



VILLAGE OF RIVER FOREST SPECIAL VILLAGE BOARD MEETING

Monday, October 15, 2018 – 7:00 PM
Village Hall - 400 Park Avenue, River Forest, IL 60305
Community Room

AGENDA

1. Call to Order/Roll Call
2. Pledge of Allegiance
3. Citizen Comments
4. Elected Official Comments & Announcements
5. Consent Agenda
 - a. Special Village Board Meeting Minutes (6:00 PM) – September 17, 2018
 - b. Special Village Board Meeting Minutes (7:00 PM) – September 17, 2018
 - c. Special Village Board Meeting Minutes – October 1, 2018
 - d. Executive Session Meeting Minutes – October 1, 2018
 - e. Change Order #1 (Final) – 2018 Street Improvement Project - \$17,600.68 – Resolution
 - f. Amendment to the FY2019 Village Compensation Plan
 - g. Right-of-Way Encroachment Waiver and Agreement for a Bicycle Rack at 7327-7329 W. North Avenue
 - h. Monthly Department Reports
 - i. Monthly Performance Measurement Report
 - j. Financial Report – September 2018
 - k. Accounts Payable – September 2018 - \$1,586,103.69
 - l. Waiver of Formal Bids (Due to Sole Source Provider) and Award of Purchase to Minuteman Security Technologies for \$34,250.00 for an Additional License Plate Reader for Parking Enforcement
 - m. Waiver of Formal Bids (Due to Purchase through the Suburban Purchasing Cooperative) and Award of Purchase of a 2019 Chevrolet Tahoe Police Patrol Package from Currie Motors for \$38,203.61
6. Consent Items for Separate Consideration
 - a. Accounts Payable from the Madison Street TIF Fund (\$574.34) and North Avenue TIF Fund (\$3,851.43) (*Trustee Vazquez Common Law Conflict of Interest*)
 - b. Accounts Payable from the General Fund to Anderson Elevator for \$236.00 (*Trustee Gibbs Common Law Conflict of Interest*)
7. Recommendations of Boards, Commissions and Committees
 - a. Development Review Board – Planned Development Permit for a Senior Living Residential Facility at Chicago Avenue and Harlem Avenue (800 - 826 N. Harlem Avenue, River Forest, Illinois) – Ordinance
 - b. Finance and Administration Committee – Acceptance of the FY2018 Comprehensive Annual Financial Report
 - c. Finance and Administration Committee – Acceptance of the Estimate of the 2018 Corporate (Aggregate) Property Tax Levy - \$7,955,642
 - d. Traffic and Safety Commission – Amend Title 9 of the Village Regarding a Two-Way Stop Intersection on William Street at its intersection with Iowa Street – Ordinance
 - e. Traffic & Safety Commission – Amend Title 9 of the Village Code Regarding a “No Parking Zone” on the east side of the 1500 block of Ashland Avenue – Ordinance
 - f. Economic Development Commission – TIF Incentive Policy
 - g. Zoning Board of Appeals – 346 Park Avenue – Variation – Motion to Continue to November 26, 2018 (garage height)
 - h. Zoning Board of Appeals – 346 Park Avenue – Variation – Motion to Continue to November 26, 2018 (side yard setback)

8. Unfinished Business
 - a. Review of Proposed Ordinance Amending Section 4-1-9 of the Village Code with Regard to Single-Family Fire Sprinklers and Alarm Monitoring
9. New Business
10. Executive Session
11. Adjournment

**VILLAGE OF RIVER FOREST
MEETING OF THE BOARD OF TRUSTEES MINUTES
September 17, 2018**

A meeting of the Village of River Forest Board of Trustees was held on Monday, September 17, 2018 at 7:00 p.m. in the Oak Park River Forest Room of the Koehneke Community Center at Concordia University, 7400 Augusta, River Forest, Illinois.

1. CALL TO ORDER/ROLL CALL

The meeting was called to order at 7:22 p.m. Upon roll call, the following persons were:

Present: President Adduci, Trustees Cargie, Conti, Vazquez, Henek, and Gibbs

Absent: Trustee Corsini

Also Present: Village Clerk Kathleen Brand-White, Village Administrator Eric Palm, Assistant Village Administrator Lisa Scheiner, Police Chief James O'Shea, Fire Chief Kurt Bohlmann, Public Works Director John Anderson, Finance Director Joan Rock, Village Attorney Gregory Smith

2. PLEDGE OF ALLEGIANCE

President Adduci led the Pledge of Allegiance.

3. ELECTED OFFICIAL COMMENTS AND ANNOUNCEMENTS

a. Recognition of the LemonAid event

Trustees noted the success of the LemonAid event, and thanked the various Village departments for ensuring the event ran smoothly.

b. Recognition of River Forest U11 Boys Little League State Championship

President Adduci recognized the River Forest U11 Boys baseball team on their recent state championship and presented a River Forest Certificate of Achievement to each of the players.

4. CITIZENS COMMENTS

President Adduci explained that citizen comments would be limited to three minutes to ensure that all commenters had enough time to speak.

Joan Cusack, of 7575 Lake Street, discussed ingress and egress on Ashland Avenue associated with the proposed Lake and Lathrop development. Ms. Cusack noted that there is a 56-unit condominium facility south of the development and wondered whether a stop-sign could be placed at the driveway to account for pedestrian safety. She expressed her appreciation for the LemonAid event, and the loving/caring nature of the community. She

also discussed the influx of condominiums in the 1960s and 70s, and subsequent attempts in the 90s by the Village to limit such construction. Ms. Cusack noted two buildings in the Village since the 1990s that have violated Village regulations. Ms. Cusack noted her concerns over the proposed development at Lake and Lathrop.

Shelby Boblick, president of the Windsor Condominium Association, provided a summary of the concerns of Windsor tenants regarding the Lake and Lathrop development. Ms. Boblick expressed that development of the area is welcome and necessary, as long as proper environmental remediation is done. She advised that the Windsor's construction and demographic mirrors those of the proposed development. The following five points represent the unanimous opinion of the Windsor's residents: 1) the proposed parking ratio is grossly inadequate for the development; 2) the lack of visitor parking will burden the entire neighborhood; 3) heavy reliance on street-parking will exacerbate already-challenged intersections in the area; 4) the beaux-arts style of the development is inconsistent with the architectural style of the Village; 5) the number of units proposed is too large for the size of the parcel.

Phyllis Barron, of 410 Ashland Avenue, discussed the property at 423 Ashland Avenue. She is concerned that she has not heard very much about plans for development of the property. She has heard it will be a ramp for the River Forest Building parking structure; she wonders what the ramp will look like, how much traffic it will get, and whether it will be landscaped. She is concerned about parking in the area.

Doreen Neuhauser, of 831 Bonnie Brae, expressed her dismay regarding the proposed development at Chicago and Harlem. She feels the project is way too large for the space.

Dan Roche, of 815 Bonnie Brae, implored the Board to take a closer look at the Chicago and Harlem proposal. He feels that the developers have been less-than-forthcoming regarding statistics and financial information. He supports development in the space, but feels that this is the wrong approach.

Suzanne Morrison, of 7205 Iowa, made comments regarding both the Chicago/Harlem and Lake/Lathrop developments. Ms. Morrison feels that the development review process unfairly benefits developers. She does not feel that the community receives adequate notice of proposed developments. She requested that the Board kick the proposals back to the Development Review Board to provide the community with a better chance to give feedback.

Richard Tavares, of 842 Harlem, discussed the proposed development at Chicago and Harlem. He recently moved into his home, having not heard much about the development. He feels that the proposal is too large, and destroys the character of the neighborhood he thought he was moving into. He feels that the development will dismantle the fabric of the community.

Gay Heppes, of 444 Ashland, shared that she was never informed about meetings regarding the proposed developments. She is alarmed at the scope of the developments, and feels they will change the community too much.

Joseph Baptist, of 825 Bonnie Brae, spoke regarding the Chicago and Harlem development. He thanked the Board for their service. He is concerned about the precedent the proposed developments would set (rapid, large-scale developments) as well as the scale of the developments.

Mindy Credi stated she supports efforts to bring additional tax revenue to the Village, but has problems with the proposal for Lake and Lathrop. She opposed the overall size of the structure, she is concerned about the parking ratio, and she is concerned about the plans for the rooftop. She opposes the parking burden the development will foist upon surrounding streets. She opposes, outright, the rooftop plans. She requested that the Board require additional off-street parking and change various specifications before approving the project.

Barrington Lopez, of 417 Lathrop, is concerned about the proposal for Lake and Lathrop. He feels it is too big and out of character with the community. He feels that the parking plan is inadequate.

Julie Patterson, of 7575 Lake Street, stated that she likes the design of the proposed Lake and Lathrop building, but not the location. Ms. Patterson noted several deficiencies in the proposal's application; she felt it was not forthcoming regarding the height of the building. She expressed concern for the students and seniors living in the area over increased traffic from the development. Ms. Patterson then posed several questions to the Board: 1) what has the Board done to make sure the developer has completed previous projects as planned? 2) Will the prospective buyers have a definitive list of plans and construction materials for interior units and common areas? 3) Will there be additional environmental studies of the property? 4) Have any of the remedial steps from previous studies been completed? 5) How do the developers plan to accomplish any necessary environmental remediation?

Pat Belke, of 534 Lathrop, noted that the developers of the Lake and Lathrop proposal have only implemented one of many suggestions from the public regarding the design of the building. Ms. Belke feels the project is unsightly, and out of character with River Forest's rich architectural palette. Ms. Belke noted the public outcry over the proposal, and lamented the Board's failure to heed such complaints. She feels the community is being ignored. She also expressed her concern over prospective condominium owners being able to look down onto neighboring properties.

John Mims, of 903 Bonnie Brae, spoke regarding the Harlem and Chicago development. He noted how he particularly enjoys the influx of young families into the River Forest community, and hopes not to stem that tide with these kinds of large developments. He also noted that he expected to see and hear more about the benefits this proposal would offer the community, given the substantial concessions afforded to the developers.

Kathleen Heiss noted the extent of the height and unit-number variances sought by the Lake and Lathrop developers. She noted that seemingly no residents have supported variances throughout the process. She expressed that she would like to see any developments in compliance with local zoning ordinances.

Cindy Gronkiewicz, of 847 Ashland, feels that the proposals would essentially commercialize the center of River Forest. She echoed the concerns of the other commenters. She expressed her safety concerns for children and seniors stemming from increased traffic. She fears the developments will set a bad precedent in the community. She also feels the Development Review Board is not doing its job, given the extent of public outcry over the proposals. She lamented that she has had difficulty in the past obtaining slight variances for her own property, yet the developers are seemingly getting large variances with ease. She feels her incentives for leaving River Forest are growing.

5. CONSENT AGENDA

None.

6. RECOMMENDATIONS OF BOARDS, COMMISSIONS AND COMMITTEES

a. Zoning Board of Appeals

- i. Recommendation regarding a Variation Request – 346 Park Avenue (Accessory Structure Height) - Ordinance
- ii. Recommendation regarding a Variation Request – 346 Park Avenue (Side Yard Setback) - Ordinance
- iii. Recommendation regarding a Variation Request - 514 Ashland Avenue (Lot Coverage) – Ordinance

Trustee Conti made a motion, seconded by Trustee Gibbs, to continue these items to the October 1, 2018 meeting of the Village Board of Trustees.

Roll call:

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

Absent: Trustee Corsini

Nays: None

Motion Passes.

b. Development Review Board – Recommendation Regarding Lake and Lathrop Planned Development – Ordinance

Trustee Gibbs made a motion, seconded by Trustee Conti, to approve an ordinance granting a planned development permit for Lake Street and Lathrop Avenue development, 7601 through 7613 Lake Street, 7613 – 7621 Lake Street, and 423 Ashland Avenue.

Prior to the trustees' deliberations, President Adduci invited the development team to present any final comments or information.

Marty Paris, the president of the development team of the Lake and Lathrop proposal, introduced the development team. Mr. Paris showed examples of some of his team's previous developments. He some background information regarding the Sedgwick and introduced the sales and marketing team.

Mr. Paris then described the development: 210 feet of frontage on Lake Street, and 150 feet of frontage on Lathrop. The retail space will wrap around the development. The proposal includes 50 feet of frontage on Ashland, where there will be a ramp to the upper level of parking. The proposed building would be five stories, with retail on the first floor, and residential units on the upper four floors. The top floor of units would be the most expensive in the development.

In total, the plan includes 15,000 square feet of retail space, 30 residential units, and 86 parking spaces. Mr. Paris explained the layout of the retail space and the parking. Mr. Paris showed the residential floor plans; floors two through four have the same layouts, but for some outdoor space for the second floor units. There are eight units per floor; seven three-bedroom units and one two-bedroom unit of varying square footages. Mr. Paris explained the layout of the elevators and the upper floor. He invited questions from the Board.

President Adduci addressed some of the citizen comments. President Adduci believes it is the Board's responsibility to solve the community's problems, and develop a clear vision of what the community should look like over the next 50 years. She urged attendees to sign up for the Village's e-newsletter, which contains a lot of information about the various happenings in the Village. President Adduci noted the Village's three core values: 1) safety; 2) strengthening the Village's property values; and 3) stabilizing property taxes.

President Adduci feels that the development review process is good, though admittedly imperfect. It is approximately a year-long process, beginning with a rendering to the Board of the ultimate proposal. Several levels of process follow, including various filing and mailing requirements, several hearings, and many opportunities for questions. She emphasized that the Village Board stays very engaged throughout the application process and assured attendees that the Board would consider the citizen comments regarding parking and traffic. President Adduci then opened up deliberations.

Trustee Cargie agreed that the application process was concerning. He would like to see a rendering of the building with the elevator overruns as a condition for the project's approval. He noted that the Board's information packet lacked any discussion of the team's remediation plan—he sought this, too, as a condition for the project's approval. He also shared concerns about the western façade of the building. He raised questions about the trash collection on Ashland Avenue, and the project's landscaping on Ashland. The team responded that landscaping was not feasible in that space, and that the western façade would include some lighting, and some masonry. The team also advised that trash would be collected from a screened-in area on Ashland.

Trustee Conti asked the team about its plans for environmental remediation of the property. Mr. Paris advised that they would be seeking a “No Further Remediation” letter from the EPA, which entails various remediation requirements; Mr. Paris was unable to elaborate on the technical details of such requirements. Several Trustees noted they would like to review the team’s environmental plan; Mr. Paris advised that the process was mostly outsourced to environmental experts, and had little to do with the builders and planners of the development.

Trustee Conti shared the Board’s vision for the development area as a magnet for the community; a place where people would want to walk, eat, shop, etc. She feels it is a beautiful design, and would support it enthusiastically were it one story shorter. She agreed with previous comments regarding the western façade of the project, and trash collection. She asked the development team about condominium sales. Mr. Paris advised that they had not made any sales yet, but noted “very good activity” on the project. He Paris noted that uncertainty over whether the project would be approved has affected sales. Mr. Paris touted the package of amenities included in the development.

Cory Robertson, of Jameson Sotheby’s International Realty, spoke regarding sales and marketing. Mr. Robertson advised that he was involved with a recent project—District House—in Oak Park that offered 28 three-bedroom units ranging in price from \$600,000 to \$950,000. Mr. Robertson advised that there were many similarities in the development process between District House and the Lake and Lathrop project, though the Lake and Lathrop project was generating much greater interest with prospective buyers. Mr. Robertson advised that District House had an overrun which was not counted against its height for compliance purposes; it also includes a rooftop deck.

Trustee Henek would like to see a rendering of the building with overruns; she is also concerned about the western façade of the building. She noted that she will not be voting according to her own views, but hopes to incorporate the community’s wishes, as well. She is disappointed that the development team has not incorporated many of the community’s concerns into its designs; she also feels that certain details of the project have been withheld. She wondered whether the development would be inviting to pedestrians. She proposed ways the team could enhance the visual interest of the project. She feels that the corner of Lake and Lathrop needs a development, but is unsure that this development reflects the needs and desires of the community. She wondered how the building materials could be expected to age; she has doubts over the building’s monolithic appearance.

Trustee Gibbs stressed that the variance process is part of the rules. He feels that developments and advancements such as these always face pushback that feels unwarranted in retrospect. He discussed several past developments in Oak Park and River Forest that caused backlash in the community, but ultimately proved beneficial. Trustee Gibbs fears the death of the development; he does not want the space to sit idly. He feels it is already a blight on the community. He feels that many of the community’s concerns over the project are unfounded. He feels that the Board has a history of being good stewards of the community’s tax dollars.

Trustee Henek replied to several of Trustee Gibbs's comments. She feels that the project demands the Board's utmost diligence. She feels that it is imperative to listen to a wide range of community voices to settle on the best plan for the most people.

President Adduci thanked the Trustees and the community for their participation in the development process. President Adduci stressed that she has heard the voices of the community, and is committed to making a decision in the best interest of the community at large. She noted that many River Forest residents are in favor of the project and that the project has been vetted by the Development Review Board. She feels that parking and traffic (in addition to the height variance) are her largest concerns over the development. She requests, as a condition for approval, that the Village Traffic and Safety commission conduct a review of the traffic and parking impacts the Village can anticipate as a result of the development. She requests 10 additional commercial parking spaces. She requested a process by which the Board could approve certain amendments to the contract prior to the developers taking action (for example, in the event the developers wanted to alter the color of the building, the unit layouts, the final rendering, etc.).

Trustee Conti wondered whether the retail doors could be inset from the façade of the building. She also wondered whether the Board and developers might be able to work together to subsidize certain businesses hoping to move into a different River Forest location. She also asked about the parking-per-unit at the District House; Mr. Robertson advised that District House had 1.7 spaces per unit; they ultimately sold 1.43 spaces unit. Trustee Conti wondered whether any excess residential spaces could be used as commercial parking.

President Adduci restated the five additional conditions the Board would like to attach to the project: 1) the developer shall work with the Village to purchase, lease, or otherwise add 10 off-street commercial parking spaces; 2) amendments that are considered "minor" by the Zoning Administrator per Section 10-19-8 of the Zoning Ordinance will be brought to the Village Board for review; 3) the Traffic and Safety Commission will review the traffic, safety, and parking impacts of the development; 4) the developer will provide an environmental remediation plan for approval to the Village Board at the time of demolition; and 5) the developer will work with the Village regarding tenant improvements.

Trustee Gibbs amended his motion to reflect the above amendments, which was seconded by Trustee Conti.

Roll call:

Ayes: Trustees Cargie, Conti, Gibbs, President Adduci

Absent: Trustee Corsini

Nays: Trustees Henek

Motion Passes.

7. UNFINISHED BUSINESS

None.

8. NEW BUSINESS

None.

9. EXECUTIVE SESSION

None.

10.ADJOURNMENT

Trustee Conti made a motion, seconded by Trustee Gibbs, that the Meeting of September 17, 2018 be adjourned at 10:20 p.m.

Roll call:

Ayes: Trustees Cargie, Conti, Gibbs, and Henek

Absent: Trustee Corsini

Nays: None

Motion Passes.

Kathleen Brand-White, Village Clerk

**VILLAGE OF RIVER FOREST
SPECIAL MEETING OF THE BOARD OF TRUSTEES MINUTES
September 17, 2018**

A special meeting of the Village of River Forest Board of Trustees was held on Monday, September 17, 2018 at 6:00 p.m. in the Oak Park River Forest Room of the Koehneke Community Center at Concordia University, 7400 Augusta, River Forest, Illinois.

