing parking structure and a rendering showing what it will look like if the stealth enclosure is installed. He described the configuration of the antenna array and noted that it will not be visible to any surrounding properties. He stated that a smaller stealth enclosure will also be located

on the west staircase on the exterior of the western facing wall of the parking structure and that it will match the existing façade of that stair tower.

Mr. Steiner said that the location that has been selected on level five requires one parking space and that the University will add one parking space elsewhere on campus so they do not impact parking capacity. He said Verizon is requiring its own fiber which will be brought in underground via their own fiber box in the parkway and their own raceway underground, which was the subject of an amendment to the application that was submitted to the Village on June 20, 2018.

Mr. Steiner said there is a letter from Grimes Real Estate in the application which states that the application will have no adverse impact on the surrounding community. He said there will be no increased demand on Village services. Mr. Steiner noted that, during the technical review meeting with Village Staff, the Police Chief noted that improved Verizon coverage in the area would also improve police communications in that area. Mr. Steiner said that Verizon sent a letter indicating that they have the financial capacity to complete the project and that the University is not investing any of its own money in the construction.

Mr. Crosby asked if there is not enough room in the existing west stair case enclosure to locate the new antenna. Mr. Steiner said that Verizon could not install the antenna in the directions needed at that location and that is why they needed to locate them at the southeast corner.

Tom Zimmerman, Terra Consulting Group, stated T-Mobile is located on the inside of the existing stealth enclosure and they have existing cabinets with all of their radio and antenna equipment. He said there is no room for Verizon antennas.

In response to a question from Village Attorney Smith, Mr. Steiner stated that the existing height of the parking garage is approximately 44 feet and will increase by 10 feet to approximately 54 feet. In response to a follow up question from Village Attorney, Mr. Steiner said the exact dimensions are located in the application under Section 8, Sheet ANT-1.

Chairman Martin noted that the letter regarding the financial ability of Verizon to complete this project was dated a little more than a year ago and asked that someone update the Development Review Board on whether that has changed. Mark Layne, Insite Real Estate, said Verizon could update the letter and that he believes Verizon's financial position has not decreased since last year, but he cannot speak for Verizon.

In response to a question from Chairman Martin, Mr. Steiner stated that the new parking space would be located on the south edge of the current track stadium where fleet vehicles are currently parked. They will add one stall across from the maintenance building for another car to be parked there.

Ms. O'Brien stated that the Public Works Director noted in his memo that when the door to the enclosure is open it may take up two spaces. Mr. Steiner explained that the door opens into an adjacent parking space and that it cannot be moved to the north because it is on the edge of an array where it cannot be safely opened when it is turned on. Mr. Steiner also explained how their agreements with the cellular service providers require 48-hour advance

notice to come on campus to conduct non-emergency maintenance and that, in those cases, they reserve parking spaces to provide sufficient access. He said they plan to try to handle it this way with Verizon in an effort not to impact another parking space.

Assistant Village Administration Scheiner stated that the Village's Police and Fire Chiefs noted that there would be no impact to the Village's ability to deliver services. She said the Public Works Director submitted two memos. The first memo, dated May 30, 2018, raises the question regarding access to the array that Mr. Steiner just discussed. It also says the project will have no impact on the Department's ability to deliver services. In response to the amendment to the application that was made on June 20, 2018, the Public Works Director reviewed it and stated that the change will not significantly impact the Village's infrastructure or ROW, and there is no objection to the modification to the application.

John Houseal, the Village's planning consultant, said that from a planning perspective there is no impact as it does not change the intensity or character of the operation of the University. He noted that from a zoning perspective it is 10-foot height increase to the southeast corner and that it is higher than what the zoning district permits, but that the southwest corner is already approximately 64 feet high. He discussed his opinion that previous height amendments to the structure mean that there is no need for a site development allowance for this application. He noted that the bump-out on the west side is de minimis. He also said the new handhole addition has no impact from a zoning perspective. In response to comment from Chairman Martin, Mr. Houseal reviewed the memorandum he drafted and clarified that the height of the southeast corner is changing.

Village Attorney Smith noted that he believes a site development allowance of 10 feet is required to increase the garage height. He stated that relief from the height requirement was previously granted but that it does not allow the University to build within that 65-foot box as they see fit. He said the legal notice and application are sufficient to allow the site development allowance. Mr. Smith continued that the Planned Development Ordinance says modification of a structure subject to a planned development has to come before the Development Review Board, so whether or not the site development allowance is required is irrelevant in some ways, however, the findings of fact include a recitation that a site development allowance should be granted for height. Mr. Houseal stated that he defers to the attorney's legal interpretation.

There were no additional public comments. Chairman Marin closed the public hearing.

IV. DISCUSSION/DELIBERATION/RECOMMENDATION – AMENDMENT TO PLANNED DEVELOPMENT TO ADD CELLULAR ANTENNAS TO PARKING GARAGE – CONCORDIA UNIVERSITY (7400 AUGUSTA)

A MOTION was made by Member Dombrowski and SECONDED by Member Crosby to recommend to the Village Board of Trustees that this amendment to the planned development application be approved.

Ayes: Members Crosby, Dombrowski, O'Brien, and Chairman Martin

Nays: None

Motion Passed.

V. APPROVAL OF FINDINGS OF FACT - AMENDMENT TO PLANNED DEVELOPMENT TO ADD CELLULAR ANTENNAS TO PARKING GARAGE – CONCORDIA UNIVERSITY (7400 AUGUSTA)

Chairman Martin stated that he would like to defer the approval of the Findings of Fact to the Development Review Board's June 28, 2018 meeting.

VI. PUBLIC HEARING – APPLICATION #18-04 – AMENDMENT TO PLANNED DEVELOPMENT TO CONSTRUCT ONE-STORY WALKWAY BETWEEN CHRISTOPHER CENTER AND WEST ANNEX – CONCORDIA UNIVERSITY (7400 AUGUSTA)

Mr. Steiner stated that the University recently renovated the first floor of the West Annex which led to the installation of a new exit on the west side of that building and that they intended to put a covered canopy over a pedestrian walkway between buildings to provide shelter from the elements. He said a donor stepped forward and proposed an enclosed walkway with an approximate value of \$400,000. Mr. Steiner said that, in response to a comment at the pre-filing meeting, they visited with the Building Official Clifford Radatz who confirmed that not every entrance to a building must be handicapped accessible. Mr. Steiner said both West Annex and the Christopher Center have alternative handicapped access.

Mr. Steiner said the new walkway would allow someone to travel from the Christopher Center, which is on the far west end of campus, to the library which is located on the far east edge of the campus, without having to be outside in the elements. Mr. Steiner said the single-story walkway will be 14 feet 11 inches wide and made with glass and bronze metal framing. He said it will be similar to a connection that was recently constructed between the new residence hall and the existing Mary Martha Hall.

Mr. Steiner said the construction timeframe is about 10 weeks and they hope to start construction in the late summer or early fall so the project is complete before the snow flies. He presented a map that showed the location of the proposed enclosed walkway and said it will be located about 315 feet from Augusta Street. He said they do not believe it will be obtrusive, unattractive, disruptive to surrounding properties. Mr. Steiner noted that, after the pre-filing conference, the contractor noted that one tree is in the way of construction and would need to be removed. Mr. Steiner said they will replace that tree on a caliper inch by caliper inch basis and noted the location of the new trees on the landscape plan. He also presented images and perspectives from and of the new walkway.

In response to a questions from Chairman Martin and Mr. Crosby, Mr. Steiner confirmed that the location of doors from the buildings to the proposed walkway. He also described how existing doors are used for ingress/egress to a children's play area and the security features that are in place. He described the ingress/egress and access plan for those areas to and from the proposed walkway.

Chairman Martin noted that in addition to being 300' off of Augusta, there are two metal fences, trees, and shrubs between the parking lot and where the structure will be.

In response to a question from Member O'Brien regarding the construction crew's impact on parking, Mr. Steiner described the areas where construction crews will park.