1. CALL TO ORDER/ROLL CALL

The meeting was called to order at 6:00 p.m. Upon roll call, the following persons were:

Present: President Adduci, Trustees Cargie, Conti, Vazquez, Henek, and Gibbs

Absent: Trustee Corsini

Also Present: Village Clerk Kathleen Brand-White, Village Administrator Eric Palm, Assistant Village Administrator Lisa Scheiner, Police Chief James O'Shea, Fire Chief Kurt Bohlmann, Public Works Director John Anderson, Finance Director Joan Rock, Village Attorney Gregory Smith

2. PLEDGE OF ALLEGIANCE

President Adduci led the Pledge of Allegiance.

3. CONSENT AGENDA

- a. Regular Village Board Meeting Minutes – August 27, 2018
- b. Executive Session Meeting Minutes –August 27, 2018
- c. Proclamation – National Suicide Prevention Awareness Month
- d. Change Order #1 (Final) – 2018 Curb & Sidewalk Program for \$8,658.12 – Resolution
- e. Change Order #1 (Final) – 2018 Chicago Avenue Watermain Project for \$9,006.41 – Resolution
- f. Award of Bid and Contract for Gale Street Alley Project to A Lamp Concrete Contractors, Inc. for \$203,167.75
- g. Waiver of Formal Bid (Due to Competitive Quotation) and Award of Contract for Street Lighting Electricity with AEP Energy, Inc. at a rate of \$.031 per kilowatt hour
- h. Waiver of Formal Bid (Due to Competitive Quotation) and Award of Contract for Pump Station Electricity with MC2 Energy Inc. at a rate of \$.061 per kilowatt hour
- i. Right-of-Way Encroachment Waiver and Agreement for an Irrigation System Located at 400 Ashland Avenue
- j. Right-of-Way Encroachment Waiver and Agreement for an Irrigation System Located at 554 Forest
- k. Right-of-Way Encroachment Waiver and Agreement for an Irrigation System Located at 316 Lathrop
- l. Recommendation of the Sustainability Commission Regarding Opposition to Local Preemption for Federal Pesticide Legislation
- m. Monthly Department Reports

- n. Monthly Performance Measurement Report
- o. Monthly Financial Report – August 2018
- p. Accounts Payable – August 2018 - \$1,834,151.94
- q. Village Administrator’s Report
- r. Waiver for Formal Bid and Purchase of a 2019 Ford Explorer through Currie Motors Fleet through the Suburban Purchasing Cooperative for \$27,233.00
- s. Amendment to the Mutual Aid Agreement for the Northern Illinois Police Alarm System (NIPAS) – Resolution
- t. Change Order #1 (Final) – 2018 Pavement Cracksealing for \$71.42 – Resolution

Trustee Vazquez made a motion, seconded by Trustee Henek, to approve the consent agenda items a through t.

Ayes: Trustees Cargie, Conti, Gibbs, Henek, and Vazquez
 Absent: Trustee Corsini
 Nays: None
 Motion Passes.

4. CONSENT ITEMS FOR SEAPRATE CONSIDERATION (TRUSTEE VAZQUEZ COMMON LAW CONFLICT OF INTEREST)

- a. Invoices from the Economic Development Fund (\$695.13), Madison Street TIF Fund (\$1,083.91) and North Avenue TIF Fund (\$5,406.04)

Trustee Gibbs made a motion, seconded by Trustee Conti, to approve Accounts Payable from the Economic Development Fund (\$695.13), Madison Street TIF Fund (\$1,083.91) and North Avenue TIF Fund (\$5,406.64).

Ayes: Trustees Cargie, Conti, Gibbs, and Henek
 Absent: Trustee Corsini
 Nays: None
 Abstain: Trustee Vazquez
 Motion Passes.

5. RECOMMENDATIONS OF BOARDS, COMMISSIONS AND COMMITTEES

None.

6. UNFINISHED BUSINESS

None.

7. NEW BUSINESS

- a. Approval of a Redevelopment Agreement for the 7756 Madison Street Skin Care Company Spa Salon Development Comprising a Part of the Madison Street TIF District – Ordinance

Trustee Gibbs made a motion, seconded by Trustee Conti, to pass an Ordinance approving a redevelopment agreement for the 7756 Madison Street Skin Care Company Spa Salon Development comprising a part of the Madison Street TIF District of the Village of River Forest, Illinois.

Village Administrator Eric Palm discussed providing incentive agreements for the 7756 Madison Street retail area, and using Madison Street TIF dollars to facilitate the same. The potential tenants looking to utilize the space are currently tenants of the Lake and Lathrop development area. Based on the Board's direction at the last meeting, Village staff and the Village attorney put together the incentive agreement before the Board. Mr. Palm advised that the owner of the Skin Care Company sought proposals for the build-out costs; the low bid was \$72,500 (of which the Village would fund half). The incentive would be paid out over a three-year period. Mr. Palm advised that claw-back provisions would be difficult in lease agreements such as the proposed; the three-year payout structure would provide the Village with some security in lieu of a claw-back agreement.

Mr. Palm advised that the Economic Development Commission (EDC) also reviewed the plan. The EDC suggested that Village staff review some additional financial aspects of the project. Mr. Palm noted that new tenant would occupy three vacant units in the existing space, which would add significant income tax revenue.

President Adduci noted that the Skin Care Company is a great business that wishes to stay in the River Forest community.

Trustee Cargie asked whether the landlord of the strip-mall had made any commitments to improve the property given that the Village agreed to assist the Skin Care Company's move to his space. Mr. Palm advised that the landlord has already made some improvements, including painting, landscaping, and improved signage.

Mr. Palm advised that two bids had been received for the space.

Trustee Cargie asked the owner of the Skin Care Company whether her current landlord had reached out to her regarding relocation; Sandra advised that she had not been contacted. Trustee Cargie asked Sandra whether it was true that she was told she would not receive her security deposit from the landlord; Sandra replied that she was told a different tenant did not receive their security deposit back after vacating the space. She was advised that she would get her security deposit back as long as she left the space in good condition.

Ayes: Trustees Conti and Gibbs
Absent: Trustee Corsini
Nays: Trustees Henek and Cargie
Abstain: Trustee Vazquez
Motion fails.

b. Discussion: Village Residential Fire Suppression and Monitoring Requirements

Jon Pape, Management Analyst, discussed sprinkler and monitor requirements for sprinkler systems in one and two-family residential units. Mr. Pape explained the development of sprinkler and monitor standards through the 2000s. Currently, new construction in the Village that increases a structure's square footage by 50% or more, or renovate more than 50% of an existing structure (or a combination of the two), are subject to the 13D safety standards. Mr. Pape advised that Village staff is prepared to make updates to the Code, including changes to the Village's "direct connect" requirements.

On the sprinkler side, Village staff is looking into changing the "percentage threshold" to a more graduated scale depending on the square-footage of homes. Mr. Pape noted that Village attorneys have advised that the Village is in good standing to keep its current fire safety regulations, repeal certain regulations, and/or enact stricter regulations if it so desired. Mr. Pape directed the Board's attention to fire regulations in similar communities.

Trustee Cargie asked whether a kitchen renovation (in the event the renovated space comprised 50% of the unit's square footage) would implicate 13D requirements; Mr. Pape advised that it would depend on the extent of the renovations.

John Grant, a resident of River Forest, addressed the Board regarding fire sprinkler mandates. Specifically, Mr. Grant asked the Board to repeal any mandates to install sprinklers and/or central monitoring systems of the same in one and two-family dwellings. Mr. Grant submitted a petition with over 100 signatures in support of his request. He said that the requirements impose an undue financial and logistical burden on residents. He believes that smoke detectors and other measures are more appropriate than sprinkler systems in existing houses. Mr. Grant asserted that the mandates are unpopular and unnecessary. He believes that it would be problematic to only require residents to install sprinklers in renovated portions of dwellings.

President Adduci thanked Mr. Grant for his comments, and agreed that mandated sprinkler systems seemed like an overreach. She is also not in favor of the direct-connect system. Mr. Grant noted that there are problems with enforcing the existing regulations.

Trustee Gibbs noted he is not in favor of sprinkler systems. He worries about potential water damage where sprinklers go off. He feels uncomfortable with the Board "interfering" to the extent of require sprinklers in family dwellings.

Trustee Henek noted that sprinkler-system technology has improved to limit water damage. Regarding monitoring, Trustee Henek asked what the fire department does when a sprinkler system goes off while the resident is not home. Fire Chief Bohlmann advised that the department would respond to the scene and likely enter. Chief Bohlmann advised that sprinklers emit much less water than fire hoses, and help contain smoke damage. He conceded that the Village's monitoring requirements are considerably stricter than in surrounding towns, but cautioned against falling too far behind by loosening regulations.

The Board attempted to clarify amongst themselves the current sprinkler installation requirements. Chief Bohlmann noted his desire to require sprinklers throughout family dwellings. Mr. Pape clarified the nature of the 13D standards. Chief Bohlmann noted that the Village has had seven residential fires since 2015, resulting in \$600,000 worth of damages and one fatality. The Chief advised that the damage would have been much lower if sprinklers were in place.

President Adduci summarized the Board's takeaways from the evening's discussion: removing the central, direct-connect monitoring requirements; removing sprinkler requirements for renovations and additions, but keeping sprinkler requirements for any newly constructed homes, multi-family dwellings, and commercial spaces.

Staff was directed to prepare an Ordinance for the Board's consideration.

8. EXECUTIVE SESSION

None.

9. ADJOURNMENT

Trustee Vazquez made a motion, seconded by Trustee Gibbs, that the Special Meeting of September 17, 2018 be adjourned at 7 p.m.

Roll call:

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

Absent: Trustee Corsini

Nays: None

Motion Passes.

Kathleen Brand-White, Village Clerk

**VILLAGE OF RIVER FOREST
SPECIAL MEETING OF THE BOARD OF TRUSTEES MINUTES
October 1, 2018**

A special meeting of the Village of River Forest Board of Trustees was held on Monday, October 1, 2018 at 7:00 p.m. in the Community Room of the Village Hall, 400 Park Avenue, River Forest, Illinois.

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 Cargie, Conti, Vazquez, Henek, Gibbs and Corsini

Absent: None

Also Present: Village Clerk Kathleen Brand-White, Village Administrator Eric Palm, Assistant Village Administrator Lisa Scheiner, Police Chief James O'Shea, Deputy Police Chief Dan Dhooghe, Fire Chief Kurt Bohlmann, Public Works Director John Anderson, Village Engineer Jeff Loster, Finance Director Joan Rock, Village Attorney Lance Malina

2. PLEDGE OF ALLEGIANCE

President Adduci led the Pledge of Allegiance.

3. CITIZENS COMMENTS

None.

4. ELECTED OFFICIAL COMMENTS AND ANNOUNCEMENTS

Trustee Gibbs and Trustee Henek welcomed attendees to the meeting.

Trustee Vazquez stated that Imagine OPRF will meet on October 3, 2018 at 7 p.m. to discuss the master plan. He said the OPRF Board of Education has not approved it, but plans to consider the matter at their November meeting.

Trustee Corsini welcomed attendees to the meeting. She extended condolences to the family of Margo Pizzo.

President Adduci also extended her condolences to the Pizzo family.

President Adduci asked Village Attorney Malina about a request that the Village of Oak Park cap their taxes to the CPI. Village Attorney Malina advised that the Village cannot cap other taxing districts.

a. Discussion: Chicago Avenue Road Project Update

Village Engineer Jeff Loster stated that the project is underway, having been delayed due to issues related to Nicor and AT&T relocating their utilities. He explained that there was an issue with a subcontractor, updated the Village Board of Trustees on the construction status of the project, and explained various delays along the way. Mr. Loster said pavement milling is scheduled to start mid-October. Although the project is behind, the access-related work is scheduled to be completed before winter. Some items such as restoration and decorative fencing will be completed in 2019.

Village Administrator Palm indicated that the Village has issued citations to Nicor in the past, stemming from issues regarding Nicor's previous restoration work.

Trustee Corsini asked whether the project manager was working out well. Mr. Loster advised that he was.

Trustee Henek asked what the decorative fencing in the bump outs would look like. Mr. Loster explained that they would be wrought-iron.

President Adduci wondered whether, given the various delays, it made sense to reboot the project in the summer of 2019. Mr. Loster advised that Surface Transportation Program (STP) money was budgeted for this Fiscal Year and there was no guarantee that the funds would be available next year.

Trustee Corsini asked whether the Village could post a blackboard message when traffic would be snarled, especially with schools nearby. Village Administrator Palm advised that milling, grinding and overlay would likely be the next major traffic interruption and the public can be notified. The contractor has been instructed not to work during school pick-up and drop off times and the Village put a police officer at Jackson and Chicago to assist with student crossing.

Trustee Gibbs suggested using the big message board; Mr. Loster agreed.

5. RECOMMENDATIONS OF BOARDS, COMMISSIONS AND COMMITTEES

a. Zoning Board of Appeals

i. 514 Ashland Variation – Lot Coverage

Trustee Gibbs made a motion, seconded by Trustee Conti to pass an Ordinance for a Zoning Variation for lot coverage at 514 Ashland Avenue.

Steve Glinke explained the purpose of the requested variation and reviewed his application. He addressed the standards of review outlined in the Ordinance. Standard 1 of the Zoning Code addresses hardship, and establishes a minimum lot area in the R2 district of 8,712 square feet. The lot is thus considered a "legal, non-conforming use" from a zoning perspective. The code provides for the enlargement and alteration of legal, non-conforming use properties. Mr. Glinke asserts that,

because his family was not involved in the planning, the property qualifies by zoning standards as a unique, non-self-imposed hardship. Mr. Glinke asserted that the property met the code's lot-coverage standard and that granting the variation would not injure the public welfare or unduly burden other properties or improvements. Lastly, Mr. Glinke asserted there are no other means other than the requested variation by which to remedy the hardship and permit a reasonable use of the property. Mr. Glinke feels the proposed addition is modest, and he does not want to alter the design and architecture of the home. He said he wants to age in place, and does not want to add a second story.

Trustee Gibbs discussed the 2-2 vote and his displeasure with the absenteeism on this Commission, as it counts as a "no" vote. He stated that there are additional extenuating circumstances that Mr. Glinke did not raise, which he believes work in Mr. Glinke's favor including traffic from St. Luke's; he feels that neighboring residents deserve some leeway for this reason. He said he would also be ok with granting this to allow additional interior space to the home. He said it means a lot to him that the neighbors support this.

Trustee Conti stated that there is a hardship in putting in a small addition on a small lot; she feels this is a reasonable request. She said she would like to know what standards the "no" votes were objecting to.

Trustee Cargie inquired about the size of the garage; Mr. Glinke advised it was approximately 24 by 30 feet (a three-car garage).

Trustee Vazquez asked when was the garage built; Mr. Glinke advised it was built approximately 10 years ago. Trustee Vazquez assumed the Glinkes didn't anticipate the addition at that time, which Mr. Glinke confirmed.

Trustee Vazquez wondered whether this requested variation was in the range of what the Board has granted in the past; Village staff did not have that data available. Trustee Gibbs noted that he received a lot coverage variation 15 years ago on his property. In response to a question from Trustee Cargie, Trustee Gibbs said the variation he was granted was within the range of the instant request. Trustee Corsini noted that, recently, the Board rejected a request for a 34% FAR variation; the Board discussed the circumstances of that request.

Mr. Glinke reiterated the modest nature of the variance request. Trustee Corsini clarified that the Glinkes were seeking to add a master bedroom and bathroom, and re-configuring the home layout. She also clarified that any new construction would keep the property in compliance with gradation/storm water drainage requirements. Trustee Corsini stated that the request seems reasonable.

Mr. Glinke noted that even if he had a standard garage he would still need relief from the lot coverage restrictions in order to construct this addition.

Trustee Henek noted that she considered the size of the addition. She also noted that the variation represented an attempt to keep the character of a home that was built in 1890.

Trustee Corsini asked whether there would be any modifications to the front of the house; Mr. Glinke said no. He's working to maintain the design and character of the home.

Trustee Vazquez asked whether the Board can obtain a previous variation matrix, for future reference. Village Administrator Palm and Assistant Village Administrator Scheiner stated that the information would be provided.

President Adduci advised that, since this was a "no" vote from the DRB, she is unable to vote. The Board will need a 2/3 vote to approve this variation. Village Attorney Malina confirmed this requirement.

Roll call:

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

Absent: None

Nays: None

Motion Passes.

- ii. 346 Park Variation – Garage Height
- iii. 346 Park Variation – Side Yard Setback

Trustee Vazquez made a motion, seconded by Trustee Cargie to continue these matters to the October 15, 2018 meeting.

Roll call:

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

Absent: None

Nays: None

Motion Passes.

6. UNFINISHED BUSINESS

- a. Approval of a Redevelopment Agreement for the 7756 Madison Street Skin Care Company Spa Salon Development Comprising a Part of the Madison Street TIF District – Ordinance

Trustee Gibbs made a motion, seconded by Trustee Corsini to pass a redevelopment agreement for the 7756 Madison Street Skin Care Company Spa Salon Development Comprising a Part of the Madison Street TIF District of the Village of River Forest, Illinois.

Trustee Vazquez stated that he is recusing himself due to a common law conflict of interest and asked that the clerk not call him for a vote for items 6a and 7a.

Village Administrator Palm advised that there had been no change in the business terms of the redevelopment agreement; there were some language modifications, but nothing substantive. The Economic Development Commission supported this agreement.

Trustee Corsini had some questions for Village Attorney Malina about insurance policies; she wondered whether the Village needed to involve the landlord in connection with liability insurance. Trustee Corsini wondered whether any additional liability could arise for the Village. Mr. Malina advised that there would be none; if the landlord has concerns about any work being done, they can raise it with the tenant.

Trustee Henek sought clarification regarding whether this issue would come before them again. She wondered what happened with the condition regarding the developer's help with this.

President Adduci noted that the TIF was designed to help businesses such as the Skin Care Company.

Trustee Henek wondered whether, the agreement would be transferable to the new owner if the current owner decided to sell the business. Village Administrator Palm advised that it would not be; a new owner could come back and try to renegotiate, but it would not automatically transfer.

Trustee Cargie wondered whether it is the intent of the Lake and Lathrop developers to assist in relocating the Allstate representative in the mall. Mr. Palm advised that he has the longest term on his lease. The fitness center's lease expires in February; it is unclear whether they found new space.

Roll call:

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

Absent: None

Nays: Trustee Cargie and Henek

Abstain: Trustee Vazquez

Motion Passes.

7. NEW BUSINESS

a. Policy for Use of TIF Incentives in a TIF District

Village Administrator Palm suggested referring the policy to the Economic Development Commission for their input for final approval. Mr. Palm advised that the Economic Development Commission is meeting next on October 11, 2018. No further action was taken.

b. Resolution Authorizing the Execution of an Intergovernmental Agreement with Cook County Regarding the Village of River Forest Bicycle Master Plan

Trustee Cargie made a motion, seconded by Trustee Vazquez, to adopt a Resolution Authorizing the Execution of an Intergovernmental Agreement with Cook County Regarding the Village of River Forest Bicycle Master Plan.

Trustee Corsini asked for the total cost estimate and Mr. Palm advised that it would cost up to \$50,000.

Trustee Gibbs asked whether the Board really intended to spend \$50,000 on a bicycle plan. Mr. Palm advised that the Board shot high in trying to maximize the value of the grant.

Trustee Vazquez clarified that the Board was not required to spend the full \$50,000.

Trustee Corsini asked whether the Board has been looking at this as part of the comp plan; Mr. Palm advised that it has, so the Village is going to recoup some of what has already been spent on the Comprehensive Plan. He advised he will recommend having KLOA continue to assist.

In response to questions from Trustees Conti and Corsini, Village Administrator Palm said there are ways to make River Forest more bicycle friendly and discussed recent bike rack improvements.

Trustee Corsini noted that Elmwood Park already has bike routes. She discussed various ways the Village could become more bike-friendly.

Trustee Henek wondered whether the plan would also provide a ballpark of what the upgrades/changes would entail and cost; Mr. Palm answered in the affirmative. He advised that the federal government provides local governments with money for transportation improvements.

Roll call:

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

Absent: None

Nays: None

Motion Passes.

8. EXECUTIVE SESSION

Trustee Corsini made a motion, seconded by Trustee Conti, to adjourn into Executive Session at 8:03 p.m. for the purpose of discussing the purchase or lease of real property for the use of the public body, including meetings held for the purpose of discussing whether a particular parcel should be acquired, and setting a price for sale or lease of property owned by the public body.

Roll call:

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

Absent: None

Nays: None

Motion Passes.

RECONVENED SPECIAL MEETING

The Special Meeting of the President and Board of Trustees of October 1, 2018 was reconvened at 8:44 p.m.

Roll call:

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

Absent: None

Also Present: Village Administrator Palm, Assistant Village Administrator Scheiner, Village Attorney Lance Malina

Village Administrator Palm provided an update on the Safe Walking Routes to School plan in response to a question from Trustee Corsini. Mr. Palm discussed delays due to discussions regarding uncontrolled intersections, and the desire to be more mindful and thoughtful about this issue. The Traffic and Safety Commission will review the plan in about two weeks; it should come before the Village Board in November for consideration.

Mr. Palm also updated the Board on the status of the Comprehensive Plan, and the Village's recruiting efforts for the Finance Director position.

9. ADJOURNMENT

Trustee Cargie made a motion, seconded by Trustee Conti, that the Special Meeting of October 1, 2018 be adjourned at 8:49 p.m.

Roll call:

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

Absent: None

Nays: None

Motion Passes.

Kathleen Brand-White, Village Clerk



MEMORANDUM

DATE: October 15, 2018

TO: Eric J. Palm, Village Administrator

FROM: John Anderson, Director of Public Works

SUBJECT: Change Order – 2018 Street Improvement Project

Issue: Construction of the 2018 Street Improvement Project was completed during the month of June, 2018. Initially, \$450,000 was budgeted for this work (\$50,000 within the Water/Sewer Fund, \$150,000 within the Motor Fuel Tax Fund and \$250,000 within the Infrastructure Improvement Bond Fund).

Analysis: The original construction contract for this project was awarded to Chicagoland Paving Contractors in the amount of \$364,900.00 on April 23, 2018. Upon milling the existing pavement on some of the designated streets, it was discovered that some areas of the remaining base material were insufficient to pave upon. Some areas included failed asphalt, others a loose gravel base. As the base was cleaned with a street sweeper after pavement milling, much of the loose material was removed. In order to replace the failing base material and re-build a proper “crown” to the road (this helps adequately drain water to the curb) a significant amount of additional asphalt material was required.

The cost of this additional material was just over \$21,000 more than what was originally anticipated. With some project savings realized on other items, the increase in cost beyond the original contract amount is \$17,600.68, which brings the total project cost to \$382,500.68. The final project cost is still within the budget allocated for this project.

Recommendation: Consider a Motion to approve a Change Order in the amount of \$17,600.68 for the construction of the 2018 Street Improvement Project.

Attachments: Resolution

RESOLUTION NO. _____

**A RESOLUTION APPROVING AND AUTHORIZING
THE EXECUTION OF CHANGE ORDER NO. 1
TO THE CHICAGOLAND PAVING CONTRACTORS CONTRACT
RELATING TO
THE 2018 STREET IMPROVEMENT PROJECT**

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

WHEREAS, on April 23, 2018, the President and Board of Trustees of the Village approved and authorized the execution of a contract (“Contract”) for the 2018 Street Improvement Project (“Project”) with Chicagoland Paving Contractors (“Contractor”). The original amount of the Project was three hundred sixty four thousand nine hundred and (00/100) Dollars (\$364,900.00). The anticipated completion date for the Project was June 29, 2018 (“Project Completion Date”); and

WHEREAS, the Contractor has filed a request for payment of Change Order No. 1 in the amount of seventeen thousand six hundred and (68/100) Dollars (\$17,600.68), due to the need to increase the amount of paving to accommodate an insufficient base, and a request for an extension of time to the Project Completion Date of an additional zero (0) days. A copy of Change Order No. 1 is attached hereto as **Exhibit A** and made a part hereof; and

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

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

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

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

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

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

SECTION 2: The President and Board of Trustees of the Village approve Change Order No. 1 in the amount of seventeen thousand six hundred and (68/100) Dollars (\$17,600.68). The President and Board of Trustees further authorize and direct the Village President and the Village Clerk, or their designees, to execute Change Order No. 1 , execute the check or other payment to the Contractor in an amount not to exceed the amount of three hundred eighty two thousand five hundred and (68/100) Dollars (\$382,500.68) and execute any other necessary documents to implement Change Order No. 1 . The President and Board of

Trustees also recognize and approve an increase in the completion time for the Project, as set forth in the Contract, by thirty (30) days or more.

ADOPTED on a roll call vote of the Corporate Authorities on the 15 day of October, 2018.

AYES: _____

NAYS: _____

ABSENT: _____

APPROVED by me this 15 day of October, 2018.

Village President

APPROVED and FILED in my office this 15 day of October, 2018 and published in pamphlet form in the Village of River Forest, Cook County, Illinois.

ATTEST:

Village Clerk

EXHIBIT “A”

CHANGE ORDER NO. 1 TO THE CONTRACT

(attached)

CHICAGOLAND PAVING CONTRACTORS, INC.

225 TELSER ROAD
LAKE ZURICH, IL 60047
(847) 550-9681
FAX (847) 550-9684

EXHIBIT A**INVOICE**

10/9/2018

Inv. No.: 183402-F

Due Date:

Page No.:

Village of River Forest
Accounts Payable
400 Park Ave.
River Forest, IL. 60305

2018 Street Improvement**Invoice #2**

REFERENCE		TERMS	YOUR #	OUR #	SALES REP
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DESCRIPTION REFERENCE	UNIT MEASURE	QUANTITY	UNIT PRICE	EXTENDED PRICE
			ITEM DISCOUNT	
WORK COMPLETED TO DATE				\$382,500.68
LESS 0% RETENTION				\$0.00
LESS PREVIOUS PAYMENTS - THANK YOU				(\$361,499.61)
LESS ELECTRICAL LINE REPAIR				(\$812.10)
SUB TOTAL				\$20,188.97
TAX				\$0.00
TOTAL				\$20,188.97
NET TO PAY				\$20,188.97

Thank You Very Much For Your Business!



Village of River Forest
Village Administrator's Office

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

MEMORANDUM

Date: October 9, 2018

To: Eric Palm, Village Administrator

From: Lisa Scheiner, Assistant Village Administrator

Subj: Amendment to Fiscal Year 2018-2019 Compensation Plan

Issue

The Village Board adopted the FY 2018-2019 Compensation Plan at its April 23, 2018 meeting. Staff recommends that the plan be amended to recognize the replacement of the Executive Assistant position with a Management Analyst/Deputy Village Clerk, and to recognize modification of the existing Management Analyst position as an Assistant to the Village Administrator.

Analysis

From time to time the Village experiences vacancies in certain positions. The Administrator's office uses these occasions as an opportunity to determine whether to fill a vacancy and, if so, whether the status quo should be maintained or if realignment of staff, titles and responsibilities is in the organization's best interest based on current and future needs.

Village staff recommended that the existing position of Executive Assistant be modified to include a higher level of responsibility customarily found in a Management Analyst position while also retaining the existing Deputy Village Clerk duties. Thus, a hybrid position of Management Analyst/Deputy Village Clerk has been created. The compensation level for this position will remain the same as the current Management Analyst position. While the pay grade for the new position is higher than that of the Executive Assistant, the Village anticipates that this change will result in savings to the Village as a new employee will be brought in at the beginning of the salary range.

Village staff also recommends that the existing Management Analyst position be promoted into the position of Assistant to the Village Administrator. This position is the typical "next step" in a municipal management career and carries with it additional responsibilities and a higher rate of pay. The purpose of this promotion is to recognize the outstanding work and contributions

that Jonathan Pape, who currently holds the position of Management Analyst, has made to the organization. Jon has taken on increasingly responsible duties in relation to oversight of the Village's Information Technology function, he recently oversaw the Second Floor Renovation project, and continues to be an integral part of the Village's management team. Further, the Assistant to the Village Administrator will supervise the new Management Analyst/Deputy Village Clerk.

Staff recommends that the Assistant to the Administrator salary range by a grade 11. This was determined after evaluating the responsibilities assigned to the position and its comparability with existing positions, as well as examining the external market rate. The savings realized by the Management Analyst/Deputy Village Clerk position will largely offset the additional cost of the Assistant to the Village Administrator this Fiscal Year and will have a minimal impact on the budget going forward.

Recommendation:

Approve an Ordinance adopting the Amended Fiscal Year 2018-2019 Compensation Plan

Attachments

- Ordinance
- Ordinance Attachment A – Amended Fiscal Year 2018-2019 Compensation Plan

ORDINANCE NO. _____

AN ORDINANCE AMENDING THE FISCAL YEAR 2018-2019 COMPENSATION PLAN

WHEREAS, in Fiscal Year 2013 the Board of Trustees considered the salary structure of the municipal employees and determined that a comprehensive analysis and revision of the compensation system was required;

WHEREAS, upon completion of a Compensation Study conducted by Voorhees Associates, the Board of Trustees implemented a compensation system with established pay grades and pay ranges and salary adjustments based on merit and performance;

WHEREAS, the Village Board of Trustees adopted the Fiscal Year 2018-2019 Compensation Plan, which took effect on May 1, 2018;

WHEREAS, the Village Board of Trustees has found good and sufficient reason to amend the Compensation Plan to include the newly created positions of Management Analyst/Deputy Village Clerk and Assistant to the Village Administrator.

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

Section 1: The President and Board of Trustees find that all of the recitals set forth above are true and correct, and there are hereby incorporated by reference as if set forth fully.

Section 2: The amended Fiscal Year 2018-2019 Compensation Plan is hereby approved, as shown as attached Exhibit A and applies to all non-union employees.

Section 3: The Village Administrator is hereby authorized and directed to take all necessary steps to carry out this Ordinance, as shown in the amended Fiscal Year 2018-2019 Compensation Plan for all non-union employees, attached as Exhibit A and accordingly, is authorized to adjust the compensation of non-union employees in accordance with the established pay ranges as set forth in Exhibit A.

Section 4: This Ordinance shall take effect on October 16, 2018.

PASSED on a roll call vote of the Corporate Authorities on the 15th day of October, 2018.

AYES:

NAYS:

ABSENT:

APPROVED by me this 15th day of October, 2018.

Village President

APPROVED and FILED in my office this 15th day of October, 2018 and published in pamphlet form in the Village of River Forest, Cook County, Illinois.

ATTEST:

Village Clerk

VILLAGE OF RIVER FOREST, ILLINOIS
FY 2019 SALARY SCHEDULES

Ordinance Attachment A

Grades 1 - 4 - Defined Merit - Clerical/Service 11 Defined Merit Increments; 5% between grades; 2.75% between increments; 30% range												Exemplary Performance Zones	
Grade	Min	Prob.	a	b	c	d	e	f	g	h	Max	2%	4%
1	\$41,873	\$43,025	\$44,208	\$45,424	\$46,673	\$47,956	\$49,275	\$50,630	\$52,023	\$53,453	\$54,923	\$1,098	\$2,197
2	\$43,967	\$45,176	\$46,418	\$47,695	\$49,007	\$50,354	\$51,739	\$53,162	\$54,624	\$56,126	\$57,669	\$1,153	\$2,307
3	\$46,165	\$47,435	\$48,739	\$50,080	\$51,457	\$52,872	\$54,326	\$55,820	\$57,355	\$58,932	\$60,553	\$1,211	\$2,422
4	\$48,474	\$49,807	\$51,176	\$52,584	\$54,030	\$55,515	\$57,042	\$58,611	\$60,223	\$61,879	\$63,580	\$1,272	\$2,543

Grades 5 - 9 - Defined Merit/Open Range Blend - Administrative Support/Technical 6 Defined Merit Increments to final increment; 2.75% between increments Open Range from the final increment to the max 5% between grades; 45% total range										Exemplary Performance Zones	
Grade	Min	Prob.	a	b	c	d		Max.		2%	4%
5	\$50,281	\$51,664	\$53,085	\$54,545	\$56,045	\$57,586		\$73,134		\$1,463	\$2,925
6	\$52,795	\$54,247	\$55,739	\$57,272	\$58,847	\$60,465		\$76,791		\$1,536	\$3,072
7	\$55,435	\$56,960	\$58,526	\$60,136	\$61,789	\$63,488		\$80,630		\$1,613	\$3,225
8	\$58,207	\$59,808	\$61,452	\$63,142	\$64,879	\$66,663		\$84,662		\$1,693	\$3,386
9	\$61,117	\$62,798	\$64,525	\$66,299	\$68,123	\$69,996		\$88,895		\$1,778	\$3,556

Grades 10 - 14 - Open Range Plan Professional/Supervisory 5.5% between grades; 35% range				Exemplary Performance Zones	
Grade	Min.		Max.	2%	4%
10	\$69,511		\$93,840	\$1,877	\$3,754
11	\$73,335		\$99,002	\$1,980	\$3,960
12	\$77,368		\$104,447	\$2,089	\$4,178
13	\$81,623		\$110,191	\$2,204	\$4,408
14	\$86,112		\$116,252	\$2,325	\$4,650

Grades 15 - 17 - Open Range Plan Management 5.5% between grades; 35% range				Exemplary Performance Zones	
Grade	Min.		Max.	2%	4%
15	\$97,064		\$131,037	\$2,621	\$5,241
16	\$102,403		\$138,244	\$2,765	\$5,530
17	\$108,035		\$145,847	\$2,917	\$5,834

Grade 18 - Open Range Plan Village Administrator 48% range				Exemplary Performance Zones	
Grade	Min.		Max.	2%	4%
18	\$129,795		\$192,096	\$3,842	\$7,684

Grade	Positions
1	Custodian Accounting Clerk/Customer Service
2	Accounting Clerk/Accounts Payable
3	Community Service Officer Administrative Clerk Permit Clerk Police Records Clerk Utility Billing Clerk
5	Administrative Assistant Police Records Supervisor
6	Building & Zoning Inspector
7	Executive Assistant
8	Building Official Fire Marshal Management Analyst/Deputy Village Clerk
10	Accounting Supervisor
11	Assistant to the Village Administrator
13	Public Works Superintendent Assistant Finance Director
14	Police Commander Village Engineer
15	Deputy Police Chief Deputy Fire Chief
17	Department Heads Assistant Village Administrator



Village of River Forest

Village Administrator's Office

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

MEMORANDUM

Date: September 28, 2018

To: Catherine Adduci, Village President
Village Board of Trustees

From: Lisa Scheiner, Assistant Village Administrator

Subj: License Agreement with Property Owner at 7327-7329 W. North Avenue for a Courtesy Walk/Bike Rack in the Public Right-of-Way

Issue: Dr. Constantine Politis, Manager of 7327 West North LLC, which is the owner of the property located at 7327-7329 W. North Avenue, would like to install a bike rack next Politis Periodontics 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 property owners 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.

In an effort to minimize Village expenses for private infrastructure within the public right-of-way that may be damaged/impacted as a result of capital improvement projects in the future, staff has developed a policy that all obstructions 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 the infrastructure by allowing the Village to document the existence of these assets. 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 a bike rack in the public right-of-way with the property owner at 7327-7329 W. North Avenue.

Attachment: License Agreement with Property Owner 7327-7329 W. North Avenue.

**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 Constantine Politis as MANAGER [of 7327 West North LLC (insert business name)] represent that 7327 West North LLC is the legal owner ("Legal Owner") of real property commonly known as:

7327-29 West North Avenue, River Forest, Illinois 60305
(the "Benefitted Property").

PIN(S) #: 15-01-204-001-0000
(Survey of property containing legal description of said Benefitted Property is attached and made a part hereof as "EXHIBIT A")

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

Project: COURTESY WALK / BIKE RACK

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 a BIKE RACK (the "Encroachment") within the Public Right-of-Way for the purpose of BIKE SECURITY.

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.

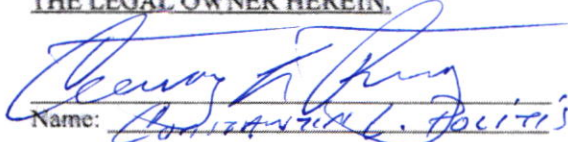
I/We further agree, on behalf of Legal Owner, that if the Village, in its sole discretion, determines that the Encroachment should be removed for any reason, or no reason, or that the further existence or use of the Encroachment in the Public Right-of-Way is, or will be, hazardous to the public or to 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: Constantine L. Politis

Name: _____

Date: 09/27/2018

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 CONSTANTINE POLITIS, 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 27 day of SEP, 2018.