In response to a question from Mr. Crosby, Mr. Steiner said the glass will be tinted lightly and coated with low-e.

In response to a question from Chairman Martin regarding the project's financing, Mr. Steiner stated that the University has already received and cashed the donor's check and has the money on hand to complete the project.

Assistant Village Administration Scheiner stated that she has a memo from the Police Chief, Public Works Director and Fire Chief indicating that there will be no impact on the Village's ability to deliver services as a result of the construction of this new building and that any concerns can be addressed through the building permitting process.

Chairman Martin noted that the Fire Chief raised an issue in his memo regarding signage. Ms. Scheiner stated, and Mr. Steiner confirmed, the matter was discussed during technical review and the applicant agreed to comply with what the Fire Chief requested.

Mr. Houseal stated that the proposed walkway does not intensify or change the use of the university and enhances pedestrian environment on campus. It is almost invisible from any adjacent property and public right-of-ways, and has no visual or functional impact on the campus or surrounding properties.

In response to a question from Chairman Martin, Mr. Houseal confirmed that this is considered a building under the Village's code and that it requires a major amendment even though it is not programmable or occupiable. In response to a follow-up question from Chairman Martin, Mr. Houseal agreed with Mr. Steiner's analysis that the building has to be ADA compliant but not every single egress has to be. Mr. Houseal said that there are no site development allowances are required. He also confirmed that the structure is in keeping with the PRI Zoning District and complies with the comprehensive plan as it improves pedestrian environment and connectivity of the campus.

There were no additional public comments. Chairman Marin closed the public hearing.

VII. DISCUSSION/DELIBERATION/RECOMMENDATION – APPLICATION #18-04 – AMENDMENT TO PLANNED DEVELOPMNT TO CONSTRUCT ONE-STORY WALKWAY BETWEEN CHRISTOPHER CENTER AND WEST ANNEX – CONCORDIA UNIVERSITY (7400 AUGSUTA)

Mr. Crosby stated that he believes this is appropriate architecturally.

A MOTION was made by Member O'Brien and SECONDED by Member Crosby to recommend to the Village Board of Trustees that this amendment to the planned development application be approved.

Ayes: Members Crosby, Dombrowski, Fishman, O'Brien, and Chairman Martin

Nays: None

Motion Passed.

VIII. APPROVAL OF FINDINGS OF FACT – APPLICATION #18-04 – AMENDMENT TO PLANNED DEVELOPMNT TO CONSTRUCT ONE-STORY WALKWAY BETWEEN CHRISTOPHER CENTER AND WEST ANNEX – CONCORDIA UNIVERSITY (7400 AUGSUTA)

Chairman Martin stated that he would like to defer the approval of the Findings of Fact to the Development Review Board's June 28, 2018 meeting.

IX. PUBLIC COMMENT

None.

X. ADJOURNMENT

A MOTION was made by Member Crosby and SECONDED by Member Fishman to adjourn the meeting of the Development Review Board at 8:16 p.m.

Ayes: Members Crosby, Dombrowski, Fishman, O'Brien, and Chairman Martin

Nays: None

Motion Passed.

Ms. Scheiner announced that the June 28, 2018 public hearing will be held at Concordia University and noted that there is a link on the Village's website to the campus map.

Respectfully Submitted:

Lisa Scheiner
Secretary

Frank R. Martin
Chairman, Development Review Board

Date

Andrew Basney

Tax Member/Partner at Topel Forman, LLC

Summary

CPA with over 17 years of experience providing full-service tax planning services to individual and business clients. Services provided include:

- Tax planning and compliance for individuals and families.
- Tax planning and compliance for businesses and their owners.

Registered & licensed to practice in Illinois, Masters in Taxation, and member of the AICPA and the Illinois CPA Society.

Experience with GoFileRoom, GoRS & ProSystems/CCH tax software, BNA Tax Planner, QuickBooks, Quicken, Superforms, and CCH/Checkpoint research tools and financial planning software.

Topel Forman is a mid-sized, Chicago accounting firm providing both tax and audit services. At Topel Forman, you'll find the sophisticated level of knowledge and expertise expected from a larger firm, combined with the accessibility and collaboration with senior management typically only available at a smaller firm.

Experience

Tax Member/Partner at Topel Forman, LLC

October 2009 - Present

Provide clients with practical, comprehensive, and timely guidance to assist in identifying and planning for expected and unexpected tax planning issues.

Specialties include full-service, proactive tax planning and tax compliance services for high net worth individuals, multi-generational family groups, public company executives, and private business owner clients. Areas of expertise include individual income tax, trust tax, partnership tax reporting, gift tax and estate tax. Additional areas of expertise include financial and retirement planning and charitable planning with donor advised funds and private foundations.

Tax Manager at Andersen Tax

July 2006 - October 2009 (3 years 4 months)

Provided comprehensive tax planning solutions to high net worth executives, large family groups and family office clients with a focus on family wealth planning, multi-generational wealth transfers, and the coordination of tax return preparation and tax planning for all levels of the engagement. Areas of tax compliance experience include individual, investment partnership, closely held business, estate and gift, and fiduciary taxation.

Senior Tax Associate at PricewaterhouseCoopers

February 2005 - July 2006 (1 year 6 months)

Planning and reviewing of individual compliance and financial planning projects for a high net-worth client base, acting as the manager for approximately 20 clients as well as coaching and directing new associates and advising employees from UPS, Bristol Myers Squibb, and USAA on the PwC CounselLine.

Senior Auditor/Tax Associate at KPMG

September 1998 - January 2005 (6 years 5 months)

Tax Associate - Preparation or review of individual, partnership, S-corp, foundation, gift, trust, and estate tax returns for a high net-worth client base. In addition, actively assist senior managers in federal and state tax planning as well as retirement planning strategies in order to create value-added deliverables to clients.

Senior Auditor - Reviewing and documenting clients' internal control, revenue recognition principles, segregation of duties, cash management, and adherence to federal guidelines. Duties also included comprehensive financial statement preparation by auditing clients' balance sheet and income statement line items through procedural audit sampling, analytical review and consultation with management.

Areas of Audit experience: Government, 501(c)3, Educational, A-133, Real Estate, Banking/Financial Service audits

Education

Northeastern University

Masters of Science, Taxation, Boston, MA, 2005 - 2008

Babson College

Undergraduate Tax, Audit and Accounting Courses, 1998 - 1998

Bucknell University

Bachelor of Arts, Economics, Lewisburg, PA, 1994 - 1998

Activities and Societies: Kappa Sigma Fraternity

Andrew Basney

Tax Member/Partner at Topel Forman, LLC



[Contact Andrew on LinkedIn](#)

Owen Q. Dowling

Dowling Apartments

400 Lathrop

River Forest, IL 60302

Office: 708-771-0880

Cell: 708-751-0147

• • • • •

Property manager and licensed real estate broker with significant experience in managing, marketing and leasing multiple multi-tenant residential, office and commercial properties. Strong financial background in budgeting, employee supervision and hiring independent contractors for operations, leasing, and accounting. Investment manager for real estate partnerships.

EXPERIENCE

1978 – Present President, Dowling Apartments

President of property management firm specializing in multi-tenant apartment buildings, condominium association management, office and commercial leasing, marketing and leasing of rental housing and other properties.

1977 Membership Services Representative, National Safety Council

1976 Membership Representative, United States Chamber of Commerce

1975 Commercial Credit Reporter/Report Analyst, Dun & Bradstreet

1972-75 1st Lieutenant, United States Marine Corps

EDUCATION

MBA - Finance 1979, Keller Graduate School of Management

BA - History 1972, University of Denver

PROFESSIONAL ASSOCIATIONS AND ACCREDITATIONS

Illinois Licensed Real Estate Broker

Founding Member, National Association of Realtors Property Management Section

President/Member Building Owners and Managers of Oak Park, Illinois

Member, Oak Park Area Association of Realtors

Continuing education in real estate, property management, fair housing



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

MEMORANDUM

Date: July 5, 2018

To: Catherine Adduci, Village President
Village Board of Trustees

From: Eric J. Palm, Village Administrator

Subj: Small Wireless Regulations

Issue: As you know, Governor Rauner signed into law SB1451 which provides for regulations regarding small (cell) wireless technology. As such, it is appropriate for the Village to amend the Village Code to reflect the changes in state law.