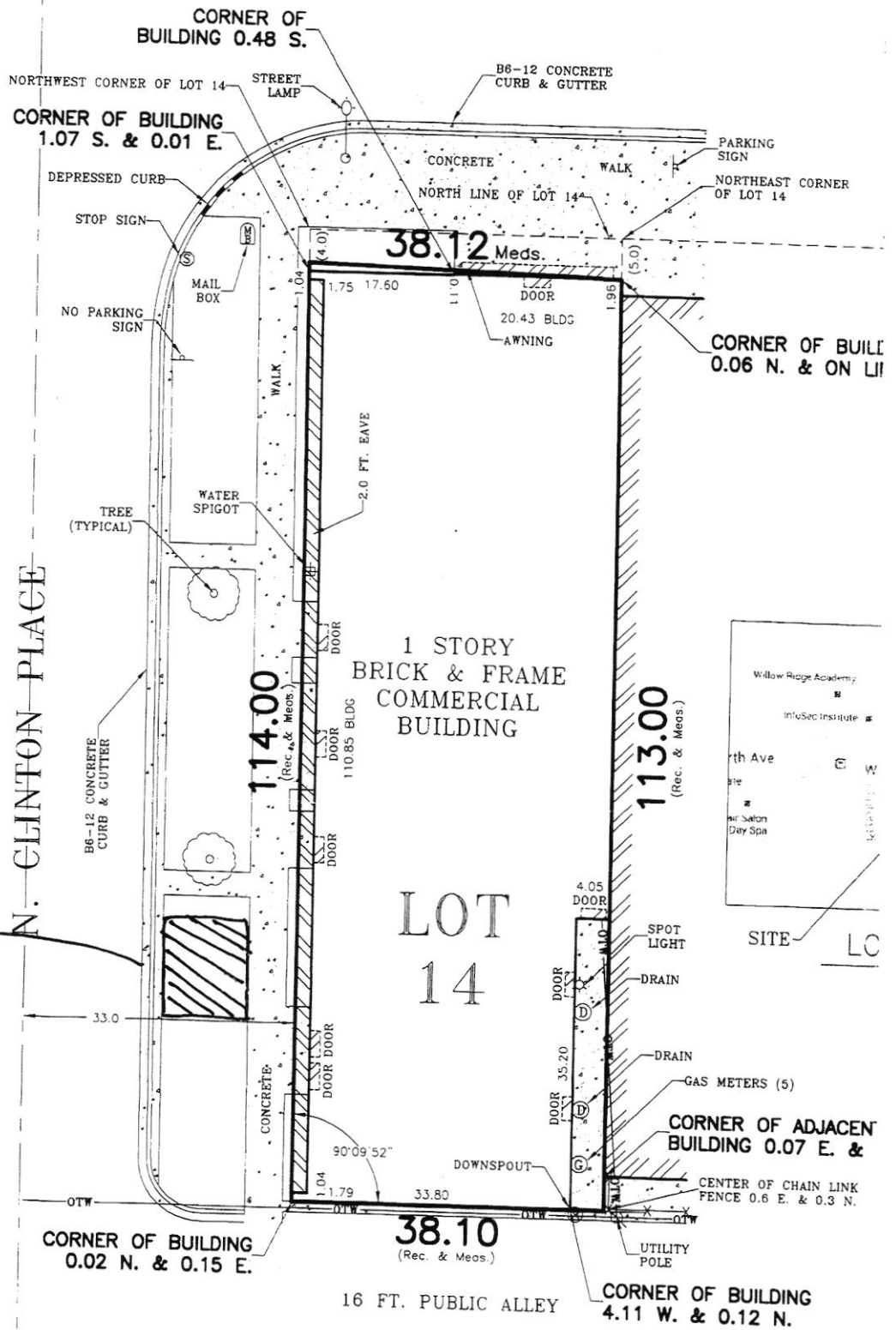
Notary Signature: _____

[SEAL]



LEGEND	
⊕	WATER SPIGOT
Ⓢ	STOP SIGN
OTW	OVERHEAD TRANSMISSION WIRES
●	MANHOLE
ⓓ	DRAIN
⊗	CATCH BASIN
⊗	DOWN SPOUT
⊗	UTILITY POLE
R.O.W.	RIGHT OF WAY
Ⓜ	WATER METER
Ⓜ	VALVE VAULT
Ⓢ	GAS METER
Ⓢ	GAS VALVE
Ⓢ	WATER B-BOX
Ⓢ	STREET LIGHT
Ⓢ	SPOT LIGHT
Ⓢ	SIGN (TYPICAL)
Ⓢ	DEPRESSED CURB
Ⓢ	MAILBOX

10' X 10'
 Sample Concrete
 with 2" rebar
 steel "Ring"
 Bice Rites

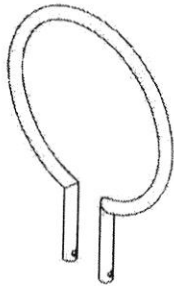


GENERAL NOTES:

1) UTILITIES SHOWN ARE LOCATED BY VISIBLE SURFACE FEATURES. FOR ACTUAL LOCATION OF UTILITIES, SHOWN OR NOT SHOWN, CALL J.U.L.I.E. AT 1-800-892-0123.

2) THE LISTED OWNER OF THE ADJACENT LAND TO THE EAST IS JOSEPH MALTESE, PROPERTY INDEX NUMBER IS 15-01-204-002-0000, AND TO THE SOUTH IS COM EQUITY, PROPERTY INDEX NUMBER IS 15-01-204-015-0000.

3) THIS SURVEY WAS PREPARED IN PART WITH INFORMATION FROM A COMMITMENT FOR TITLE INSURANCE FROM PRAIRIE TITLE SERVICES, INC., KNOWN AS FILE NUMBER 1511066, WITH AN EFFECTIVE DATE OF MAY 15, 2015.

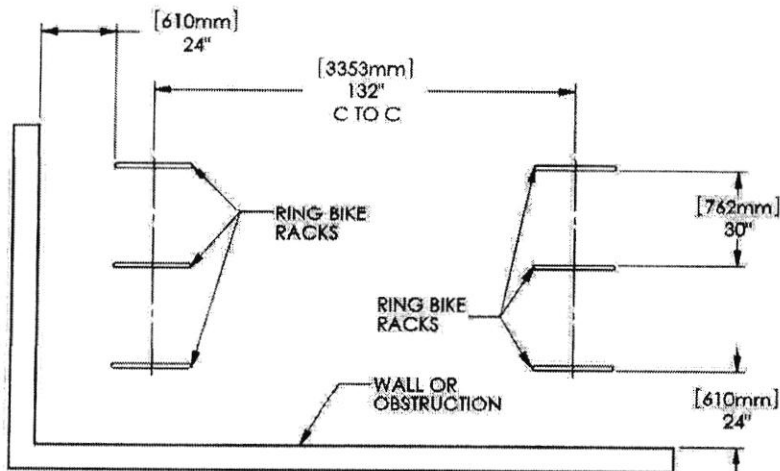


Embedded

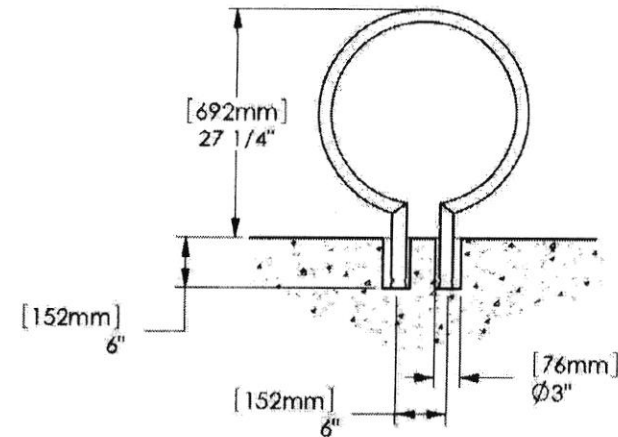
HANDLE WITH CARE! Ring's finish can be scuffed by contact with tools, concrete, or other abrasive surfaces. Protect the finish from damage during installation. Use touch-up paint to repair any powder coat finish abrasions.

Tools Required

- Unit ships assembled



Recommended spacing, according to Association of Pedestrian and Bicycle Professionals (APBP)



Side Elevation, showing core drill sizes

INSTALLATION:

1. Core drill 3" diameter (minimum) holes 6" deep.
2. Prepare the holes for outdoor anchoring cement, such as Kwikset™ or Super Por-rok®. Follow the manufacturer's instructions for blowing out dust, filling with water, scrubbing, and removing excess water.
3. Place the bike rack back into position and fill the holes with anchoring cement.

Village of River Forest



POLICE DEPARTMENT MEMORANDUM

TO: Eric Palm- Village Administrator

FROM: James O'Shea- Chief of Police

DATE: October 10, 2018

SUBJECT: September 2018 Monthly Report

Crime Statistics

The month of September 2018 showed a slight increase in Part I offenses, and no change in Part II reported crimes compared to September 2017. Part I increased by 4% in reported crimes compared to September 2017. Part II offenses remained constant at 73 in reported crimes in September 2018 in comparison to September 2017. An increase in Theft offenses contributed to the Part I numbers. Overall, Part I crimes have decreased by 13% year-to-date compared to 2017, and Part II crimes have decreased by 11% year-to-date compared to 2017.

	Sept 2018	Sept 2017	Diff. +/-	% +/-	YTD 2018	YTD 2017	Diff. +/-	% +/-
Part I*	24	23	1	4%	196	226	-30	-13%
Part II**	73	73	0	0%	630	711	-81	-11%
Reports***	179	169	10	6%	1464	1659	-195	-12%
Events****	1196	2455	-1,259	-51%	13980	20863	-6,883	-33%

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

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

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

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

Town Center

The Police Department conducted eighty-seven (87) calls for service at the Town Center properties in September 2018; of those calls there were fifteen (15) reported crimes, which included seven (7) Retail Thefts, two (2) Thefts, and six (6) Panhandler/Criminal Trespass events. These totals reflect a 7% increase in criminal activity in comparison to last month.

Announcements

Chief O'Shea announced that Sergeant Greenwood will be appointed to the position of Patrol Commander effective October 15, 2018. Sergeant Greenwood was grateful and excited about the appointment. Sergeant Greenwood looks forward to the challenges and rewards that he will face in the new position.

Crime Prevention Officer Glen Czernik scored the highest on the recently posted Sergeant Eligibility List, followed by Ofc. Anthony Pluto, and Detective Michael Fries.

Collaboration and Relationship Strengthening

- Afternoon shift conducted extra foot patrols in parks and at sports games, plus interacting with parents and children.
- Midnight shift continued extra patrols of parks after hours for underage drinking or other illicit activity.
- Day and afternoon shifts worked in concert with Crime Prevention Officer Czernik to partner up on bike patrol missions throughout the Village.
- Day and afternoon shifts represented Village at block parties.
- Extra traffic missions conducted on Thatcher due to citizen complaints.
- Extra traffic missions conducted at and near school zones.
- Attended Dementia Friendly River Forest Event at Concordia University on September 7.
- Officers and Honor Guard attended St. Luke's first annual Blue Mass on September 9.
- Officers participated and attended the LemonAID Fundraiser event on September 11.
- Attended street camera networking event in Oak Brook on September 11.
- Attended demonstration of new less lethal system "BoloWrap" in Westchester September 13.
- Attended meeting with Presiding Judge Ingram at Maybrook courthouse on September 14.
- Officers assisted with traffic control for Trinity High School's commemorative walk September 14.
- Participated in interviews for new Finance Director on September 18-20.

- Attended Traffic Safety Meeting with St. Luke administration on September 19.
- Participated Rail Safety Week on September 24-28.
- Officers attended the River Forest Park District's Camp Out on September 28-29.

Blue Mass



School and Community Support

During this period, the SRO/CSO Division continued to focus on addressing safety and security concerns by meeting with community organizations and schools. Some of these concerns included general traffic, construction related hazards, and personal safety related issues.

The OEO conducted parking enforcement throughout the Village, resulting in sixty-nine (69) tickets for:

- 43 "Daily Fee" parking violations
- 8 "Time Limit" parking violations
- 11 "Resident Only" parking violations
- 5 "Fire Lane" parking violations
- 2 "Other" parking violations

School Resource/Community Service Officer Activity Summary for September 2018

Written Reports	1
Foot Patrols / Premise Checks	10
I-Search and Too Good For Drugs Activities	4
Calls for Service	14

Other Assignments	10 assignments / 10 hours
Special Assignments	12 assignments / 51 hours (see below)

School and Community-Support Activity Highlights for September 2018

Ofc. Czernik completed the following:

- Attended planned NIPAS call-out in Park Ridge on 9/3/18.
- Met with First Presbyterian Church to assess safety and security on 9/5/18.
- Observed Lockdown drills at OPRF on 9/6/18.
- Attended RFPD Safety Committee Meeting on 9/7/18.
- Attended mandatory NIPAS training on 9/10/18-9/12/18.
- Received Elderly Service Officer of the year award in Aurora on 9/12/18.
- Attended Youth Network Council meeting in Oak Park on 9/13/18.
- Attended Opioid Task Force meeting in Oak Park on 9/13/18.
- Taught ISEARCH at Grace Lutheran on 9/19/18.
- Met with St. Luke's staff regarding traffic and pedestrian issues on 9/19/18.
- Attended M-Team meeting in Oak Park on 9/20/18.
- Met with OPPD and stakeholders about safety in OP, RF churches on 9/20/18.
- Attended NEMRT supervisor training on 9/21/18.
- Conducted foot patrols on Metra platform for Rail Safety Week 9/24/18-9/28/18.

UPCOMING School and Community Support Activities for September 2018

Ofc. Czernik will:

- Assist with ISEARCH assemblies at Lincoln on 10/3/18.
- Conduct station tour for Dominican Univ. journalism students on 10/4/18.
- Attend NEMRT SFST refresher training on 10/5/18.
- Attend mandatory NIPAS training on 10/10/18.
- Attend Youth Network Council meeting in Oak Park on 10/11/18.
- Attend RFFD Open House on 10/13/18.
- Facilitate lockdown drill at St. Vincent on 10/15/18.
- Teach Too Good For Drugs at Roosevelt on 10/17/18, 10/31/18.
- Facilitate ISEARCH assemblies at Willard on 10/17/18.
- Attend M-Team meeting in Oak Park on 10/18/18.
- Attend NEMRT incident command training on 10/19/18.
- Facilitate ISEARCH assemblies at St. Luke on 10/24/18.
- Speak on panel regarding opioids and seniors at OP Senior Services on 10/25/18.
- Conduct in-house training and deploy new NARCAN supplies and program.
- Continue regular Foot Patrols throughout the business district.
- Continue assisting patrol shift with traffic control around schools.
- Prepare, schedule, and begin teaching ISEARCH and Too Good For Drugs lessons.

Sgt. Grill will:

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

OEO Kaniecki will:

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

Officer Glen Czernik

2018 Elderly Service Officer of the Year Award
Sponsored by the Illinois Attorney General's Office
September 12, 2018



Active Solicitor Permits		
Individual or Organization	Description	Expires
Pointe Pest Control	Pest control	24-May-19
College Works Painting	Home Repair	27-Apr-19
Constellation Exelon	Utility Services	26-July-19
Constellation Exelon	Utility Services	20-Aug-19
Weed Man	Lawn Care	25-Apr-19
IGS Energy	Utility Services	02-Aug-19

Budget and Fiscal Monitoring

September 01 – September 30, 2018

During the month of September, parking citation revenue was slightly below monthly projections for the fiscal year (FY2019). Administrative tow revenue was slightly below monthly projections and local ordinance revenue was on track. Overtime was on par for monthly projections for the FY2019. We will be monitoring any notable patterns or anomalies during FY2019.

Revenue/Expenditure Summary

Category	Total # Paid FY19 09/18	Total # Paid FY19 Y-T-D	Expenditure/Revenue FY19 09/18	FY19 Y-T-D Expenditure/Revenue
Parking/Compliance Citations	296	1,625	\$11,488	\$76,353
Admin. Tows	9	87	\$4,500	\$43,500
Local Ordinance	2	18	\$400	\$2,385
Overtime	219 hrs.	1,067 hrs.	\$15,025	\$71,673

Significant Incidents and Notable Arrests:

18-01242 Aggravated Battery to a Peace Officer & Retail Theft Arrest

On August 24, 2018 the CVS located at 7929 North Ave. reported a Retail Theft and provided the description and store video of the offender. On **September 4, 2018** the manager from the store contacted the River Forest Police Department and related that the Retail Theft offender was back inside the store. The subject left the store upon arrival of officers, but a River Forest officer located the offender near Harlem and North Ave. The offender attempted to flee, and then threw his bicycle at one of the officers causing him to trip and sustain injuries. Eventually officers took the offender, a 36-year old male from Chicago into custody. He was charged with Aggravated Battery to a Peace Officer, Resisting Arrest, and Retail Theft. He was transported to a bond hearing.

18-01325

DUI Arrest / Illegal Consumption of Alcohol by a Minor

On September 8, 2018 a River Forest Officer conducted a traffic stop on a vehicle in the 1600 block of Harlem Ave for numerous IVC violations. The driver, a 19-year old male from Chicago, displayed signs of impairment on SFST's and was arrested for DUI. He later provided a BAC sample of .119. The driver was charged with DUI, DUI- BAC over .08, Illegal Consumption of Alcohol by a Minor, and other IVC violations. He was later released to his mother on bond.

18-01347

Criminal Trespass to Motor Vehicle Arrest

On September 11, 2018 River Forest Officers responded to the 900 block of Jackson in reference to a call of a Burglary. The resident related that an unknown subject entered her detached garage and she confronted him as he was rummaging through her vehicle. The description of the offender was broadcasted and an Elmwood Park officer located the subject who was positively identified as the offender a few blocks away from the scene. The Cook County State's Attorney's Felony Review Unit was contacted but they denied felony charges. As a result, the offender, a 25-year old male from Chicago was charged with Criminal Trespass to Motor Vehicle.

18-01408

Retail Theft Arrest

On September 20, 2018 a River Forest officer was dispatched to Harlem and Lake to meet with Oak Park officers who had been flagged down by a Walgreens employee regarding a Retail Theft that had just occurred. Subsequently, they stopped the offender at Lake and Harlem. The subject, a 27-year old male from Chicago, had concealed deodorant on his person and left the Walgreens without paying for the merchandise. The offender was arrested, charged with Retail Theft, and later released on bond.

18-01465

Hate Crime

On September 30, 2018 River Forest officers responded to the West Suburban Temple Har Zion in reference to a disturbance. Upon arrival, officers observed members of the Temple and the Rabbi being confronted on the sidewalk by a 41-year old male from Oak Park. Upon further investigation, and after speaking with multiple witnesses, who provided a short cell phone video, it was learned that the male subject approached the members of the temple while they were outside, and began to yell profanities as well as anti-semitic slurs towards the group. He caused a disturbance, frightened the young children, who he said would die and burn, and was asked repeatedly to leave, which he did not. As a result, the male subject was taken into custody. The FBI was contacted about his incident and special agents were assigned to look into it from a violation of federal statutes. In addition, the Cook County State's Attorney's Felony Review Unit was contacted to examine witness and victim statements and the video. Felony charges were denied by the State's Attorney and the offender was charged with misdemeanors.

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

	Midnights 2230-0630	Day Watch 0630-1430	Third Watch 1430-2230
Criminal Arrests	2	11	9
Warrant Arrests	3	5	2
D.U.I Arrests	4	0	0
Misdemeanor Traffic Arrests	6	11	4
Hazardous Moving Violations	34	78	33
Compliance Citations	47	19	16
Parking Citations	258	35	14
Traffic Stop Data Sheets	160	123	135
Quasi-Criminal Arrests/ L.O	3	2	1
Field Interviews	33	28	27
Premise Checks/Foot Patrols	199	77	165
Written Reports	33	67	72
Administrative Tows	8	5	3
Booted vehicles	0	0	1
Sick Time used (in days)	0	2	0

Detective Division

Detective Fries worked fifteen (15) scheduled days performing detective duties.

Sergeant Greenwood worked seventeen (17) scheduled days performing detective duties.

Sergeant Greenwood attended the Department Information Technology meeting on September 5, 2018. The meeting was covered establishing long term plans and priorities for the Department's hardware and software with Client First, the Village's IT provider.

Sergeant Greenwood completed one (1) background investigation for the position of Police Officer.

Detective Fries participated in internal training on the use of less-lethal options, including PepperBall launchers and less-lethal shotgun. Sergeant Greenwood instructed eleven (11) Department personnel on the use of the PepperBall launchers on September 25, 2018.

Detective Fries and Sergeant Greenwood completed door breaching training at the River Forest Fire Department on September 26, 2018.

During the month of September, the Detective Unit opened up/reviewed twelve (12) cases for potential follow-up. Of those cases, one (1) was Administratively Closed, one (1) was Exceptionally Cleared, and ten (10) are Pending. The Unit also continued to investigate open cases from previous months.

Year to Date Arrest Statistics

Quantity Arrested	# Felony Charges	# Misdemeanor Charges	# Warrants
26	10	14	3

September 2018 Case Assignment Summary

Part I	# Cases	Cleared by Arrest	Adm Closed	Screen Out	Susp	Except	Pend	Refer	Unfound
Burglary-Auto	2						2		
Burglary-Commercial	1						1		
Burglary-Residential	1						1		
Theft	2		1			1			
Part I Total	6	0	1	0	0	1	4	0	0
Part II	# Cases	Cleared by Arrest	Adm Closed	Screen Out	Susp	Except Clear	Pend	Refer	Unfound
Criminal Damage	1						1		
Identity Theft	1						1		
Retail Theft	4						4		
Part II Total	6	0	0	0	0	0	6	0	0
TOTALS	12	0	1	0	0	1	10	0	0

September 2018 Juvenile Arrests

Offenses	Adjusted	Cited	Petitioned	Referred
Domestic Battery			1	
Theft			2	
Total (3)			3	

New Investigations

18-01301 Commercial Burglary

River Forest Police were dispatched to Tulipia Floral Design on September 4, 2018 at about 8:35AM. The owners discovered that the unknown offender(s) had broken with a tool and the hole was covered with a piece of plastic. The offenders removed over sixty (60) Sid Dickens decorative wall tiles, candles, and furniture, among other items. The business experienced a similar burglary earlier this year (filed under 18-00412).

Detective Fries located a seller of Sid Dickens tile after a search via Leads Online for the items. Detective Fries is working with the Sid Dickens company and Tulipia's owners to determine if the tiles listed by the seller can be linked to the tiles taken in the Burglary.

18-01371

Residential Burglary

River Forest Police were dispatched to 1404 William for the call of the Residential Burglar just discovered on September 14, 2018 at approximately 9:10PM. The residents had been gone for less than three hours when the unknown offender(s) made entry to the home by prying the back door. Several pieces of jewelry were removed from the home.

Detectives requested an expert fingerprint examiner to analyze the fingerprint evidence recovered from the scene. The fingerprint evidence was not suitable to make an identification. DNA evidence was also recovered and forwarded to the Illinois State Police for examination. Detectives continue to work closely with the victim to recover the stolen jewelry and identify the offender(s).

18-01394

Burglary to Auto/Unlawful Use of a Credit Card

A Burglary to Motor Vehicle was discovered by the resident of 345 Forest on September 18, 2018. The unknown offender(s) made entry to the unlocked vehicle and removed a purse containing credit cards and other property. The credit cards were used at multiple locations in Markham and Country Club Hills.

Detectives went to the businesses where the cards were used. Images of two offenders were recovered at the businesses and distributed to law enforcement agencies throughout the area in an attempt to identify them.

18-01440

Warrant Arrest

Detectives were asked to assist another agency on the arrest of a subject wanted on a Robbery Warrant out of Contra Costa County California. River Forest Police received notification from the Contra Costa County District Attorney's Office in California on September 26, 2018 that a student of Concordia University had an active warrant for Robbery and Felony Battery for his arrest. Police worked with Concordia University and determined that the wanted subject, Kareem Dabney, 24-years old, of the 4300 block of Reedland Circle in San Ramon, California, was a current student. Dabney was located on campus and placed under arrest without incident. Dabney was held for extradition to California to face Robbery and Battery charges.

Old Cases

18-01045

Deceptive Practice

River Forest Police were contacted by the Village of River Forest Finance Department on July 19, 2018. An unknown offender used one of the Village's credit card numbers to make a purchase at the Best Buy store in Burbank, Illinois.

Detectives have recovered video from the Best Buy and created a bulletin in an effort to identify the offender. Detectives now have a suspect in the case and are working with a witness to attempt to further identify the offender.

Detectives interviewed the suspect, Keosha Hampton, 34, of the 6900 block of Oglesby in Chicago, on September 11, 2018. It was discovered that Hampton had been scammed and led to believe that she was working for a legitimate business that distributed electronics and other items via the Internet. The information gathered in this case was forwarded to the FBI. Hampton was released without charge.

Training

During the month of September 2018, twenty-six (26) officers attended training classes for a total of one hundred and forty-seven (147) hours of training. The Department members, courses, and total number of hours included in the course are detailed below.

Officer Name	Course Title	Start	End	Hours
Bowman	Door Breaching	09/25/2018		1
Buckner	PepperBall Training (Instructor)	09/27/2018		3
Buckner	Door Breaching	09/28/2018		1
Carroll	Door Breaching	09/25/2018		1
Carroll	PepperBall Launcher	09/29/2018		1
Casey	Use of Force Workshop for Patrol	09/18/2018		8
Casey	Door Breaching	09/26/2018		1
Casey	PepperBall Launcher	09/27/2018		1
Cassidy	Law Enforcement Ethics for Patrol	09/10/2018		8
Cromley	Law Enforcement Ethics for Patrol	09/10/2018		8
Cromley	Door Breaching	09/27/2018		1
Czernik	Police Supervisory Liability	09/21/2018		8
Czernik	PepperBall Launcher	09/25/2018		1
Eberling	Door Breaching	09/24/2018		1
Fields	Door Breaching	09/24/2018		1
Fields	PepperBall Launcher	09/25/2018		1
Fries	PepperBall Launcher/TCP Launcher	09/25/2018		1
Fries	Door Breaching	09/26/2018		1
Greenwood	PepperBall Training (Instructor)	09/25/2018		6
Greenwood	Door Breaching	09/26/2018		1
Heneghan	Door Breaching	09/24/2018		1
Heneghan	PepperBall Launcher	09/25/2018		1
Humphreys	Door Breaching	09/24/2018		1
Humphreys	PepperBall Launcher/TCP Launcher	09/25/2018		1
Labriola	Door Breaching	09/24/2018		1
Labriola	PepperBall Launcher	09/25/2018		1
Landini	Door Breaching	09/24/2018		1

Officer Name	Course Title	Start	End	Hours
Landini	Emergency Vehicle Operator Course	09/23/2018		8
Murillo	Door Breaching	09/24/2018		1
Murillo	PepperBall Launcher	09/25/2018		1
O'Shea	PepperBall Launcher/TCP Launcher	09/25/2018		1
Ostrowski	Door Breaching	09/25/2018		1
Ostrowski	PepperBall Launcher	09/27/2018		1
Ransom	Door Breaching	09/24/2018		1
Ransom	PepperBall Launcher	09/25/2018		1
Spears, D.	Chicago Police Department Metro Police Academy	09/10/2018		
Sheehan	Death Investigation Seminar	09/04/2018	09/05/2018	16
Sheehan	Door Breaching	09/25/2018		1
Swierczynski	Door Breaching	09/24/2018		1
Swierczynski	PepperBall Launcher/TCP Launcher	09/25/2018		1
Szczesny	40 Hour Basic Evidence Technician Training	09/10/2018	09/14/2018	40
Szczesny	PepperBall Launcher	09/28/2018		1
Szczesny	Door Breaching	09/29/2018		1
Tagle	Use of Force Workshop for Patrol	09/18/2018		8
Tagle	Door Breaching	09/24/2018		1
Zermeno	Chicago Police Department Metro Police Academy	09/10/2018		
Total Hours				147

The River Forest Fire Department had received a Door Breaching Simulator for training from the Cook County Department of Homeland Security. Police Personnel used breaching tools, available to them in their police vehicles, to train at the Fire Department while working their assigned shifts.

Police personnel also trained on the use of the PepperBall Launchers available to them for use in a variety of situations, including protests and crowd control. Officers were given the opportunity to familiarize themselves with the systems and demonstrated practical skills. The training was conducted while officers were on-duty utilizing Department members trained as instructors for the PepperBall Launchers.

Denisse Zermeno and Donald Spears were sworn in as Police Officers and began their training at the Chicago Police Department Metro Training Academy on September 10, 2018. Recruits Zermeno and Spears will receive twenty (20) weeks of training at the Academy. Upon successful completion of the Academy, both are scheduled to begin Field Training at the Department



MEMORANDUM

TO: Eric J. Palm
Village Administrator

FROM: Kurt Bohlmann
Kurt Bohlmann
Fire Chief

DATE: October 9, 2018

SUBJECT: Monthly Report – September – 2018

The Fire Department responded to 172 calls during the month of September. This is above our average number of calls in comparison to 2017. We experienced six fire related calls for the month. Emergency Medical Service calls represent 58% of our response activity for the month of September.

Incident Group	Count
100 – Fire	6
200 – Rupture/Explosion	0
300 – Rescue/EMS	99
400 – Hazardous Condition	5
500 – Service Calls	10
600 – Good Intent	26
700 – False Alarm	26
800 – Severe Weather	0
900 – Special Incidents	0

The month of September continued our trend of increased call volume. We have responded to 1670 calls through September, compared to 1473 last year.

Our annual Open House at the fire station will be on Saturday, October 13th from 10AM to 2PM. Aside from fire safety information, we will have displays from the Police Department, West Suburban Consolidated Dispatch, River Forest Citizen's Corps, Public Works, the River Forest Library, River Forest Township and ComEd. This year, we are focusing on seniors. Feel free to stop by as everyone is welcome.

Fire Marshal Wiley and I attended several District 90 Safety Committee meetings. The goal is to streamline emergency procedures in all River Forest Schools.

I attended the Dementia Friendly America symposium at Concordia University. I was accompanied by FFs Smith and McKenna. The symposium provided valuable insight into dementia awareness.

Administrative Assistant Morris and I attended a Paramedic Billing Services seminar in Elmhurst. We gained some valuable information to help improve our billing process.

I attended the annual training conference for the Illinois Chapter of the International Association of Arson Investigators in Champaign. The conference was both a good refresher and an update on the latest techniques.

6 Firefighters completed the final portion of the Lieutenant's exam, the written exam, and are now awaiting the final eligibility list.

All on duty personnel, Fire Marshal Wiley and I attended the Lemon-Aid Stand on September 11th. Once again, the Lemon-Aid Stand raised funds for important childrens' groups in and around our community.

Incidents of Interest

The Fire Department responded automatic aid to a condo building fire in Elmwood Park. The fire went to a second alarm because it was difficult to find.

See details below.

Suppression Activities

For the month of September, we responded to 172 emergency calls, which is above our normal amount of calls. Of this total, six were fire related incidents. Four of these fire incidents occurred in River Forest. The other two fire incidents occurred outside of River Forest.

The first incident was an apartment building fire in Elmwood Park. Our crew responded to smoke in a five story condo building. Upon arrival, Elmwood Park Fire Department command sent our crew to the fifth floor to help locate the source of the smoke. We assisted in breaching

walls in units 5D and 5E and breaching the hallway ceiling to check for fire. Multiple companies worked in unison to expose fire extension and perform extinguishment. Our crew also removed a dog from unit 5I and brought it to the owner outside. FF Seablom and Chief Bohlmann remained on scene to assist Division 20 fire investigation efforts.

The other five fires were cooking fires that caused no damage. Four of these occurred in River Forest and one in Oak Park.

Training

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

- All shifts continued their assigned building inspections.
- All shifts working with new members to acquaint with our procedures
- Lt. Howe continuing Blue Card training
- Lt. Carter attended and passed an online course through FEMA: NIMS ICS-800
- All shifts continuing hydrant testing
- Loyola CE was SOP Alphabet Soup
- All shifts attended a classroom drill in Oak Park on High-Rise operations
- FF/ PM Seablom passed his OSFM Fire Investigator test and is officially state certified.
- All shifts practiced on a forcible entry door prop that was provided by Cook County Department of Homeland Security
- Chief Bohlmann attended the International Association of Arson Investigators-Illinois Chapter Annual Training Conference in Champaign
- Chief Bohlmann, FF/PM's Smith and McKenna attended a dementia information class at Concordia
- Michael Lall from AED Professionals presented a demonstration of an Automated Compression Device for CPR use to all shifts
- Div 11 TRT drill in Oak Park. Subject was cutting tools
- Div 11 Haz-Mat drill in River Forest. Subject was Methamphetamine labs

Paramedic Activity

We responded to 99 ambulance calls in September. Other numbers were unavailable at the time of this report.

A detailed monthly EMS report is currently unavailable.

Fire Prevention

During the month of September, the Fire Prevention Bureau conducted 10 Regular Inspections and 20 Company Inspections with 35 violations noted and 28 violations corrected.

A detailed monthly Fire prevention report is available for review.



MEMORANDUM

DATE: October 8, 2018

TO: Eric J. Palm, Village Administrator

FROM: John Anderson, Director of Public Works

SUBJECT: Monthly Report – September 2018

Executive Summary

In the month of September, the department of Public Works continued with summer operations and began early fall operations with the planting of 57 parkway trees. Other areas of focus were on sewer jetting & televising, tree removals and water valve turning. A pre-construction meeting was held with Garland DBS Inc. to discuss the wall repair work planned for the western wall of the Public Works garage. It was determined that this work would be completed this fall with the replacement of the windows, tuck pointing of existing bricks, and installation of a historic decorative limestone panel and bronze medallion. A strategic meeting was held with the IT consultants at Village Hall to discuss long term IT challenges within the Public Works Department. The Director, Village Engineer, and Superintendent of Operations each provided input for the IT needs of the department going forward. All thermoplastic pavement striping, and pavement rejuvenation was performed on various streets throughout the Village in September. Public Works staff installed three new bicycle racks near the Park District Depot building. Public Works collaborated with the Park District by identifying locations where these new racks were needed based on feedback from commuters to the train station. Having these new areas for bicycle parking was a much appreciated addition to visitors of this area of the Village for both park facilities and commuter usage.

Public Works items approved by the Village Board of Trustees in September:

- Change Order #1 (Final) – 2018 Curb & Sidewalk Program for \$8,658.12 – Resolution
- Change Order #1 (Final) – 2018 Chicago Avenue Watermain Project for \$9,006.41 – Resolution
- Change Order #1 (Final) – 2018 Pavement Crack sealing for \$71.42 - Resolution
- Award of Bid and Contract for Gale Street Alley Project to A Lamp Concrete Contractors, Inc. for \$203,167.75
- Waiver of Formal Bid (Due to Competitive Quotation) and Award of Contract for Street Lighting Electricity with AEP Energy, Inc. at a rate of \$.031 per kilowatt hour
- Waiver of Formal Bid (Due to Competitive Quotation) and Award of Contract for Pump Station Electricity with MC2 Energy, Inc. at a rate of \$.061 per kilowatt hour

Sustainability Commission Items Discussed:

- Recommendation to the Village Board Regarding Opposition to Local Preemption for Federal Pesticide Legislation
- Green Block Parties and Deep Roots Gardens
- Tree Tour Project with Morton Arboretum Expert
- Community Garden and Native Planting Project
- Mid-Year Review of Goals - Waste
- Concordia Homecoming and Carnival Event
- Dominican Beekeeper Workshop Events

Engineering Division Summary

- Received and processed 7 grading permits and one utility permits
- Conducted monthly Combined Sewer Overflow (CSO) inspection
- Continued coordination of Safe Walking Routes to Schools Project
- Competitively bid the Gale Avenue Improvement Project
- Held a Traffic and Safety Meeting on September 19th
- Completed the 2018 Street Maintenance Project (Crack Sealing and Pavement Preservation)
- Completed all 2018 Thermoplastic Striping
- Started construction of the Chicago Avenue Resurfacing Project
- Solicited quotations for permeable paver maintenance work

Public Works – Operations

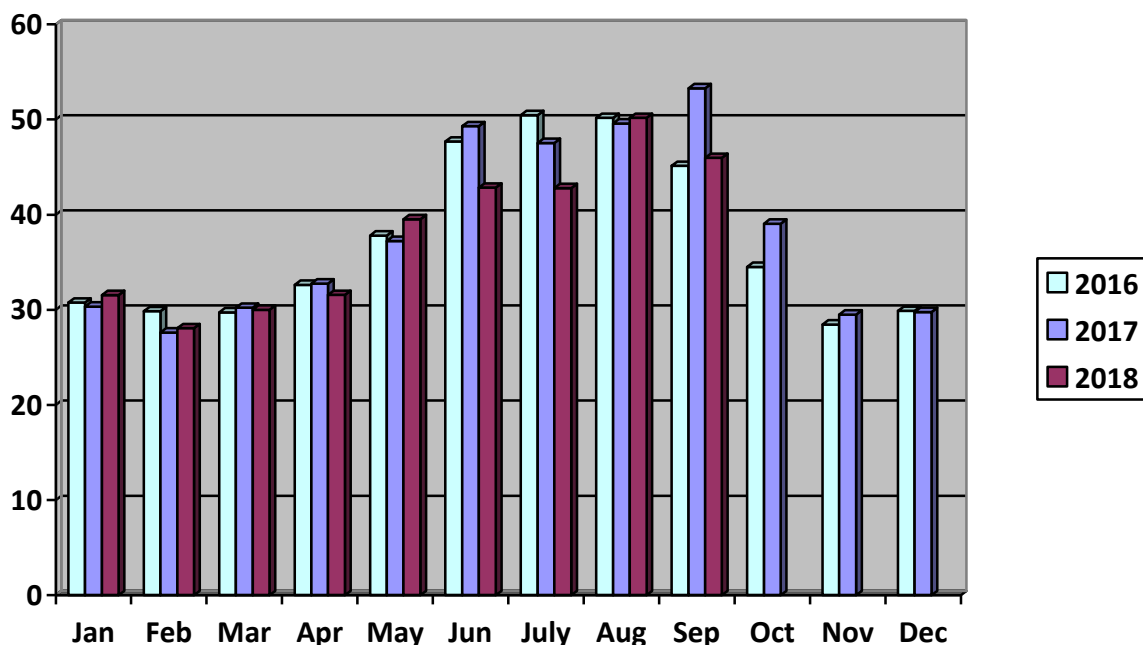
The following is a summary of utility locate requests received from JULIE (Joint Utility Locating Information for Excavators) and work orders (streets, forestry, water, sewer, etc.) that were received and processed during the past 12 months:

	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	June	July	Aug	Sep
Utility Locates	123	88	28	45	34	104	149	258	152	198	168	187
Work Orders	29	25	14	11	8	18	25	51	56	60	45	59

Water and Sewer

Monthly Pumpage: September's average daily pumpage of 1.53 million gallons (MG) is lower than September's average of 1.78 MG in 2017.

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



In the month of September residents and businesses were notified of backflow violations; they were given notice to comply or have the water shut off on a specific date for non-compliance. The purpose of this program is to remain in compliance with IEPA requirements.

On 8/30 it was reported that a hydrant at 222 Park Ave. would not stop flowing water during Fire Dept. hydrant flushing operations. This hydrant was repaired on 9/7 when the ordered replacement parts arrived.

On 9/4 the incoming and outgoing master flow meters were replaced by water operator Dan Raddatz and Josh Schwarz. The removed mater meters were sent back to the Village's water meter manufacturer Sensus for testing, calibration and certification.