Analysis: Attached please find an ordinance that creates a “new” chapter 16 for small wireless facilities. This is an ordinance that was modeled by the Illinois Municipal and later refined by the Village Attorney for applicability in River Forest. A couple of items to note:

1. This ordinance will take effect on August 1, 2018 in compliance with SB1451
2. The Village will need to amend its zoning code to create small wireless technology as a special use in non-right of way situations (with the exception of C-1). The likelihood of this request initially is extremely low, as companies such as AT&T will be focused on placing their technology on existing utility polls in the public rights-of-way.
3. There are some additional regulations applicable to street light poles in the Village’s historic district.
4. The Village will also be adopting design guidelines and standards for the placement of these facilities. Staff is reviewing these regulations now and plan to have a draft back for your approval in early August 2018.

Recommendation: Consider the attached ordinance amending the Village Code of the Village of River Forest relative to the permitting, regulation and deployment of small wireless facilities; and, authorize the Village Administrator to file application for a zoning text amendment to make small wireless technology as a special use on all properties not in the C-1 zoning district.

Thank you.

Attachment
Ordinance

REVISED DRAFT – 07-03-18

ORDINANCE NO. _____

AN ORDINANCE AMENDING THE VILLAGE CODE OF THE VILLAGE OF RIVER FOREST RELATIVE TO THE PERMITTING, REGULATION AND DEPLOYMENT OF SMALL WIRELESS FACILITIES

WHEREAS, the Village of River Forest (“Village”) is a municipal corporation duly organized and existing under the laws of the State of Illinois; and

WHEREAS, the public rights-of-way within Village limits are used to provide essential public services to Village residents and businesses. The public rights-of-way within the Village are a limited public resource held 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, growing demand for personal wireless telecommunications services has resulted in increasing requests nationwide and locally from the wireless industry to place small cell antenna facilities, distributed antenna systems, and other small wireless telecommunication facilities on utility and street light poles and other structures both within the public rights-of-way and in other locations; and

WHEREAS, the Village is authorized under the Illinois Municipal Code, 65 ILCS 5/1-1-1 *et seq.*, and Illinois law to adopt ordinances pertaining to the public health, safety and welfare; and

WHEREAS, the Village is further authorized to adopt the amendments contained herein pursuant to its authority to regulate the public right-of-way under Article 11, Division 80 of the Illinois Municipal Code (65 ILCS 5/11-80-1 *et seq.*); and

WHEREAS, the Village is authorized, under existing State and federal law, to enact appropriate regulations and restrictions relative to small cell antenna facilities, distributed antenna systems, and other small personal wireless telecommunication facility installations both within the public rights-of-way and in other locations within the jurisdiction of the Village; and

WHEREAS, Public Act 100-585, known as the Small Wireless Facilities Deployment Act, approved by the Governor on April 12, 2018, with an effective date of June 1, 2018, acts to impose certain additional requirements on municipalities, including the Village, regarding the permitting, construction, deployment, regulation, operation, maintenance, repair and removal of certain defined small wireless facilities both within public rights-of-way and in other locations within the jurisdiction of the Village; and

WHEREAS, in conformance with the requirements of the Small Wireless Facilities Deployment Act, and in anticipation of a continued increased demand for

placement of small wireless facilities of the type regulated by the Small Wireless Facilities Deployment Act both within the public rights-of-way and in other locations within the jurisdiction of the Village, the Village President and Board of Trustees finds that it is in the best interests of the public health, safety and general welfare of the Village to adopt the code amendments below in order to establish generally applicable standards consistent with the Small Wireless Facilities Deployment Act (Public Act 100-585) for the design, permitting, location, construction, deployment, regulation, operation, maintenance, repair and removal of such small wireless facilities both within the public rights-of-way and in certain other locations within the jurisdiction of the Village so as to, among other things: (i) prevent interference with the facilities and operations of the Village utilities and of other utilities lawfully located in public rights-of-way or in other locations within the Village; (ii) preserve the character of the neighborhoods in which such small wireless facilities are installed; (iii) minimize any adverse visual impact of small wireless facilities and prevent visual blight in the neighborhoods in which such facilities are installed; (iv) ensure the continued safe use and enjoyment of private properties adjacent to small wireless facilities; (v) provide appropriate aesthetic protections to designated areas and historic landmarks or districts within the Village; and (vi) ensure that the placement of small wireless facilities does not negatively impact public safety and the Village's public safety technology.

BE IT ORDAINED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF RIVER FOREST, COOK COUNTY, ILLINOIS:

SECTION 1: The recitals above shall be and are incorporated in this Section 1 as if fully restated herein.

SECTION 2: Ordinance No. 3687, approved on April 9, 2018, which created a new Section 5-14-26 of the Village Code of the Village of River Forest, is hereby repealed in its entirety.

SECTION 3: Title 8 (Public Ways and Property) of the Village Code of the Village of River Forest is amended by adding a new Chapter 16 (Small Wireless Facilities), to read in its entirety as follows:

**Chapter 16
SMALL WIRELESS FACILITIES**

- 8-16-1: PURPOSE:**
- 8-16-2: INTERACTION WITH OTHER CODE PROVISIONS AND LAWS:**
- 8-16-3: DEFINITIONS:**
- 8-16-4: ZONING:**
- 8-16-5: PERMITS; APPLICATION PROCESS:**
- 8-16-6: CONSTRUCTION:**
- 8-16-7: PERMIT DURATION:**
- 8-16-8: HEIGHT LIMITATIONS:**
- 8-16-9: GENERAL REQUIREMENTS:**

- 8-16-10: STEALTH, CONCEALMENT AND DESIGN STANDARDS:**
- 8-16-11: RESERVATION OF VILLAGE UTILITY POLE SPACE:**
- 8-16-12: APPLICABILITY OF EXISTING AGREEMENTS:**
- 8-16-13: COLLOCATION ON VILLAGE OWNED INFRASTRUCTURE:**
- 8-16-14: NOTICE OF SALE OR TRANSFER:**
- 8-16-15: ABANDONMENT:**
- 8-16-16: DISPUTE RESOLUTION:**
- 8-16-17: INDEMNIFICATION:**
- 8-16-18: INSURANCE:**
- 8-16-19: MAINTENANCE OF SMALL WIRELESS FACILITIES:**
- 8-16-20: REVOCATION OF PERMIT:**
- 8-16-21: EXCEPTIONS TO APPLICABILITY:**

8-16-1: PURPOSE: Consistent with the requirements of the Small Wireless Facilities Deployment Act (Public Act 100-585), and in anticipation of a continued increased demand for placement of small wireless facilities of the type regulated by the Act both within the public rights-of-way and in other locations within the jurisdiction of the Village, the Village Board has found it to be in the best interests of the public health, safety and general welfare of the Village to adopt the code amendments set forth in this chapter in order to establish generally applicable standards for the design, permitting, location, construction, deployment, regulation, operation, maintenance, repair and removal of such small wireless facilities both within the public rights-of-way and in other locations within the jurisdiction of the Village so as to, among other things:

- A. Prevent interference with the facilities and operations of the Village's utilities and of other utilities lawfully located both within public rights-of-way and in other locations within the jurisdiction of the Village;
- B. Preserve the character of the neighborhoods in which such small wireless facilities are installed;
- C. Minimize any adverse visual impact of small wireless facilities and prevent visual blight in the neighborhoods in which such facilities are installed;
- D. Ensure the continued safe use and enjoyment of private properties adjacent to small wireless facilities;
- E. Provide appropriate aesthetic protections to any designated historic landmarks or districts within the Village; and
- F. Ensure that the placement of small wireless facilities does not negatively impact public safety and the Village's public safety technology.