On 9/14 at 1518, 1522, and 1526 Harlem Ave. a water service leak occurred on the Village's side of the water service. The Village had NG Plumbing install a new 2" copper service from the B-Box to the water main.

On 9/10 water division personnel informed the homeowner of 819 Keystone that they had a service line break. The repairs were the responsibility of the homeowner. All work was inspected and approved by B&F technical services on 9/18.

The Water Division personnel performed these additional tasks in September:

- Responded to 280 service calls
- Installed 4 water meters
- Exercised 11 valves

Streets and Forestry

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

Description of Work Performed	Quantity
Trees Planted	57
Trees Removed	6
Stumps Removed	2
Street Sweeping (curb miles)	259
Sewer Jetting (linear feet)	1,412
Sewer Televising (linear feet)	1,325
Inlet/Catch Basin Cleaning	5



Village of River Forest

Village Administrator's Office

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

MEMORANDUM

Date: October 2, 2018

To: Eric Palm, Village Administrator

From: Lisa Scheiner, Assistant Village Administrator

Subj: Building & Zoning Report - September, 2018

The Village issued 116 permits in September, 2018, compared to 152 during the same month in 2017. Permit revenue collected in September, 2018 totaled \$29,590.19, compared to \$48,707.19 in August. Fiscal Year to date building permit revenue is 48% of the \$514,500 budgeted. The following noteworthy permits were issued by the Building Department in September, 2018:

- 7400 Augusta – Concordia University Koehneke Student Center Retail Space Remodel
- 711 Park Avenue – Rear Deck
- 7756 Madison Street - Hair Salon Build Out
- 7327-7329 North Avenue – Concrete Pad for Bike Rack (ROW License and Encroachment Agreement to be presented to the Village Board at the October 15, 2018 meeting)

Planned Development Project Updates

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

Approved:

- The Promenade (7820 W. Madison Street - Approved July 13, 2015) – Construction and inspection of the interior of the unoccupied townhomes continues. Occupancy permits have been issued to 13 of the 29 units.
- The Avalon (Bonnie Brae Condominiums - 1101-1111 Bonnie Brae Place - Approved November 17, 2016) – The Village Board granted a major amendment regarding setback requirements in March, 2018. Under the terms of a minor amendment that was granted in January, 2018, the developer had been required to commence construction by July 30, 2018. On July 9, 2018, the Village Board of Trustees approved a second extension to construction commencement deadline to March 30, 2019.

- Concordia University (7400 Augusta)
 - Cell Tower/Parking Garage (Approved July 9, 2019) – A permit was issued for this project in August, 2018. Under the Planned Development Ordinance, the University has until April 9, 2019 to obtain a building permit, October 9, 2019 to commence construction, and April 9, 2021 to complete construction for the permit to remain valid.
 - West Annex/Christopher Center Link (Approved July 9, 2019) – Plans have been submitted for a construction permit and are currently under review. Under the Planned Development Ordinance, the University has until April 9, 2019 to obtain a building permit, October 9, 2019 to commence construction, and April 9, 2021 to complete construction for the permit to remain valid.
- Mixed Use Development (Lake and Lathrop) – This project was approved on September 17, 2018.

Pending:

- Senior Care Community (Chicago and Harlem) – Public hearings were held on August 30 and September 6, 2018. On September 6 the Development Review Board voted to recommend approval of this project. The Development Review Board met on September 20, 2018 and adopted findings of fact. This matter will be presented to the Village Board of Trustees on October 15, 2018.

Permit and Real Estate Transfer Activity Measures

Permits

Month	FY 2015	FY 2016	FY 2017	FY 2018	FY 2019
May	113	124	178	128	205
June	104	144	179	153	135
July	112	150	140	194	131
August	84	144	145	123	170
September	111	180	130	152	116
October	120	149	140	119	
November	55	72	98	79	
December	43	79	55	71	
January	24	66	107	69	
February	22	67	87	58	
March	41	109	120	93	
April	78	97	148	136	
Two Month Comparison	195	324	275	275	286
Fiscal Year Total	907	1,381	1,527	1,375	757

Real Estate Transfers

	September 2018	September 2017	FY 2019 YTD Total	FY 2018 Total
Transfers	12	15	123	232

Residential Property Demolition

	September 2018	FY 2019 YTD Total	FY 2018 Total	FY 2017 Total
Residential Demolitions	0	1	4	7

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

Address

-

Architectural Survey Notes

-



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

MEMORANDUM

Date: October 9, 2018
 To: Eric Palm, Village Administrator
 From: Lisa Scheiner, Assistant Village Administrator
 Subj: Village-Wide Performance Measurement Report – September 2018

Building Department Performance Measures	FY 2018 Actual	FY 2019 Goal	September Actual	FY 2019 YTD
Plan reviews of large projects completed in 21 days or less	73% (99 of 135)	95%	80% (8 of 10)	65% (44 of 68)
Average length of review time for plan reviews of large projects	17.2 days (Monthly Avg)	>21	17.9 days	20.5 days (Monthly Avg)
Re-reviews of large projects completed in 14 days or less	85% (158 of 185)	95%	91% (10 of 11)	89% (81 of 91)
Average length of review time for plan re-reviews of large projects	9.0 days (Monthly Avg)	>14	10.45 days	11.0 days (Monthly Avg)
Plan reviews of small projects completed in 7 days or less	100% (202 of 202)	95%	100% (22 of 22)	100% (141 of 141)
Express permits issued at time of application	100% (228 of 228)	100%	100% (34 of 34)	100% (124 of 124)
Inspections completed within 24 hours of request	100% (2107 of 2107)	100%	100% (150 of 150)	100% (775 of 775)
Contractual inspections passed	88% (1844 of 2107)	80%	91% (137 of 150)	92% (713 of 775)
Inspect vacant properties once per month	100% (301 of 301)	100%	100% (15 of 15)	100% (96 of 96)
Code violation warnings issued	180	N/A	8	83
Code violation citations issued	73	N/A	9	30
Conduct building permit survey quarterly	4	1 per quarter	0	2
Make contact with existing business owners	60	5/month 60/year	5	25

Fire Department Performance Measures	FY 2018 Actual	FY 2019 Goal	September Actual	FY 2019 YTD
Average fire/EMS response time for priority calls for service (Includes call processing time)	4:00 minutes	5 Min	4:15 minutes	4:16 minutes
Customer complaints and/or public safety professional complaints	0%	<1%	0%	0%
All commercial, multi-family and educational properties inspected annually	784	335 inspections	30	127
Injuries on duty resulting in lost time	5	<3	0	1
Plan reviews completed 10 working days after third party review	4.94 days on average	<10	. days on average	2.58 days on average
Complete 270 hours of training for each shift personnel	7356.3	4824	413.	2101.3
Inspect and flush fire hydrants semi-annually	1530	892 annually	64	95

Police Department Performance Measures	FY 2018 Actual	FY 2019 Goal	September Actual	FY 2019 YTD
Average police response time for priority calls for service (Does not include call processing time)	3:49 minutes	4:00	5:03 minutes	4:53 minutes
Injuries on duty resulting in lost time	0	0 Days Lost	1	1
Reduce claims filed for property & vehicle damage caused by the Police Department by 25%	1	<3	0	3
Maintain positive relationship with the bargaining unit and reduce the number of grievances	0	0%	0	0
Reduce overtime and improve morale by decreasing sick leave usage	159 days	10% reduction	9 days	34.5 days
Track accidents at Harlem and North to determine impact of red light cameras	18 accidents	10% reduction	4 accidents	9 accidents
Decrease reported thefts (214 in 2012)	195	5% reduction	17	82
Formal Citizen Complaints	0	0	0	0
Use of Force Incidents	7	0	1	2
Send monthly crime alerts to inform residents of crime patterns and prevention tips	56	1 email/month; 12 emails/year	14	71

Public Works Performance Measures	FY 2018 Actual	FY 2019 Goal	September Actual	FY 2019 YTD
Complete tree trimming/pruning service requests within 7 working days	97% (151 of 156)	95%	100% (34 of 34)	98% (89 of 91)
Complete service requests for unclogging blocked catch basins within 5 working days	100% (6 of 6)	95%	100% (2 of 2)	100% (6 of 6)
Percent of hydrants out of service more than 10 working days	0.00% (0 of 4840)	<1%	0.00% (0 of 440)	0.00% (0 of 2200)
Replace burned out traffic signal bulb within 8 hours of notification	100% (1 of 1)	99%	N/A	N/A
Complete service requests for patching potholes within 5 working days	100% (15 of 15)	95%	N/A (0 of 0)	100% (8 of 8)
Repair street lights in-house, or schedule contractual repairs, within five working days of notification	100% (45 of 45)	95%	86% (6 of 7)	94% (15 of 16)
Safety: Not more than two employee injuries annually resulting in days off from work	0	≤2	0	1
Safety: Not more than one vehicle accident annually that was the responsibility of the Village	0	≤1	0	0
Televis 2,640 lineal feet of combined sewer each month from April – September	244% (38685 of 15840)	2,640/ month (15,840/ year)	50% (1325 of 2640)	198% (26196 of 13200)
Exercise 25 water system valves per month	68% (188 of 275)	25/month (300/year)	44% (11 of 25)	70% (87 of 125)
Complete first review of grading plans within 10 working days	100% (108 of 108)	95%	100% (7 of 7)	100% (53 of 53)

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



Village of River Forest

MONTHLY FINANCE REPORT Fiscal Year 2019 through September 30, 2018

This report includes financial information for Fiscal Year 2019 through September 30, 2018 which represents 41.67% of the fiscal year. A revenue and expenditure report by fund and account and an investment report for September 2018 are attached.

GENERAL FUND

Revenues, Expenditures and Changes in Fund Balance Fiscal Year 2019 through September 30, 2018

	<u>2019</u>		<u>Percent</u>
	<u>Budget</u>	<u>Actual</u>	<u>Rec/Exp</u>
REVENUES			
Taxes			
Property Taxes	\$6,411,182	\$2,947,487	45.97%
General Sales Taxes	1,917,570	761,186	39.70%
Non Home Rule Sales Tax	885,137	351,869	39.75%
Utility Taxes	625,660	240,064	38.37%
Restaurant Tax	162,082	70,257	43.35%
Telecommunications Tax	266,650	116,032	43.51%
Real Estate Transfer Tax	122,630	74,741	60.95%
Intergovernmental Revenue			
Personal Property Replacement Tax	142,838	50,962	35.68%
Use Tax	293,824	123,471	42.02%
State Income Taxes	1,070,278	458,537	42.84%
Licenses and Permits	1,267,774	676,755	53.38%
Charges for Services			
Garbage Collections	1,067,161	418,903	39.25%
Other Charges for Services	685,916	262,603	38.29%
Fines	282,522	117,946	41.75%
Investment Income	92,276	30,192	32.72%
Grants and Contributions	38,521	13,213	34.30%
Miscellaneous Revenues	323,716	230,355	71.16%
TOTAL REVENUES	\$15,655,737	\$6,944,573	44.36%
EXPENDITURES			
Administration	\$ 1,544,016	\$ 640,365	41.47%
E911	401,856	138,637	34.50%
Boards & Commissions	104,425	23,757	22.75%
Building and Development	463,983	169,857	36.61%
Legal Services	132,000	70,199	53.18%
Police Department	6,019,887	2,431,090	40.38%
Fire Department	4,397,040	1,750,722	39.82%
Public Works	2,754,091	992,490	36.04%
Transfer to TIF	50,000	50,000	100.00%
TOTAL EXPENDITURES	\$15,867,298	\$6,267,117	39.50%
NET CHANGE IN FUND BALANCE	(\$211,561)	\$677,456	

Revenues

Fiscal year-to-date revenues are at 44.36% of the budgeted amount. Property Tax Revenue is at 45.97%. A significant portion of the 2nd installment of the 2017 levy has been collected. Real Estate Transfer Tax revenue is higher due to elevated home values and summer real estate sales. Utility tax payments are typically up

during the warmer summer (electric) and cooler winter (gas) months and vary based on weather conditions. Other tax revenues are doing well.

Income tax payments beginning in August of 2017 for the month of July reflected the State's FY 2018 10% reduction. Beginning with the August 2018 distribution the State's income tax reduction is 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 and annual vehicle sticker revenue. Vehicle stickers were required to be displayed by July 14th and a significant portion of that revenue is reflected in the report. Late notices were mailed in August. Grants and Contributions include the ISEARCH Grant, the IDOT Traffic Safety Grant and bullet-proof vest and training reimbursements. Miscellaneous revenue includes a reimbursement from IRMA for the ladder truck repairs.

Expenditures

Expenditures are at 39.5% of the budgeted amount. Salaries and benefits, with the exception of overtime, include payment for services rendered through the end of the month. Other expenditures are slightly lower because there is about a month lag between the time that goods are received or services are performed, and when the vendor payment is made for the goods or services. Payments made in May for goods received and services performed prior to May 1st were posted to the prior fiscal year.

WATER AND SEWER FUND **Revenues, Expenditures and Changes in Net Position** **Fiscal Year 2019 through September 30, 2018**

	2019		Percent
	Budget	Actual	Rec/Exp
Operating Revenues			
Permit Fees	\$ 19,350	\$ 10,350	53.49%
Water Sales	3,296,587	1,433,686	43.49%
Sewer Sales	2,161,431	943,149	43.64%
Water Penalties	28,588	10,704	37.44%
Miscellaneous	30,686	25,754	83.93%
Total Operating Revenues	<u>\$ 5,536,642</u>	<u>\$ 2,423,643</u>	<u>43.77%</u>
Operating Expenses			
Salaries and Benefits	\$ 1,163,689	\$ 479,292	41.19%
Contractual Services	572,366	154,976	27.08%
Water From Chicago	1,666,525	652,877	39.18%
Materials and Supplies	58,645	26,014	44.36%
Depreciation/Debt Service	1,499,625	512,358	34.17%
Transfer to CERF	95,305	39,711	41.67%
Operating Expenses including Depreciation	<u>\$ 5,056,155</u>	<u>\$ 1,865,228</u>	<u>36.89%</u>
Operating Revenues over Operating Exp	\$ 480,487	\$ 558,415	
Capital Improvements	<u>\$ (720,000)</u>	<u>\$ (581,952)</u>	80.83%
Total Revenues over Expenses	<u>\$ (239,513)</u>	<u>\$ (23,537)</u>	

Water and Sewer revenues are as expected. Expenses are slightly lower but reflect semi-annual debt service payments. Personnel expenses are about on target. Contractual services and commodities are lower due to the delay in receiving and paying invoices. 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	\$ 126,410	30.79%	\$ 650,060	\$ 185,047	28.47%
05	Debt Service Fund	\$ 263,047	\$ 117,914	44.83%	\$ 255,084	\$ -	0.00%
13	Cap Equipmnt Replcmnt	\$ 622,149	\$ 246,522	39.62%	\$ 778,688	\$ 42,740	5.49%
14	Capital Improvement	\$ 867,483	\$ 391,025	45.08%	\$1,597,400	\$ 245,469	15.37%
16	Economic Development	\$ 3,499	\$ 1,365	39.01%	\$ 185,641	\$ 1,003	0.54%
31	TIF-Madison	\$ 119,037	\$ 56,506	47.47%	\$ 74,500	\$ 8,251	11.08%
32	TIF-North	\$ 50,000	\$ 50,250	100.50%	\$ 50,000	\$ 18,453	36.91%
35	Infrastructure Imp Bond	\$ 2,500	\$ 2,933	117.32%	\$ 250,000	\$ 161,500	64.60%

CASH AND INVESTMENTS

Fund #	Fund	Cash and Money Markets	IMET Convenience Fund	Investments	Total
1	General	\$ 748,582	\$ 639,408	\$ 4,291,356	\$ 5,679,346
3	Motor Fuel Tax	\$ 410,587	\$ -	\$ 150,614	\$ 561,201
5	Debt Service Fund	\$ 234,121	\$ 81,171	\$ -	\$ 315,292
13	Capital Equip Replacement	\$ 379,895	\$ 329,959	\$ 3,048,504	\$ 3,758,358
14	Capital Improvement	\$ 552,217	\$ 481,474	\$ 784,065	\$ 1,817,756
16	Economic Development Fund	\$ 82,849	\$ 136,697	\$ -	\$ 219,546
31	TIF-Madison Street	\$ 88,427	\$ -	\$ -	\$ 88,427
32	TIF- North Avenue	\$ 34,176	\$ -	\$ -	\$ 34,176
35	Infrastructure Imp Bond Fund	\$ 341,567	\$ -	\$ -	\$ 341,567
2	Water & Sewer	\$ 580,405	\$ 152,411	\$ 393,080	\$ 1,125,896
Total		\$ 3,452,826	\$ 1,821,120	\$ 8,667,619	\$ 13,941,565

SEPTEMBER 2018 FINANCE ACTIVITIES

1. The draft of the Village's Comprehensive Annual Financial Report was reviewed and finalized. The Statistical Section, Transmittal Letter and Management's Discussion and Analysis were prepared.
2. Staff attended the IGFOA Conference in Peoria.
3. Staff continued to work on the implementation of JetPay, the new software and equipment that will be used to process credit card transactions at the front counter.
4. Staff viewed several Springbrook webinars.
5. Staff attended an Information Technology Strategic Plan meeting.
6. The utility billing procedures manual was updated.
7. The Police and Fire Pension Fund IDOI Annual Statements were reviewed and finalized.

General Ledger

Village of River Forest

User: jrock
 Printed: 10/10/2018 12:58:06 PM
 Period 05 - 05
 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	2,930,109.86	0.00	17,377.29	2,947,487.15	155,628.85	94.98
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	2,930,109.86	0.00	17,377.29	2,947,487.15	3,463,694.85	45.97
01-00-00-41-1150	Replacement Tax	142,838.00	50,962.35	0.00	0.00	50,962.35	91,875.65	35.68
01-00-00-41-1190	Restaurant Tax	162,082.00	56,008.78	0.00	14,247.86	70,256.64	91,825.36	43.35
01-00-00-41-1200	Sales Tax	1,917,570.00	608,091.03	0.00	153,094.97	761,186.00	1,156,384.00	39.70
01-00-00-41-1205	State Use Tax	293,824.00	96,533.70	0.00	26,937.32	123,471.02	170,352.98	42.02
01-00-00-41-1210	Non-Home Rule Sales Tax	885,137.00	279,627.90	0.00	72,241.30	351,869.20	533,267.80	39.75
01-00-00-41-1250	Income Tax	1,070,278.00	389,971.11	0.00	68,566.17	458,537.28	611,740.72	42.84
01-00-00-41-1450	Transfer Tax	122,630.00	67,755.00	0.00	6,986.00	74,741.00	47,889.00	60.95
01-00-00-41-1460	Communication Tax	266,650.00	92,808.27	0.00	23,223.82	116,032.09	150,617.91	43.51
01-00-00-41-1475	Utility Tax Elec	435,660.00	144,249.77	0.00	48,032.96	192,282.73	243,377.27	44.14
01-00-00-41-1480	Utility Tax Gas	190,000.00	42,318.22	0.00	5,461.98	47,780.20	142,219.80	25.15
	Other Taxes	5,486,669.00	1,828,326.13	0.00	418,792.38	2,247,118.51	3,239,550.49	40.96
01-00-00-42-2115	Pet Licenses	2,100.00	790.00	0.00	120.00	910.00	1,190.00	43.33
01-00-00-42-2120	Vehicle Licenses	305,000.00	277,936.00	45.00	6,464.00	284,355.00	20,645.00	93.23
01-00-00-42-2345	Contractor's License Fees	84,660.00	37,400.00	0.00	5,500.00	42,900.00	41,760.00	50.67
01-00-00-42-2350	Business Licenses	17,000.00	2,730.00	0.00	100.00	2,830.00	14,170.00	16.65
01-00-00-42-2355	Tent Licenses	300.00	90.00	0.00	0.00	90.00	210.00	30.00
01-00-00-42-2360	Building Permits	514,500.00	177,851.85	2,636.00	23,341.65	198,557.50	315,942.50	38.59
01-00-00-42-2361	Plumbing Permits	37,260.00	19,490.00	0.00	2,250.00	21,740.00	15,520.00	58.35
01-00-00-42-2362	Electrical Permits	49,930.00	17,062.00	0.00	1,919.25	18,981.25	30,948.75	38.02
01-00-00-42-2364	Reinspection Fees	5,000.00	3,450.00	0.00	450.00	3,900.00	1,100.00	78.00
01-00-00-42-2365	Bonfire Permits	60.00	30.00	0.00	0.00	30.00	30.00	50.00
01-00-00-42-2366	Beekeeping Permit	500.00	50.00	0.00	0.00	50.00	450.00	10.00
01-00-00-42-2368	Solicitors Permits	500.00	900.00	0.00	200.00	1,100.00	-600.00	220.00
01-00-00-42-2370	Film Crew License	4,800.00	3,800.00	0.00	400.00	4,200.00	600.00	87.50
01-00-00-42-2520	Liquor Licenses	23,500.00	600.00	0.00	300.00	900.00	22,600.00	3.83
01-00-00-42-2570	CableVideo Svc Provider Fees	222,664.00	96,211.66	0.00	0.00	96,211.66	126,452.34	43.21

Account Number	Description	Budget	Beg Bal	Debits	Credits	End Bal	Remaining	% ExpCol
	Licenses & Permits	1,267,774.00	638,391.51	2,681.00	41,044.90	676,755.41	591,018.59	53.38
01-00-00-43-3065	Police Reports	2,200.00	745.00	0.00	275.00	1,020.00	1,180.00	46.36
01-00-00-43-3070	Fire Reports	700.00	150.00	0.00	76.50	226.50	473.50	32.36
01-00-00-43-3180	Garbage Collection	1,067,161.00	350,035.11	83.84	68,952.05	418,903.32	648,257.68	39.25
01-00-00-43-3185	Penalties on Garbage Fees	7,560.00	3,008.38	64.62	0.00	2,943.76	4,616.24	38.94
01-00-00-43-3200	Metra Daily Parking	31,961.00	16,825.87	5,723.83	6,069.45	17,171.49	14,789.51	53.73
01-00-00-43-3220	Parking Lot Permit Fees	74,538.00	26,294.18	7,764.61	4,764.25	23,293.82	51,244.18	31.25
01-00-00-43-3225	Administrative Towing Fees	144,700.00	39,000.00	0.00	4,500.00	43,500.00	101,200.00	30.06
01-00-00-43-3230	Animal Release Fees	0.00	5.00	0.00	5.00	10.00	-10.00	0.00
01-00-00-43-3515	NSF Fees	200.00	75.00	0.00	25.00	100.00	100.00	50.00
01-00-00-43-3530	5050 Sidewalk Program	10,000.00	5,343.42	0.00	0.00	5,343.42	4,656.58	53.43
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	500.00	0.00	50.00	550.00	-150.00	137.50
01-00-00-43-3540	ROW Encroachment Fees	0.00	800.00	0.00	100.00	900.00	-900.00	0.00
01-00-00-43-3550	Ambulance Fees	340,000.00	128,277.24	0.00	22,443.78	150,721.02	189,278.98	44.33
01-00-00-43-3554	CPR Fees	1,200.00	0.00	0.00	1,480.00	1,480.00	-280.00	123.33
01-00-00-43-3557	Car Fire & Extrication Fee	500.00	500.00	0.00	0.00	500.00	0.00	100.00
01-00-00-43-3560	State Highway Maintenance	57,657.00	0.00	0.00	14,843.00	14,843.00	42,814.00	25.74
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	571,559.20	13,636.90	123,584.03	681,506.33	1,071,570.67	38.87
01-00-00-44-4230	Police Tickets	160,900.00	65,950.19	0.00	11,877.32	77,827.51	83,072.49	48.37
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	1,893.47	11.76	444.00	2,325.71	2,749.29	45.83
01-00-00-44-4430	Court Fines	55,714.00	17,292.61	0.00	3,000.22	20,292.83	35,421.17	36.42
01-00-00-44-4435	DUI Fines	7,632.00	6,480.13	0.00	869.89	7,350.02	281.98	96.31
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	10,150.00	0.00	0.00	10,150.00	-5,150.00	203.00
	Fines & Forfeits	282,522.00	101,766.40	11.76	16,191.43	117,946.07	164,575.93	41.75
01-00-00-45-5100	Interest	92,276.00	17,786.14	0.00	10,403.13	28,189.27	64,086.73	30.55
01-00-00-45-5200	Net Change in Fair Value	0.00	2,831.64	828.68	0.02	2,002.98	-2,002.98	0.00
	Interest	92,276.00	20,617.78	828.68	10,403.15	30,192.25	62,083.75	32.72
01-00-00-46-6408	Cash OverShort	0.00	9.90	0.00	0.00	9.90	-9.90	0.00
01-00-00-46-6410	Miscellaneous	35,300.00	2,668.22	0.00	2,521.34	5,189.56	30,110.44	14.70
01-00-00-46-6411	Miscellaneous Public Safety	4,500.00	529.47	0.00	0.00	529.47	3,970.53	11.77
01-00-00-46-6412	Reimbursements-Crossing Guards	62,626.00	33,191.39	0.00	0.00	33,191.39	29,434.61	53.00

Account Number	Description	Budget	Beg Bal	Debits	Credits	End Bal	Remaining	% ExpCol
01-00-00-46-6415	Reimbursement of Expenses	7,500.00	4,254.33	0.00	288.00	4,542.33	2,957.67	60.56
01-00-00-46-6417	IRMA Reimbursements	45,000.00	22,188.03	0.00	117,967.84	140,155.87	-95,155.87	311.46
01-00-00-46-6510	T-Mobile Lease	42,068.00	13,883.92	0.00	3,470.98	17,354.90	24,713.10	41.25
01-00-00-46-6511	WSCDC Rental Income	50,722.00	20,987.05	0.00	8,394.82	29,381.87	21,340.13	57.93
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	97,712.31	0.00	132,642.98	230,355.29	92,360.71	71.38
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	8,500.00	0.00	0.00	8,500.00	250.00	97.14
01-00-00-46-6525	Bullet Proof Vest Reimb-DOJ	3,833.00	954.87	0.00	0.00	954.87	2,878.13	24.91
01-00-00-46-6528	IDOT Traffic Safety Grant	19,788.00	2,166.37	0.00	246.35	2,412.72	17,375.28	12.19
01-00-00-46-6620	State Fire Marshal Training	4,050.00	1,261.90	0.00	0.00	1,261.90	2,788.10	31.16
01-00-00-46-7388	Sustainability Comm Donations	0.00	83.00	0.00	0.00	83.00	-83.00	0.00
	Grants & Contributions	38,521.00	12,966.14	0.00	246.35	13,212.49	25,308.51	34.30
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>6,201,449.33</u>	<u>17,158.34</u>	<u>760,282.51</u>	<u>6,944,573.50</u>	<u>8,711,163.50</u>	<u>44.36</u>
	Revenue	15,655,737.00	6,201,449.33	17,158.34	760,282.51	6,944,573.50	8,711,163.50	44.36
10	Administration							
01-10-00-51-0200	Salaries Regular	568,424.00	198,022.35	41,668.18	0.00	239,690.53	328,733.47	42.17
01-10-00-51-1700	Overtime	500.00	351.10	72.78	0.00	423.88	76.12	84.78
01-10-00-51-1950	Insurance Refusal Reimb	2,265.00	740.00	60.00	0.00	800.00	1,465.00	35.32
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	199,113.45	41,800.96	0.00	240,914.41	335,274.59	41.81
01-10-00-52-0320	FICA	32,242.00	12,219.94	2,563.65	0.00	14,783.59	17,458.41	45.85
01-10-00-52-0325	Medicare	8,423.00	2,859.64	599.57	0.00	3,459.21	4,963.79	41.07
01-10-00-52-0330	IMRF	63,244.00	21,392.01	4,489.26	0.00	25,881.27	37,362.73	40.92
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	2,690.08	672.52	0.00	3,362.60	4,467.40	42.95
01-10-00-52-0400	Health Insurance	61,861.00	16,671.63	4,895.40	632.23	20,934.80	40,926.20	33.84
01-10-00-52-0420	Health Insurance - Retirees	50.00	-764.23	730.03	0.00	-34.20	84.20	-68.40
01-10-00-52-0425	Life Insurance	720.00	233.06	80.78	24.26	289.58	430.42	40.22

Account Number	Description	Budget	Beg Bal	Debits	Credits	End Bal	Remaining	% ExpCol
01-10-00-52-0430	VEBA Contributions	15,643.00	8,755.36	0.00	0.00	8,755.36	6,887.64	55.97
01-10-00-52-0500	Wellness Program	1,500.00	844.00	0.00	0.00	844.00	656.00	56.27
	Benefits	193,263.00	64,901.49	14,031.21	656.49	78,276.21	114,986.79	40.50
01-10-00-53-0200	Communications	29,825.00	10,308.60	2,603.39	0.00	12,911.99	16,913.01	43.29
01-10-00-53-0300	Audit Services	20,090.00	10,210.23	0.00	0.00	10,210.23	9,879.77	50.82
01-10-00-53-0350	Actuarial Services	9,800.00	575.00	0.00	0.00	575.00	9,225.00	5.87
01-10-00-53-0380	Consulting Services	130,000.00	49,154.70	15,629.18	0.00	64,783.88	65,216.12	49.83
01-10-00-53-0410	IT Support	123,925.00	28,261.69	14,443.31	0.00	42,705.00	81,220.00	34.46
01-10-00-53-0429	Vehicle Sticker Program	17,625.00	11,012.97	4,324.46	0.00	15,337.43	2,287.57	87.02
01-10-00-53-1100	Health Inspection Services	15,500.00	3,862.50	0.00	0.00	3,862.50	11,637.50	24.92
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	5,010.85	872.99	0.00	5,883.84	6,114.16	49.04
01-10-00-53-2200	Liability Insurance	279,790.00	90,522.76	22,630.69	0.00	113,153.45	166,636.55	40.44
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	3,008.95	1,008.85	0.00	4,017.80	7,023.20	36.39
	Equipment							
01-10-00-53-4100	Training	7,000.00	819.00	0.00	0.00	819.00	6,181.00	11.70
01-10-00-53-4250	Travel & Meeting	9,550.00	4,714.60	776.58	0.00	5,491.18	4,058.82	57.50
01-10-00-53-4300	Dues & Subscriptions	25,545.00	21,599.03	310.00	0.00	21,909.03	3,635.97	85.77
01-10-00-53-4350	Printing	3,400.00	984.50	150.00	0.00	1,134.50	2,265.50	33.37
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	50.00	0.00	50.00	2,550.00	1.92
01-10-00-53-5600	Community and Emp	9,250.00	7,763.59	879.85	0.00	8,643.44	606.56	93.44
	Programs							
	Contractual Services	744,939.00	247,808.97	63,679.30	0.00	311,488.27	433,450.73	41.81
01-10-00-54-0100	Office Supplies	16,125.00	5,629.84	1,002.01	31.70	6,600.15	9,524.85	40.93
01-10-00-54-0150	Office Equipment	3,000.00	14.99	0.00	0.00	14.99	2,985.01	0.50
01-10-00-54-1300	Postage	10,500.00	3,050.00	21.11	0.00	3,071.11	7,428.89	29.25
	Materials & Supplies	29,625.00	8,694.83	1,023.12	31.70	9,686.25	19,938.75	32.70
01-10-00-57-5032	Transfer to TIF-North	50,000.00	50,000.00	0.00	0.00	50,000.00	0.00	100.00
	Other Financing Uses	<u>50,000.00</u>	<u>50,000.00</u>	<u>0.00</u>	<u>0.00</u>	<u>50,000.00</u>	<u>0.00</u>	<u>100.00</u>
10	Administration	1,594,016.00	570,518.74	120,534.59	688.19	690,365.14	903,650.86	43.31
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	8,000.00	0.00	8,000.00	0.00	100.00
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	97,475.97	33,161.37	0.00	130,637.34	251,668.66	34.17
01-14-00-53-4277	Citizens Corps Council	5,000.00	0.00	0.00	0.00	0.00	5,000.00	0.00

Account Number	Description	Budget	Beg Bal	Debits	Credits	End Bal	Remaining	% ExpCol
01-14-00-53-4278	Medical Reserve Corp Contractual Services	500.00 <u>401,856.00</u>	0.00 <u>97,475.97</u>	0.00 <u>41,161.37</u>	0.00 <u>0.00</u>	0.00 <u>138,637.34</u>	500.00 <u>263,218.66</u>	0.00 <u>34.50</u>
14	E911	401,856.00	97,475.97	41,161.37	0.00	138,637.34	263,218.66	34.50
15	Boards and Commissions							
01-15-00-52-0320	FICA	0.00	33.72	32.60	0.00	66.32	-66.32	0.00
01-15-00-52-0325	Medicare	0.00	7.89	7.62	0.00	15.51	-15.51	0.00
01-15-00-52-0330	IMRF	0.00	59.87	57.88	0.00	117.75	-117.75	0.00
01-15-00-52-0375	Fringe Benefits	0.00	0.00	50.00	0.00	50.00	-50.00	0.00
	Benefits	0.00	101.48	148.10	0.00	249.58	-249.58	0.00
01-15-00-53-0380	Consulting Services	77,450.00	1,608.55	180.75	0.00	1,789.30	75,660.70	2.31
01-15-00-53-0400	Secretarial Services	3,500.00	543.83	525.70	0.00	1,069.53	2,430.47	30.56
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	366.00	0.00	366.00	2,634.00	12.20
01-15-00-53-4450	Testing	15,000.00	12,343.89	7,938.49	0.00	20,282.38	-5,282.38	135.22
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	14,496.27	9,010.94	0.00	23,507.21	80,767.79	22.54
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	14,597.75	9,159.04	0.00	23,756.79	80,668.21	22.75
20	Building and Development							
01-20-00-51-0200	Full-Time Salaries	247,556.00	81,996.73	20,225.08	0.00	102,221.81	145,334.19	41.29
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	1,373.00	450.00	112.50	0.00	562.50	810.50	40.97
	Reimbursemnt							
	Personal Services	249,429.00	82,446.73	20,337.58	0.00	102,784.31	146,644.69	41.21
01-20-00-52-0320	FICA	15,190.00	4,977.55	1,226.36	0.00	6,203.91	8,986.09	40.84
01-20-00-52-0325	Medicare	3,621.00	1,164.07	286.78	0.00	1,450.85	2,170.15	40.07
01-20-00-52-0330	IMRF	27,366.00	8,745.64	2,154.42	0.00	10,900.06	16,465.94	39.83
01-20-00-52-0375	Fringe Benefits	1,980.00	660.00	165.00	0.00	825.00	1,155.00	41.67
01-20-00-52-0400	Health Insurance	44,795.00	12,227.24	3,581.75	480.15	15,328.84	29,466.16	34.22
01-20-00-52-0425	Life Insurance	147.00	44.80	11.20	0.00	56.00	91.00	38.10
01-20-00-52-0430	VEBA Contributions	8,893.00	4,403.79	0.00	0.00	4,403.79	4,489.21	49.52

Account Number	Description	Budget	Beg Bal	Debits	Credits	End Bal	Remaining	% ExpCol
	Benefits	101,992.00	32,223.09	7,425.51	480.15	39,168.45	62,823.55	38.40
01-20-00-53-0370	Professional Services	11,450.00	2,985.16	783.97	0.00	3,769.13	7,680.87	32.92
01-20-00-53-1300	Inspection Services	65,350.00	17,655.00	32.00	0.00	17,687.00	47,663.00	27.07
01-20-00-53-1305	Plan Review Services	30,000.00	422.01	2,251.84	0.00	2,673.85	27,326.15	8.91
01-20-00-53-3200	Vehicle Maintenance	400.00	41.99	0.00	0.00	41.99	358.01	10.50
01-20-00-53-4100	Training	500.00	230.00	0.00	0.00	230.00	270.00	46.00
01-20-00-53-4300	Dues & Subscriptions	845.00	575.00	67.50	0.00	642.50	202.50	76.04
01-20-00-53-5300	AdvertisingLegal Notices	0.00	742.00	0.00	0.00	742.00	-742.00	0.00
	Contractual Services	108,545.00	22,651.16	3,135.31	0.00	25,786.47	82,758.53	23.76
01-20-00-54-0100	Office Supplies	400.00	962.00	0.00	0.00	962.00	-562.00	240.50
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	35.79	0.00	0.00	35.79	244.21	12.78
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	997.79	0.00	0.00	997.79	332.21	75.02
01-20-00-57-5013	Transfer to CERF	2,687.00	895.68	223.92	0.00	1,119.60	1,567.40	41.67
	Other Financing Uses	<u>2,687.00</u>	<u>895.68</u>	<u>223.92</u>	<u>0.00</u>	<u>1,119.60</u>	<u>1,567.40</u>	<u>41.67</u>
20	Building and Development	463,983.00	139,214.45	31,122.32	480.15	169,856.62	294,126.38	36.61
30	Legal Services							
01-30-00-53-0420	Labor and Employment Legal Svc	20,000.00	20,176.25	945.00	0.00	21,121.25	-1,121.25	105.61
01-30-00-53-0425	Village Attorney	100,000.00	31,020.79	13,524.39	0.00	44,545.18	55,454.82	44.55
01-30-00-53-0426	Village Prosecutor	12,000.00	3,533.00	1,000.00	0.00	4,533.00	7,467.00	37.78
	Contractual Services	<u>132,000.00</u>	<u>54,730.04</u>	<u>15,469.39</u>	<u>0.00</u>	<u>70,199.43</u>	<u>61,800.57</u>	<u>53.18</u>
30	Legal Services	132,000.00	54,730.04	15,469.39	0.00	70,199.43	61,800.57	53.18
40	Police Department							
01-40-00-51-0100	Salaries Sworn	2,671,534.00	864,613.54	229,913.57	0.00	1,094,527.11	1,577,006.89	40.97
01-40-00-51-0200	Salaries Regular	130,730.00	45,046.57	10,874.50	0.00	55,921.07	74,808.93	42.78
01-40-00-51-1500	Specialist Pay	40,426.00	10,874.00	2,981.00	0.00	13,855.00	26,571.00	34.27
01-40-00-51-1600	Holiday Pay	125,869.00	5,295.17	2,287.58	0.00	7,582.75	118,286.25	6.02
01-40-00-51-1700	Overtime	175,000.00	55,148.89	14,241.47	0.00	69,390.36	105,609.64	39.65
01-40-00-51-1727	IDOT STEP Overtime	19,788.00	1,745.24	783.72	0.00	2,528.96	17,259.04	12.78
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	300.00	75.00	0.00	375.00	1,150.00	24.59
01-40-00-51-3000	Part-Time Salaries	46,592.00	11,259.52	2,510.91	0.00	13,770.43	32,821.57	29.56
	Personal Services	3,251,564.00	994,282.93	263,667.75	0.00	1,257,950.68	1,993,613.32	38.69
01-40-00-52-0320	FICA	12,079.00	3,385.72	814.96	0.00	4,200.68	7,878.32	34.78