8-16-2: INTERACTION WITH OTHER CODE PROVISIONS AND LAWS:

A. Other Code Provisions. The provisions of this chapter are intended to supplement general requirements and standards relative to the siting of telecommunication facilities and generally applicable requirements for construction within public rights-of-way set forth elsewhere within this code, including but not limited to the regulations set forth in chapter 5-14 (Standards for Construction of Facilities on Public Rights of Way) of this code. In the event of a conflict, however, the provisions of this chapter shall control in all matters involving small wireless facilities, as defined below.

B. State and Federal Laws. In the event that applicable federal or State laws or regulations conflict with the requirements of this chapter, a wireless provider shall comply with the requirements of this chapter to the maximum extent possible without violating such federal or State laws or regulations.

8-16-3: DEFINITIONS:

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

"Act" means the Small Wireless Facilities Deployment Act (Public Act 100-585).

"Antenna" means communications equipment that transmits or receives electromagnetic radio frequency signals used in the provision of wireless services.

"Applicable codes" means uniform building, fire, electrical, plumbing, or mechanical codes adopted by a recognized national code organization or local amendments to those codes, including the National Electric Safety Code.

"Applicant" means any person who submits an application and is a wireless provider.

"Application" means a request submitted by an applicant to the Village for a permit to collocate small wireless facilities, and a request that includes the installation of a new utility pole for such collocation, as well as any applicable fee for the review of such application.

"Authority" means the Village or other unit of local government that has jurisdiction and control for use of public rights-of-way as provided by the Illinois Highway Code for placements within public rights-of-way or has zoning or land use control for placements not within public rights-of-way.

"Collocate" or "collocation" means to install, mount, maintain, modify, operate, or replace wireless facilities on or adjacent to a wireless support structure or utility pole, whether existing or new.

"Communications service" means cable service, as defined in 47 U.S.C. 522(6), as amended; information service, as defined in 47 U.S.C. 153(24), as amended; telecommunications service, as defined in 47 U.S.C. 153(53), as amended; mobile

service, as defined in 47 U.S.C. 153(33), as amended; or wireless service other than mobile service.

"Communications service provider" means a cable operator, as defined in 47 U.S.C. 522(5), as amended; a provider of information service, as defined in 47 U.S.C. 153(24), as amended; a telecommunications carrier, as defined in 47 U.S.C.153(51), as amended; or a wireless provider.

"FCC" means the Federal Communications Commission of the United States.

"Fee" means a one-time charge.

"Historic district" or "historic landmark" means a building, property, or site, or group of buildings, properties, or sites that are either (i) listed in the National Register of Historic Places or formally determined eligible for listing by the Keeper of the National Register, the individual who has been delegated the authority by the federal agency to list properties and determine their eligibility for the National Register, in accordance with Section VI.D.1.a.i through Section VI.D.1.a.v of the Nationwide Programmatic Agreement codified at 47 CFR Part 1, Appendix C; or (ii) designated as a locally landmarked building, property, site, or historic district by an ordinance adopted by the Village pursuant to a preservation program that meets the requirements of the Certified Local Government Program of the Illinois State Historic Preservation Office or where such certification of the preservation program by the Illinois State Historic Preservation Office is pending.

"Law" means a federal or State statute, common law, code, rule, regulation, order, or local ordinance or resolution.

"Micro wireless facility" means a small wireless facility that is not larger in dimension than twenty-four (24) inches in length, fifteen (15) inches in width, and twelve (12) inches in height and that has an exterior antenna, if any, no longer than eleven (11) inches.

"Permit" means a written authorization required by the Village or other permitting authority to perform an action or initiate, continue, or complete a project.

"Person" means an individual, corporation, limited liability company, partnership, association, trust, or other entity or organization, including an authority.

"Public safety agency" means the functional division of the federal government, the State, a unit of local government, or a special purpose district located in whole or in part within this State, that provides or has authority to provide firefighting, police, ambulance, medical, or other emergency services to respond to and manage emergency incidents.

"Public Utility" shall have the same meaning as set forth in Section 3-105 of the Public Utilities Act, 220 ILCS 5/3-105.

"Rate" means a recurring charge.

"Right-of-way" means the area on, below, or above a public roadway, highway, street, public sidewalk, alley, or utility easement dedicated for compatible use. "Right-of-way" does not include authority-owned aerial lines.

"Small wireless facility" means a wireless facility that meets both of the following qualifications: (i) each antenna is located inside an enclosure of no more than six (6) cubic feet in volume or, in the case of an antenna that has exposed elements, the antenna and all of its exposed elements could fit within an imaginary enclosure of no more than six (6) cubic feet; and (ii) all other wireless equipment attached directly to a utility pole associated with the facility is cumulatively no more than twenty-five (25) cubic feet in volume. The following types of associated ancillary equipment are not included in the calculation of equipment volume: electric meter, concealment elements, telecommunications demarcation box, ground-based enclosures, grounding equipment, power transfer switch, cut-off switch, and vertical cable runs for the connection of power and other services.

"Structural Engineer" means a person licensed under the laws of the State of Illinois to practice structural engineering.

"Utility pole" means a pole or similar structure that is used in whole or in part by a communications service provider or for electric distribution, lighting, traffic control, or a similar function.

"Village" means the Village of River Forest, Cook County, Illinois.

"Village utility pole" means a utility pole owned or operated by the Village in public rights-of-way.

"Wireless facility" means equipment at a fixed location that enables wireless communications between user equipment and a communications network, including: (i) equipment associated with wireless communications; and (ii) radio transceivers, antennas, coaxial or fiber-optic cable, regular and backup power supplies, and comparable equipment, regardless of technological configuration. "Wireless facility" includes small wireless facilities. "Wireless facility" does not include: (i) the structure or improvements on, under, or within which the equipment is collocated; or (ii) wireline backhaul facilities, coaxial or fiber optic cable that is between wireless support structures or utility poles or coaxial, or fiber optic cable that is otherwise not immediately adjacent to or directly associated with an antenna.

"Wireless infrastructure provider" means any person authorized to provide telecommunications service in the State that builds or installs wireless communication transmission equipment, wireless facilities, wireless support structures, or utility poles

and that is not a wireless services provider but is acting as an agent or a contractor for a wireless services provider for the application submitted to the Village.

"Wireless provider" means a wireless infrastructure provider and/or a wireless services provider. This does not include, and expressly excludes, any person who is providing service to or for a private niche market.

"Wireless services" means any services provided to the general public, including a particular class of customers, and made available on a nondiscriminatory basis using licensed or unlicensed spectrum, whether at a fixed location or mobile, provided using wireless facilities.

"Wireless services provider" means a person who provides wireless services.

"Wireless support structure" means a freestanding structure, such as a monopole; tower, either guyed or self-supporting; billboard; or other existing or proposed structure designed to support or capable of supporting wireless facilities. "Wireless support structure" does not include a utility pole.

8-16-4: ZONING: Small wireless facilities shall be classified as permitted uses and shall not be subject to zoning review, if collocated in rights-of-way in any zoning district, or outside rights-of-way in the following zoning districts:

C-1 Commercial Zoning District.

In all other zoning districts, the Village's normal zoning approvals, processes and restrictions shall apply, if zoning approval, processes or restrictions are required by the Village's zoning ordinance.

8-16-5: PERMITS; APPLICATION PROCESS: Unless otherwise specifically exempted in this chapter, a permit to collocate a small wireless facility within the Village is required in all cases. Permits are subject to the following:

A. Permit Applications: Permit applications for the collocation of small wireless facilities shall be made on a form provided by the Village for such purpose. In addition to any generally applicable information required of other communications service providers or for other installations in the public right-of-way, applicants must, when requesting to collocate small wireless facilities on a utility pole or wireless support structure, provide the following information:

1. Site specific structural integrity and, for a Village utility pole, make-ready analysis prepared by a structural engineer, as that term is defined in Section 4 of the Structural Engineering Practice Act of 1989;

2. The location where each proposed small wireless facility or utility pole would be installed and digital photographs of the location and its immediate surroundings depicting the utility poles or structures on which each proposed small wireless facility would be mounted or location where utility poles or structures would be installed. The photographs shall include a digital photo simulation of the proposed location providing “before and after” views demonstrating the true visual impact of the proposed wireless facilities on the surrounding environment;

3. Specifications and drawings prepared by a structural engineer, as that term is defined in Section 4 of the Structural Engineering Practice Act of 1989, for each proposed small wireless facility covered by the application as it is proposed to be installed;

4. The equipment type and model numbers for the antennas and all other equipment associated with the small wireless facility;

5. A proposed schedule for the installation and completion of each small wireless facility covered by the application, if approved;

6. Certification that, to the best of the applicant’s knowledge, the collocation complies with the written design standards established by the Village, and with the various other requirements set forth in this chapter and code;

7. Copies of all licenses, permits and approvals required by or from the Village (i.e. zoning approval, where required), other agencies and units of government with jurisdiction over the design, construction, location and operation of said small wireless facility. The applicant shall maintain such licenses, permits and approvals in full force and effect and provide evidence of renewal or extension thereof when granted; and

8. In the event the small wireless facility is proposed to be attached to an existing utility pole or wireless support structure owned by an entity other than the Village, legally competent evidence of the consent of the owner of such pole or wireless support structure to the proposed collocation.

B. Means of Submission: Permit applications, along with all supporting information, for the collocation of small wireless facilities shall be submitted by personal delivery or by other means approved by the Village.

C. Multiple Applications for Same Location: Multiple applications for collocation on the same utility pole or wireless support structure shall be processed based on a first fully complete application, first-served basis.

D. Permit Application Fees: All applications for collocation of small wireless facilities shall be accompanied by a nonrefundable application fee in the following amounts:

Request to collocate a small wireless facility that includes the installation of a new utility pole	\$1,000.00
Request to collocate a single small wireless facility on an existing utility pole or wireless support structure	\$650.00
Request to collocate multiple small wireless facilities on existing utility poles or wireless support structures addressed in a single application	\$350.00 per small wireless facility

E. Permit review timelines:

1. Completeness of Application: Requests for the collocation of small wireless facilities shall be reviewed for conformance with the requirements of the Act, this chapter, and other applicable provisions of this code. Within thirty (30) days after receiving an application, the Village must determine whether the application is complete and notify the applicant. If an application is incomplete, the Village must specifically identify the missing information. Processing deadlines are tolled from the time the Village sends a notice of incompleteness to the time the applicant provides the missing information.

An application shall be deemed complete if the Village fails to provide notification to the applicant within thirty (30) days of the date when all documents, information, and fees specifically enumerated in the Village's permit application form are submitted by the applicant to the Village.

2. Existing Pole or Wireless Support Structure: Requests for the collocation of small wireless facilities on an existing utility pole or wireless support structure shall be processed on a nondiscriminatory basis and either approved or denied within ninety (90) days of submission of a completed application. A permit application shall be deemed approved if the Village fails to approve or deny the application within ninety (90) days, subject to the following: if an applicant intends to proceed with the permitted activity on a deemed approved basis, the applicant shall notify the Village in writing of its intention to invoke the deemed approved remedy no sooner than seventy-five (75) days after the submission of a completed application. The permit shall be deemed approved on the later of the ninetieth (90th) day after submission of the completed application, or the tenth (10th) day after receipt of the deemed approved notice by the

Village. Receipt of a deemed approved notice by the Village shall not preclude the Village from denying the permit within the allowed time limit.

3. New Utility Pole: Requests for the collocation of small wireless facilities that include the installation of a new utility pole shall be processed on a nondiscriminatory basis and either approved or denied within one hundred and twenty (120) days of submission of a completed application. A permit application shall be deemed approved if the Village fails to approve or deny the application within one hundred twenty (120) days, subject to the following: if an applicant intends to proceed with the permitted activity on a deemed approved basis, the applicant shall notify the Village in writing of its intention to invoke the deemed approved remedy no sooner than one hundred five (105) days after the submission of a completed application. The permit shall be deemed approved on the later of the one hundred twentieth (120th) day after submission of the completed application, or the tenth (10th) day after receipt of the deemed approved notice by the Village. Receipt of a deemed approved notice by the Village shall not preclude the Village from denying the permit within the allowed time limit.

F. Tolling: The time limitations for approval or denial of applications shall be tolled by notice to an applicant that its application is incomplete as set forth above, upon mutual agreement of the parties, or by a local, State or federal disaster declaration or similar emergency that causes a delay.

G. Pole Replacement: Permit approval shall be conditioned on the replacement of a utility pole or wireless support structure at the applicant's sole cost where such replacement is deemed necessary for compliance with the requirements of this chapter or code relative to the siting of small wireless facilities, or other applicable codes and regulations that concern public safety.

H. Denial: The Village shall deny an application that does not meet the requirements of this chapter. The reasons for any denial of a permit shall be provided in a written notice of denial sent to the applicant, and shall include the specific code provisions or application conditions on which the denial is based.

I. Resubmittal After Denial: In the case of a permit denial, an applicant may cure the deficiencies identified in the notice of denial and resubmit a revised application once within thirty (30) days after the notice of denial is sent without payment of an additional application fee. The Village shall have thirty (30) days to approve or deny the resubmitted application or it is deemed approved, if the applicant has notified the Village of its intention to proceed with the permitted activity on a deemed approved basis, which notification may be submitted with the resubmitted application. Review of a resubmitted application is limited to the deficiencies cited in the original notice of denial. This

subsection does not apply if a revised application is not resubmitted within thirty (30) days, or curing any deficiencies in the original application requires review of a new location, new or different structure for collocation, new antennas, or other wireless equipment associated with the small wireless facility. In such cases, a new application and application fee are required.

J. Consolidated Applications: Consolidated applications for small wireless facilities for the collocation of up to twenty-five (25) small wireless facilities shall be allowed if the collocations each involve substantially the same type of small wireless facility and substantially the same type of structure. Each consolidated application shall provide all the information required by this chapter for each small wireless facility at each location. If such an application includes incomplete information for one or more small wireless facility collocations, or includes requests for small wireless facilities that do not qualify for consolidated treatment, or that are otherwise denied, the Village may remove such collocation requests from the application and treat them as separate requests. Separate permits may be issued for each collocation approved in a consolidated application.

K. Alternate Locations: If an applicant is seeking to install a new utility pole as part of its application, the Village may propose that the small wireless facility be located on an existing utility pole or existing wireless support structure within one hundred (100) feet of the proposed collocation. The applicant shall accept the proposed alternate location so long as it has the right to use the location on reasonable terms and conditions, unless the alternate location imposes technical limits or additional material costs as determined by the applicant. If the applicant refuses an alternate location based on the foregoing, the applicant shall provide legally competent evidence in the form of a written certification, under oath, describing the property rights, technical limits or material cost reasons that prevent the alternate location from being utilized.

L. Exemptions: No application, permit approval or fee shall be required from a communications service provider authorized to occupy the right-of-way when the work in question is for:

1. Routine maintenance not requiring replacement of wireless facilities if the wireless provider notifies the Village in writing at least forty-eight hours prior to the planned maintenance;

2. The replacement of wireless facilities with wireless facilities that are substantially similar, the same size, or smaller if the wireless provider notifies the Village in writing at least ten (10) days prior to the planned replacement and includes equipment specifications, including (i) equipment type and model numbers, for the replacement of equipment consistent with the equipment specifications information required on a permit application for original installation; and (ii) information sufficient to

establish that the replacement is substantially similar. The wireless provider shall provide all information necessary and requested by the Village to establish that the replacement is substantially similar. The Village has the sole right and responsibility to determine if a proposed small wireless facility is substantially similar to the existing small wireless facility; or

3. The installation, placement, maintenance, operation or replacement of micro wireless facilities that are suspended on cables that are strung between existing utility poles in compliance with applicable safety codes.

The foregoing shall not exempt communications service providers from Village permitting requirements where traffic patterns are affected or lane closures are required.

8-16-6: CONSTRUCTION: Collocations for which permits are approved shall be completed within one hundred eighty (180) days of issuance of the permit, unless the Village agrees to extend the period or a delay is caused by make-ready work for a Village utility pole or by the lack of commercial power or backhaul availability at the site, provided the applicant has made a timely request within sixty (60) days after the issuance of the permit for commercial power or backhaul services, and the additional time to complete installation does not exceed three hundred sixty (360) days after issuance of the permit. Permits that are not completed within applicable timelines shall be void absent an extension granted in writing by the Village.

8-16-7: PERMIT DURATION: Permits issued for small wireless facilities pursuant to this chapter shall be for a period of five (5) years. Permits are subject to renewal at the end of the five (5) year permit period for a successive five (5) year term so long as the installation complies with the applicable code provisions in force at the time of renewal. A finding by the Village at the time of a request for renewal that an installation does not comply with the applicable code provisions in force at the time of the renewal request shall be in writing. If the Act is repealed or found unconstitutional by a court of competent jurisdiction, all permits granted by the Village under this chapter shall terminate at the end of their current term.

8-16-8: HEIGHT LIMITATIONS:

A. Antenna Installations: The maximum permitted height of a small wireless facility is ten (10) feet above the utility pole or wireless support structure on which the small wireless facility is collocated.

B. New Poles: The maximum permitted height of new or replacement utility pole or wireless support structure on which a small wireless facility is collocated is the higher of:

1. Ten (10) feet in height above the tallest existing utility pole, other than a utility pole supporting only wireless facilities, that is in place on the date the application is submitted, and that is located within three hundred (300) feet of the new or replacement utility pole or wireless support structure and that is in the same right-of-way within the Village. The Village may designate which intersecting right-of-way within three hundred (300) feet of the proposed utility pole or wireless support structures shall control the height limitation for such facility; or

2. Forty-five (45) feet above ground level.

C. Waiver Process:

A Wireless provider may receive a waiver from the village engineer or his or her designee from the maximum permitted height of a new pole set forth in this section, if the wireless provider can establish that:

1. Because of a particular unusual condition, a particular hardship or practical difficulty to the wireless provider would result, as distinguished from a mere inconvenience, and such hardship or difficulty has not been created by the wireless provider; and

2. Existing utility poles or wireless support structures, or a new utility pole at the maximum permitted height for a new pole allowed by this section cannot accommodate the wireless facility at a height necessary to function effectively, under reasonable terms and conditions; and

3. The use of existing utility poles or other wireless support structures, or a new utility pole at the maximum permitted height for a new pole allowed by this section, is not technically feasible.

8-16-9: GENERAL REQUIREMENTS:

A. Public Safety Technology: A wireless provider's operation of a small wireless facility may not interfere with the frequencies used by a public safety agency for public safety communications. A wireless provider must install small wireless facilities of the type and frequency that will not cause unacceptable interference with a public safety agency's communications equipment. Unacceptable interference is determined by and measured in accordance with industry standards and the FCC's regulations addressing unacceptable interference to public safety spectrum or any other spectrum licenses by a public safety agency. If a small wireless facility causes such interference, and the wireless provider has been given written notice of the interference by the public safety agency, the wireless provider, at its own expense, shall take all reasonable steps necessary to correct and eliminate the interference, including, but not limited to, powering down the small wireless facility and later powering up the small wireless facility for intermittent testing, if necessary. The Village may terminate a permit for a small wireless facility based on such interference if the wireless provider is not making a

good faith effort to remedy the problem in a manner consistent with the abatement and resolution procedures for interference with public safety spectrum established by the FCC, including 47 CFR 22.970 through 47 CFR 22.973 and 47 CFR 90.672 through 47 CFR 90.675. The burden to establish the good faith effort shall be on the wireless provider, which shall timely deliver to the Village all information necessary to demonstrate its efforts to resolve the interference consistent with the Code of Federal Regulations sections cited above. Failure to remedy the interference as required herein shall constitute a public nuisance and the small wireless facility may be abated through the procedures for abatement of such nuisances set forth in this code.

B. A wireless provider shall not construct or maintain any small wireless facility that:

1. Obstructs, impedes or hinders the usual travel or public safety on a right-of-way;
2. Obstructs the legal use of right-of-way by utility users;
3. Violates nondiscriminatory applicable codes;
4. Violates or conflicts with chapter 5-14 (Standards for Construction of Facilities on Public Rights of Way) of this code, chapter 4-15 (Satellite Dish Antennas, Television Antennas, Amateur Radio Antennas and Cellular Telephone Towers and Antenna Support Structures) of this code, or other applicable regulations set forth in this code or otherwise adopted by the Village, except to the extent such chapters, sections or regulations may be modified by the provisions of this chapter; or
5. Violates the federal Americans with Disabilities Act of 1990 (42 U.S.C. Section 12101 *et seq.*)

C. Contractual Requirements: Wireless providers shall comply with all requirements imposed by a contract between the Village and any private property owner that concern design or construction standards applicable to utility poles and ground-mounted equipment located in the right-of-way.

D. Ground-Mounted Equipment: Wireless providers shall comply with the ground mounted equipment spacing requirements within rights-of-way as set forth in chapter 5-14 (Standards for Construction of Facilities on Public Rights of Way) of this code.

E. Undergrounding:

1. The wireless provider shall comply with Village code provisions or regulations concerning undergrounding requirements, if any, that prohibit the installation of new or the modification of existing utility poles or equipment in the right-of-way.

2. A Wireless Provider may receive a waiver from the village engineer or his or her designee to allow small wireless facilities to be located above ground in an area where

Village ordinances or regulations prohibit or restrict above ground facilities if the wireless provider can establish that:

- a. Underground equipment is not technically feasible and there is no reasonable alternative or location that is more aesthetically favorable to adjacent property owners and to effective use and management of the right-of-way; and
- b. An above ground small wireless facility at the proposed location is necessary at the proposed location to provide coverage in a specified area; and
- c. An above ground small wireless facility at the proposed location will not disrupt traffic or pedestrian circulation or constitute a safety hazard; and
- d. An above ground small wireless facility at the proposed location will not interfere with public safety uses or frequencies; and
- e. Space exists within the public right-of-way to accommodate the above ground small wireless facility at the proposed location; and
- f. An above ground small wireless facility at the proposed location will not create a safety hazard; and
- g. The above ground small wireless facility is located and designed in such a way so as to minimize its visual impact on adjacent properties; and
- h. In any historical area, that the above ground small wireless facility will not detrimentally affect the historical nature of the area.

3. Screening for Ground Mounted Facilities. Where a ground-mounted facility is allowed, such equipment shall be screened around the perimeter in accordance with a landscape plan sealed by a professional landscape engineer. Plant materials shall include a mixture of deciduous and coniferous planting materials. The owner or wireless provider shall be responsible for maintenance of all landscaping as provided in the approved landscape plan.

4. Future Undergrounding: The Village may, from time to time, make a decision to eliminate above-ground utility poles of a particular type generally, such as electric utility poles, in all or a significant portion of the Village. In the event that such a utility pole has a collocated small wireless facility in place at the time of such a decision, the Village shall either:

- a. Continue to maintain the utility pole, or install and maintain a reasonable utility pole or wireless support structure for the collocation of the small wireless facility; or

b. Offer to sell the utility pole to the wireless provider at a reasonable cost, or allow the wireless provider to install its own utility pole so it can maintain service from that location.

F. Collocation Limits: Wireless providers shall not collocate small wireless facilities on Village utility poles that are part of an electric distribution or transmission system within the communication worker safety zone of the pole or the electric supply zone of the pole.

However, the antenna and support equipment of the small wireless facility may be located in the communications space on the Village utility pole and on the top of the pole, if not otherwise unavailable, if the wireless provider complies with applicable codes for work involving the top of the pole.

For purposes of this subsection, the terms "communications space", "communication worker safety zone", and "electric supply zone" have the meanings given to those terms in the National Electric Safety Code as published by the Institute of Electrical and Electronics Engineers.

G. Code Compliance: Wireless providers shall comply with applicable codes and local code provisions or regulations that concern public safety.

8-16-10: STEALTH, CONCEALMENT AND DESIGN STANDARDS: Every small wireless facility installation shall comply with the following standards:

A. General Stealth, Concealment and Design Standards: Installations shall comply with any stealth, concealment, design and aesthetic standards applicable to utility installations in the public right-of-way, as set forth in chapter 5-14 (Standards for Construction of Facilities on Public Rights of Way) of this code, as well as any written design standards that are generally applicable for decorative utility poles, or reasonable stealth, concealment, design and aesthetic requirements that are otherwise identified by the Village in an ordinance, written policy adopted by the Village Board of Trustees, in the Village's comprehensive plan, or in a written design plan that applies to other occupiers of the rights-of-way, including on a historic landmark or in a historic district. In the event of any conflict between such standards or requirements, the stricter standard or requirement shall apply.

B. Historic Districts and Landmarks: For areas designated as historic districts, or on buildings or structures designated as historic landmarks pursuant to chapter 13-1 of this code, in addition to the stealth, concealment and design requirements referenced above, the following additional restrictions/conditions apply to the installation of small wireless facilities:

1. Small wireless facilities and wireless support structures shall be comprised of materials that are consistent with the surrounding elements so as to blend architecturally with any buildings or structures designated as historic landmarks or located within a designated historic district, and shall be designed to blend with the surrounding historical landmarks and/or district in design and color.

2. Small wireless facilities shall not be mounted upon any portion of the Village's decorative lantern-style street light poles in the River Forest Historic District or on any building or structure within the Village designated as a local landmark or designated as historically significant.

C. Historic District or Landmark Limitations:

1. Any stealth, concealment and design standards in a historic district or on a historic landmark, including restrictions on a specific category of utility poles, may not have the effect of prohibiting any provider's technology. Such stealth, concealment and design measures shall not be considered a part of the small wireless facility for purposes of the size restrictions of a small wireless facility.

2. This section shall not be construed to limit the Village's enforcement of historic preservation in conformance with the requirements adopted pursuant to the Illinois State Agency Historic Resources Preservation Act or the National Historic Preservation Act of 1966, 54 U.S.C. Section 300101 *et seq.*, and the regulations adopted to implement those laws.

8-16-11: RESERVATION OF VILLAGE UTILITY POLE SPACE: The Village may reserve space on Village-owned utility poles for future public safety uses or for Village electric utility uses. Such reservation may preclude collocation of small wireless facilities if the Village reasonably determines that the Village's utility pole cannot accommodate both uses.

8-16-12: APPLICABILITY OF EXISTING AGREEMENTS:

A. Existing Installations: Subject to any applicable termination provisions, where an existing agreement is in place between the Village and a wireless provider relating to the collocation of small wireless facilities on Village utility poles on June 1, 2018, such agreement shall remain in effect for all small wireless facilities collocated on the Village's utility poles pursuant to applications submitted prior to June 1, 2018.

B. Applications Received Between June 1, 2018 and June 1, 2020: Subject to any applicable termination provisions, where an existing agreement is in place between the Village and a wireless provider relating to the collocation of small wireless facilities on Village utility poles on June 1, 2018, such agreement shall remain in effect for all small

wireless facilities collocated on the Village's utility poles pursuant to applications submitted after June 1, 2018, but prior to June 1, 2020, until June 1, 2020 or receipt by the Village from the wireless provider of a notice that it is opting to accept the rates, fees and terms of this chapter and the Act received after June 1, 2020, whichever is later.

C. Applications Received After June 1, 2020: Subject to any applicable termination provisions, where an existing agreement is in place between the Village and a wireless provider relating to the collocation of small wireless facilities on Village utility poles on June 1, 2018, such agreement shall remain in effect for all small wireless facilities collocated on the Village's utility poles pursuant to applications submitted after June 1, 2020, until receipt by the Village of a notice from the wireless provider that it is accepting the rates, fees, terms and conditions of this chapter.

8-16-13: COLLOCATION ON VILLAGE OWNED INFRASTRUCTURE:

A. Fee: The annual fee to collocate a small wireless facility on a Village-owned utility pole located in a right-of-way shall be the higher of:

1. \$200/year per small wireless facility; or
2. The actual, direct, and reasonable costs related to the wireless providers use of space on the pole.

B. Exception: Small wireless facilities collocated on Village-owned utility poles located outside of public right-of-way are not subject to the rate limitations in this section.

C. Attachment Agreement: An attachment agreement in a form approved by the Village is required for any collocation upon any Village owned utility pole or wireless support structure.

8-16-14: NOTICE OF SALE OR TRANSFER: A wireless provider shall, prior to any sale or transfer of ownership or control of a small wireless facility located within the jurisdiction of the Village, provide written notice to the Village of such sale or transfer of control. Such notice shall include the name and contact information of the new wireless provider.

8-16-15: ABANDONMENT:

A. A small wireless facility that is not operated for a continuous period of twelve (12) months shall be considered abandoned and the owner of the facility shall remove the small wireless facility within ninety (90) days after receipt of written notice from the Village notifying it of the abandonment. The notice shall be sent by certified or registered mail, return receipt requested, by the Village to the owner at its last known address. If the small wireless facility is not removed within ninety (90) days after receipt of such notice, such wireless facility shall be deemed to be a nuisance and the Village may remove or cause

the removal of such facility, and recover or place a lien for its costs, pursuant to the terms of its pole attachment or other agreement for Village utility poles or through the procedures for abatement of nuisances set forth in this code.

B. In the event the Village suspects that the wireless provider is no longer using the small wireless facilities to provide wireless service, it may send the wireless provider written notice that requires the wireless provider to remove the small wireless facility or provide proof that the small wireless facility is operational and still being used within thirty (30) days, and informs the wireless provider that failure to provide proof or to remove the small wireless facility will result in the Village removing the small wireless facility at the wireless provider's cost.

8-16-16: DISPUTE RESOLUTION:

The Circuit Court of Cook County shall have exclusive jurisdiction to resolve all disputes arising under the Act. Pending resolution of a dispute concerning rates for collocation of small wireless facilities on Village utility poles within the right-of-way, the Village shall allow the collocating person to collocate on its poles at annual rates of no more than \$200 per year per pole, with rates to be determined upon final resolution of the dispute.

8-16-17: INDEMNIFICATION: Other than for liabilities and losses due to or caused by the sole negligence of the Village or its employees or agents, a wireless provider shall indemnify and hold the Village harmless against any and all liability or loss from personal injury or property damage resulting from or arising out of, in whole or in part, the use or occupancy of the Village infrastructure or improvements, or right-of-way associated with such infrastructure or improvements by the wireless provider or its employees, agents, or contractors arising out of the rights and privileges granted under this chapter and the Act. A wireless provider proceeding under this chapter waives any claims it may have against the Village with respect to consequential, incidental, or special damages, however caused, based on the theory of liability.

8-16-18: INSURANCE: At all times during the period in which a wireless provider's facilities are located on Village infrastructure, improvements or in right-of-way, the wireless provider shall, at its own sole cost and expense, carry the following insurance coverages:

- A. Property insurance for its property's replacement cost against all risks;
- B. Workers' Compensation insurance within statutory limits as required by law; and
- C. Commercial general liability insurance with respect to its activities on the Village infrastructure, improvements or rights-of-way, including coverage for bodily injury and property damage, with limits not less than:
 - 1. Five million dollars for bodily injury or death to each person;

2. Five million dollars for property damage resulting from any one accident;
and

3. Five million dollars for all other types of liability.

The wireless provider shall include the Village as an additional insured on the commercial general liability policy and shall provide certificates of insurance and proof of inclusion of the Village in a commercial general liability policy to the Village prior to the collocation of any wireless facility, and shall keep updated certificates and proof of inclusion on file with the Village at all times that the provider maintains small wireless facilities within the Village.

D. A wireless provider may self-insure all or a portion of the insurance coverage and limits required by the Village. A wireless provider that self-insures is not required, to the extent of the self-insurance, to comply with the requirement that the Village be named an additional insured. A wireless provider that self-insures shall provide to the Village evidence sufficient to demonstrate its financial ability to self-insure the insurance limits required by the Village.

8-16-19: MAINTENANCE OF SMALL WIRELESS FACILITIES:

A. A wireless provider shall maintain all small wireless facilities installed within the Village in a condition that maintains the safety, integrity and aesthetics of such facilities. Small wireless facilities shall not appear to be unkempt. In the event of a failure to properly maintain such facilities, the Village shall notify the wireless provider, in writing, who shall have thirty (30) days to correct the identified maintenance violation. If not corrected within such period, the Village reserves the right to take such action as it deems necessary, including revocation of the permit. Maintenance and replacement of small wireless facilities shall be performed by the wireless provider at the wireless provider's sole cost and expense.

B. In the event of an emergency involving an imminent threat to life or property, the Village may take corrective action to eliminate such emergency at the wireless provider's expense.

8-16-20: REVOCATION OF PERMIT:

A. A permit to collocate a small wireless facility may be revoked for one or more of the following reasons:

1. The wireless provider obtained approval by means of fraud or made a misrepresentation of a material fact with respect to the permit application, or any required documentation or submittal.

2. The wireless provider failed to construct the small wireless facility in accordance with the approved plans.

3. The wireless provider failed to comply within any material condition of a permit issued.

4. The wireless provider substantially expanded or altered the use or the structure of the small wireless facility beyond what was requested in the permit application or approved, without the approval of the Village.

5. The wireless provider failed to notify the Village of the replacement of small wireless facilities as required by this chapter.

6. A substantial change of law has occurred affecting the wireless provider's authority to occupy or use the property upon which the small wireless facility is located.

7. The small wireless facility interferes with vehicular or pedestrian use of the public right of way.

8. The wireless provider has failed to make a safe and timely restoration of the right-of-way or the property upon which the small wireless facility is located.

9. The wireless provider has failed to properly maintain the small wireless facility as required by this chapter.

10. The wireless provider has failed to abate interference with public safety communications in a manner consistent with the abatement and resolution procedures for interference with public safety spectrum established by the FCC including 47 CFR 22.970 through 47 CFR 22.973 and 47 CFR 90.672 through 47 CFR 90.675.

11. The small wireless facility has been abandoned and the small wireless provider has failed to remove the wireless facilities as provided in this chapter.

B. Written notification of the permit revocation shall be sent by certified mail or shall be personally delivered to the wireless provider setting forth the basis for the revocation. The wireless provider shall, within fourteen days of the notice of revocation, file a written response with the village engineer or his or her designee setting forth the reasons why the permit should not be revoked along with such evidence in opposition to the revocation as the wireless provider determines necessary. Failure to file a response with the village engineer or his or her designee shall be deemed an admission of the facts set forth in the notification of written notification and shall result in automatic revocation of the permit. The village engineer or his or her designee shall render findings and a decision within twenty-one days of the date of receipt of the wireless provider's response, if any.

C. If the village engineer or his or her designee revokes the permit, the wireless provider may file a written notice of appeal with the Village Clerk within twenty-one (21) days of notification of the permit revocation. Such notice shall contain a response to the decision of the village engineer or his or her designee. The Village Board shall hear the revocation appeal and render a decision on such appeal.

8-16-21: EXCEPTIONS TO APPLICABILITY:

A. Nothing in this chapter authorizes the collocation of small wireless facilities on:

1. Property owned by a private party without the written consent of the property owner;

2. Property owned or controlled by a unit of local government that is not located within rights-of-way without the written consent of the unit of local government (local governments are, however, required to authorize the collocation of small wireless facilities on utility poles owned or controlled by the local government or located within rights-of-way to the same extent the local government permits access to utility poles for other commercial projects or uses);

3. A privately-owned utility pole or wireless support structure, without the consent of the property owner;

4. Property owned, leased or controlled by a park district, forest preserve district, or conservation district for public park, recreation or conservation purposes, without the consent of the affected district, excluding the placement of facilities on rights-of-way located in an affected district that are under the jurisdiction and control of a different unit of local government as provided by the Illinois Highway Code (605 ILCS 5/1-101 *et seq.*); or

5. Property owned by a rail carrier registered under Section 18c-7201 of the Illinois Vehicle Code (625 ILCS 5/18c-7201), Metra Commuter Rail or any other public commuter rail service, or an electric utility as defined in Section 16-102 of the Public Utilities Act (220 ILCS 5/16-102), without the consent of the rail carrier, public commuter rail service, or electric utility;

B. The provisions of this chapter do not apply to:

1. Facilities of an electric or gas public utility or such utility's wireless facilities if the facilities are being used, developed and maintained consistent with the provisions of subsection (i) of Section 16-108.5 of the Public Utilities Act; or

2. Small wireless facilities owned by the Village.

SECTION 4: Section 4-15-5 (Regulations Applicable to Cellular Telephone Towers) of Title 4 (Building Regulations), Chapter 14 (Satellite Dish Antennas, Television Antennas, Amateur Radio Antennas and Cellular Telephone Towers and Antenna Support Structures) of the Village Code of the Village of River Forest is amended by adding a new subsection E, to read in its entirety as follows:

E. Small Wireless Facilities: Commercial Antennas that meet the definition of Small Wireless Facilities under chapter 8-16 of this code shall be permitted, sited and otherwise regulated by chapter 8-16 (Small Wireless Facilities), rather than the provisions of this chapter.

SECTION 5: All ordinances or parts of ordinances in conflict with this Ordinance are hereby expressly repealed.

SECTION 6: Except as to the Code amendments set forth above in this Ordinance, all Chapters and Sections of the Village Code, as amended, shall remain in full force and effect.

SECTION 7: 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 8: This Ordinance shall be in full force and effect on August 1, 2018, following 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 by me this _____ day of _____, 2018, and attested to by the Village Clerk this same day.

VILLAGE PRESIDENT

ATTEST:

VILLAGE CLERK

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

CLERK'S CERTIFICATE

I, Kathleen Brand-White, Clerk of the Village of River Forest, in the County of Cook and State of Illinois, do hereby certify that the attached and foregoing is a true and correct copy of that certain Ordinance now on file in my Office, entitled:

ORDINANCE NO. _____

AN ORDINANCE AMENDING THE VILLAGE CODE OF THE VILLAGE OF RIVER FOREST RELATIVE TO THE PERMITTING, REGULATION AND DEPLOYMENT OF SMALL WIRELESS FACILITIES

which Ordinance was passed by the Board of Trustees of the Village of River Forest at a Regular Village Board Meeting on the ____ day of _____, 2018, at which meeting a quorum was present, and approved by the President of the Village of River Forest on the ____ day of _____, 2018.

I further certify that the vote on the question of the passage of said Ordinance by the Board of Trustees of the Village of Village Forest was taken by Ayes and Nays and recorded in the minutes of the Board of Trustees of the Village of River Forest, and that the result of said vote was as follows, to-wit:

AYES: _____

NAYS: _____

ABSENT: _____

I do further certify that the original Ordinance, of which the foregoing is a true copy, is entrusted to my care for safekeeping, and that I am the lawful keeper of the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of the Village of River Forest, this ____ day of _____, 2018.

Village Clerk

[SEAL]