Account Number	Description	Budget	Beg Bal	Debits	Credits	End Bal	Remaining	% ExpCol
01-40-00-52-0325	Medicare	44,672.00	13,656.20	3,569.81	0.00	17,226.01	27,445.99	38.56
01-40-00-52-0330	IMRF	18,364.00	6,172.73	1,494.15	0.00	7,666.88	10,697.12	41.75
01-40-00-52-0375	Fringe Benefits	1,800.00	400.00	100.00	0.00	500.00	1,300.00	27.78
01-40-00-52-0400	Health Insurance	482,880.00	160,705.95	48,714.63	7,140.69	202,279.89	280,600.11	41.89
01-40-00-52-0420	Health Insurance - Retirees	83,526.00	26,493.86	16,991.18	10,022.25	33,462.79	50,063.21	40.06
01-40-00-52-0425	Life Insurance	2,057.00	645.36	593.48	425.50	813.34	1,243.66	39.54
01-40-00-52-0430	VEBA Contributions	76,614.00	45,201.05	0.00	0.00	45,201.05	31,412.95	59.00
01-40-00-53-0009	Contribution to Police Pension	1,483,000.00	688,154.09	1,403.76	0.00	689,557.85	793,442.15	46.50
	Benefits	2,204,992.00	944,814.96	73,681.97	17,588.44	1,000,908.49	1,204,083.51	45.39
01-40-00-53-0200	Communications	3,068.00	857.37	286.48	0.00	1,143.85	1,924.15	37.28
01-40-00-53-0385	Administrative Adjudication	23,220.00	4,110.00	1,750.00	0.00	5,860.00	17,360.00	25.24
01-40-00-53-0410	IT Support	14,266.00	327.72	0.00	0.00	327.72	13,938.28	2.30
01-40-00-53-0430	Animal Control	2,500.00	30.00	120.00	0.00	150.00	2,350.00	6.00
01-40-00-53-3100	Maint of Equipment	14,816.00	472.00	0.00	0.00	472.00	14,344.00	3.19
01-40-00-53-3200	Maintenance of Vehicles	45,000.00	8,765.28	1,501.53	0.00	10,266.81	34,733.19	22.82
01-40-00-53-3600	Maintenance of Buildings	1,000.00	335.00	0.00	0.00	335.00	665.00	33.50
01-40-00-53-4100	Training	24,950.00	6,934.64	253.98	0.00	7,188.62	17,761.38	28.81
01-40-00-53-4200	Community Support Services	102,605.00	31,795.63	5,474.09	0.00	37,269.72	65,335.28	36.32
01-40-00-53-4250	Travel & Meeting	4,450.00	464.60	0.00	0.00	464.60	3,985.40	10.44
01-40-00-53-4300	Dues & Subscriptions	8,303.00	3,058.00	175.00	0.00	3,233.00	5,070.00	38.94
01-40-00-53-4350	Printing	5,790.00	0.00	654.00	162.00	492.00	5,298.00	8.50
01-40-00-53-4400	Medical & Screening	5,015.00	5,410.00	0.00	0.00	5,410.00	-395.00	107.88
01-40-00-53-5400	Damage Claims	2,500.00	3,645.44	0.00	0.00	3,645.44	-1,145.44	145.82
	Contractual Services	257,483.00	66,205.68	10,215.08	162.00	76,258.76	181,224.24	29.62
01-40-00-54-0100	Office Supplies	10,000.00	2,855.73	935.12	0.00	3,790.85	6,209.15	37.91
01-40-00-54-0200	Gas & Oil	40,581.00	12,282.13	3,477.45	0.00	15,759.58	24,821.42	38.83
01-40-00-54-0300	Uniforms Sworn Personnel	27,400.00	5,682.34	199.29	0.00	5,881.63	21,518.37	21.47
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	593.70	301.38	0.00	895.08	1,712.92	34.32
01-40-00-54-0600	Operating Supplies	9,868.00	138.15	420.00	0.00	558.15	9,309.85	5.66
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	2,223.54	157.92	0.00	2,381.46	14,058.54	14.49
01-40-00-54-0603	Evidence Supplies	6,950.00	438.55	0.00	0.00	438.55	6,511.45	6.31
01-40-00-54-0605	DUI Expenditures	7,632.00	211.61	0.00	0.00	211.61	7,420.39	2.77
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	95.00	0.00	0.00	95.00	6,465.00	1.45
	Materials & Supplies	147,544.00	24,520.75	5,491.16	0.00	30,011.91	117,532.09	20.34
01-40-00-57-5013	Transfer to CERF	158,304.00	52,768.00	13,192.00	0.00	65,960.00	92,344.00	41.67

Account Number	Description	Budget	Beg Bal	Debits	Credits	End Bal	Remaining	% ExpCol
	Other Financing Uses	<u>158,304.00</u>	<u>52,768.00</u>	<u>13,192.00</u>	<u>0.00</u>	<u>65,960.00</u>	<u>92,344.00</u>	<u>41.67</u>
40	Police Department	6,019,887.00	2,082,592.32	366,247.96	17,750.44	2,431,089.84	3,588,797.16	40.38
50	Fire Department							
01-50-00-51-0100	Salaries Sworn	1,818,361.00	566,880.41	138,151.63	0.00	705,032.04	1,113,328.96	38.77
01-50-00-51-0200	Salaries Regular	111,206.00	26,472.08	6,618.02	0.00	33,090.10	78,115.90	29.76
01-50-00-51-1500	Specialist Pay	136,475.00	45,471.12	11,402.78	0.00	56,873.90	79,601.10	41.67
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	44,822.95	15,277.89	0.00	60,100.84	59,899.16	50.08
01-50-00-51-1800	Educational Incentives	14,600.00	0.00	14,850.00	0.00	14,850.00	-250.00	101.71
01-50-00-51-3000	Part-Time Salaries	0.00	9,879.48	1,691.91	0.00	11,571.39	-11,571.39	0.00
	Personal Services	2,277,953.00	693,526.04	187,992.23	0.00	881,518.27	1,396,434.73	38.70
01-50-00-51-1950	Insurance Refusal Reimb	1,500.00	500.00	125.00	0.00	625.00	875.00	41.67
01-50-00-52-0320	FICA	6,932.00	2,230.01	509.26	0.00	2,739.27	4,192.73	39.52
01-50-00-52-0325	Medicare	33,048.00	9,507.53	2,603.24	0.00	12,110.77	20,937.23	36.65
01-50-00-52-0330	IMRF	12,244.00	3,905.00	890.60	0.00	4,795.60	7,448.40	39.17
01-50-00-52-0375	Fringe Benefits	1,200.00	400.00	100.00	0.00	500.00	700.00	41.67
01-50-00-52-0400	Health Insurance	310,124.00	99,871.92	29,611.88	4,198.18	125,285.62	184,838.38	40.40
01-50-00-52-0420	Health Insurance - Retirees	40,174.00	12,297.18	11,748.56	8,429.69	15,616.05	24,557.95	38.87
01-50-00-52-0425	Life Insurance	1,487.00	459.16	241.17	126.38	573.95	913.05	38.60
01-50-00-52-0430	VEBA Contributions	54,194.00	34,048.23	0.00	0.00	34,048.23	20,145.77	62.83
01-50-00-53-0010	Contribution to Fire Pension	1,324,000.00	561,875.85	1,145.93	0.00	563,021.78	760,978.22	42.52
	Benefits	1,784,903.00	725,094.88	46,975.64	12,754.25	759,316.27	1,025,586.73	42.54
01-50-00-53-0200	Communications	6,300.00	264.57	79.56	0.00	344.13	5,955.87	5.46
01-50-00-53-0410	IT Support	7,126.00	300.00	0.00	0.00	300.00	6,826.00	4.21
01-50-00-53-3100	Maintenance of Equipment	7,300.00	767.49	226.57	0.00	994.06	6,305.94	13.62
01-50-00-53-3200	Maintenance of Vehicles	38,250.00	10,731.95	496.94	0.00	11,228.89	27,021.11	29.36
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	2,440.66	1,925.00	0.00	4,365.66	20,384.34	17.64
01-50-00-53-4200	Community Support Services	16,300.00	10,510.00	1,144.09	0.00	11,654.09	4,645.91	71.50
01-50-00-53-4250	Travel & Meeting	6,550.00	1,032.55	588.60	0.00	1,621.15	4,928.85	24.75
01-50-00-53-4300	Dues & Subscriptions	3,465.00	75.00	242.50	0.00	317.50	3,147.50	9.16
01-50-00-53-4400	Medical & Screening	15,000.00	0.00	106.00	0.00	106.00	14,894.00	0.71
	Contractual Services	129,041.00	26,122.22	4,809.26	0.00	30,931.48	98,109.52	23.97
01-50-00-54-0100	Office Supplies	1,500.00	90.25	0.00	0.00	90.25	1,409.75	6.02
01-50-00-54-0200	Gas & Oil	14,850.00	3,512.31	1,094.99	0.00	4,607.30	10,242.70	31.03
01-50-00-54-0300	Uniforms Sworn	17,400.00	7.00	282.80	0.00	289.80	17,110.20	1.67

Account Number	Description	Budget	Beg Bal	Debits	Credits	End Bal	Remaining	% ExpCol
01-50-00-54-0600	Personnel							
	Operating Supplies	23,300.00	8,466.09	4,200.13	403.45	12,262.77	11,037.23	52.63
	Materials & Supplies	57,050.00	12,075.65	5,577.92	403.45	17,250.12	39,799.88	30.24
01-50-00-57-5013	Transfer to CERF	148,093.00	49,364.32	12,341.08	0.00	61,705.40	86,387.60	41.67
	Other Financing Uses	148,093.00	49,364.32	12,341.08	0.00	61,705.40	86,387.60	41.67
50	Fire Department	4,397,040.00	1,506,183.11	257,696.13	13,157.70	1,750,721.54	2,646,318.46	39.82
60	Public Works							
01-60-01-51-0200	Salaries Regular	494,546.00	165,299.29	41,359.44	0.00	206,658.73	287,887.27	41.79
01-60-01-51-1500	Certification Pay	7,950.00	8,550.00	0.00	0.00	8,550.00	-600.00	107.55
01-60-01-51-1700	Overtime	50,000.00	7,899.44	0.00	0.00	7,899.44	42,100.56	15.80
01-60-01-51-3000	Part-Time Salaries	8,000.00	4,551.02	492.00	0.00	5,043.02	2,956.98	63.04
	Personal Services	560,496.00	186,299.75	41,851.44	0.00	228,151.19	332,344.81	40.71
01-60-01-52-0320	FICA	34,105.00	11,369.45	2,548.09	0.00	13,917.54	20,187.46	40.81
01-60-01-52-0325	Medicare	8,117.00	2,659.08	595.92	0.00	3,255.00	4,862.00	40.10
01-60-01-52-0330	IMRF	54,875.00	19,563.82	4,439.87	0.00	24,003.69	30,871.31	43.74
01-60-01-52-0375	Fringe Benefits	4,140.00	1,394.00	345.00	0.00	1,739.00	2,401.00	42.00
01-60-01-52-0400	Health Insurance	134,187.00	43,248.86	11,546.04	673.36	54,121.54	80,065.46	40.33
01-60-01-52-0420	Health Insurance - Retirees	14,790.00	1,470.03	4,640.55	1,883.36	4,227.22	10,562.78	28.58
01-60-01-52-0425	Life Insurance	264.00	65.48	84.07	64.05	85.50	178.50	32.39
01-60-01-52-0430	VEBA Contributions	5,963.00	4,582.62	0.00	0.00	4,582.62	1,380.38	76.85
	Benefits	256,441.00	84,353.34	24,199.54	2,620.77	105,932.11	150,508.89	41.31
01-60-01-53-0200	Communications	1,210.00	288.92	65.30	0.00	354.22	855.78	29.27
01-60-01-53-0380	Consulting Services	20,500.00	0.00	1,876.50	0.00	1,876.50	18,623.50	9.15
01-60-01-53-0410	IT Support	22,080.00	5,123.60	1,707.86	0.00	6,831.46	15,248.54	30.94
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	766.71	355.31	0.00	1,122.02	2,377.98	32.06
01-60-01-53-3200	Maintenance of Vehicles	25,500.00	3,407.52	183.26	0.00	3,590.78	21,909.22	14.08
01-60-01-53-3400	Maintenance TrafficSt Lights	73,380.00	15,768.87	7,391.37	0.00	23,160.24	50,219.76	31.56
01-60-01-53-3550	Tree Maintenance	89,500.00	13,212.50	7,386.00	0.00	20,598.50	68,901.50	23.02
01-60-01-53-3600	Maintenance of Bldgs & Grounds	65,040.00	15,785.69	5,589.35	0.00	21,375.04	43,664.96	32.86
01-60-01-53-3610	Maintenance Sidewalks	55,000.00	62,375.21	3,282.91	0.00	65,658.12	-10,658.12	119.38
01-60-01-53-3620	Maintenance Streets	108,000.00	0.00	45,899.42	0.00	45,899.42	62,100.58	42.50
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	1,359.32	839.52	0.00	2,198.84	4,261.16	34.04
01-60-01-53-4300	Dues & Subscriptions	2,310.00	4,645.00	60.00	0.00	4,705.00	-2,395.00	203.68
01-60-01-53-4400	Medical & Screening	1,550.00	356.00	0.00	0.00	356.00	1,194.00	22.97
01-60-01-53-5300	AdvertisingLegal Notice	1,000.00	334.62	175.00	0.00	509.62	490.38	50.96
01-60-01-53-5350	Dumping Fees	13,000.00	7,063.39	597.22	0.00	7,660.61	5,339.39	58.93

Account Number	Description	Budget	Beg Bal	Debits	Credits	End Bal	Remaining	% ExpCol
01-60-01-53-5400	Damage Claims	25,000.00	4,221.14	1,076.05	0.00	5,297.19	19,702.81	21.19
01-60-01-53-5450	St Light Electricity	27,500.04	1,590.69	13,642.85	0.00	15,233.54	12,266.50	55.39
01-60-05-53-5500	Collection & Disposal	1,067,161.00	266,560.06	80,045.83	0.00	346,605.89	720,555.11	32.48
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	402,859.24	170,173.75	0.00	573,032.99	1,104,858.05	34.15
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	3,658.37	1,312.07	0.00	4,970.44	14,580.56	25.42
01-60-01-54-0310	Uniforms	5,575.00	378.18	0.00	0.00	378.18	5,196.82	6.78
01-60-01-54-0500	Vehicle Parts	10,000.00	252.07	387.68	0.00	639.75	9,360.25	6.40
01-60-01-54-0600	Operating Supplies & Equipment	45,620.00	13,232.59	2,367.84	0.00	15,600.43	30,019.57	34.20
01-60-01-54-0800	Trees	22,000.00	15,832.00	0.00	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	33,353.21	4,067.59	0.00	37,420.80	106,755.20	25.95
01-60-01-57-5013	Transfer to CERF	115,087.00	38,362.32	9,590.58	0.00	47,952.90	67,134.10	41.67
	Other Financing Uses	115,087.00	38,362.32	9,590.58	0.00	47,952.90	67,134.10	41.67
60	Public Works	<u>2,754,091.04</u>	<u>745,227.86</u>	<u>249,882.90</u>	<u>2,620.77</u>	<u>992,489.99</u>	<u>1,761,601.05</u>	<u>36.04</u>
	Expense	<u>15,867,298.04</u>	<u>5,210,540.24</u>	<u>1,091,273.70</u>	<u>34,697.25</u>	<u>6,267,116.69</u>	<u>9,600,181.35</u>	<u>39.50</u>
01	General Fund	211,561.04	-990,909.09	1,108,432.04	794,979.76	-677,456.81	889,017.85	-320.22

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	9,950.00	0.00	400.00	10,350.00	9,000.00	53.49
	Licenses & Permits	19,350.00	9,950.00	0.00	400.00	10,350.00	9,000.00	53.49
02-00-00-43-3100	Water Sales	3,296,587.00	1,092,771.60	11,694.43	352,608.89	1,433,686.06	1,862,900.94	43.49
02-00-00-43-3150	Sewer Sales	2,161,431.00	714,588.79	4,868.51	233,428.90	943,149.18	1,218,281.82	43.64
02-00-00-43-3160	Water Penalties	28,588.00	10,923.58	219.33	0.00	10,704.25	17,883.75	37.44
02-00-00-43-3515	NSF Fees	200.00	50.00	0.00	0.00	50.00	150.00	25.00
	Charges for Services	5,486,806.00	1,818,333.97	16,782.27	586,037.79	2,387,589.49	3,099,216.51	43.52
02-00-00-45-5100	Interest	13,486.00	8,679.74	0.00	1,101.13	9,780.87	3,705.13	72.53
02-00-00-45-5200	Net Change in Fair Value	0.00	138.64	10.30	0.00	128.34	-128.34	0.00
	Interest	13,486.00	8,818.38	10.30	1,101.13	9,909.21	3,576.79	73.48
02-00-00-46-6410	Miscellaneous	5,000.00	700.00	0.00	0.00	700.00	4,300.00	14.00
02-00-00-46-6415	Reimbursement of Expenses	0.00	8,210.00	0.00	0.00	8,210.00	-8,210.00	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	6,384.00	0.00	500.00	6,884.00	3,116.00	68.84
	Miscellaneous	17,000.00	15,294.00	0.00	500.00	15,794.00	1,206.00	92.91
00		5,536,642.00	1,852,396.35	16,792.57	588,038.92	2,423,642.70	3,112,999.30	43.77
	Revenue	5,536,642.00	1,852,396.35	16,792.57	588,038.92	2,423,642.70	3,112,999.30	43.77
60	Public Works							
02-60-06-51-0200	Salaries Regular	772,629.00	255,716.83	64,588.04	0.00	320,304.87	452,324.13	41.46
02-60-06-51-1500	Specialists Pay	2,100.00	2,100.00	0.00	0.00	2,100.00	0.00	100.00
02-60-06-51-1700	Overtime	12,000.00	2,246.12	1,051.79	0.00	3,297.91	8,702.09	27.48
02-60-06-51-1950	Insurance Refusal Reimb	338.00	110.00	27.50	0.00	137.50	200.50	40.68
02-60-06-51-3000	Part-Time Salaries	15,200.00	6,186.31	0.00	0.00	6,186.31	9,013.69	40.70
	Personal Services	802,267.00	266,359.26	65,667.33	0.00	332,026.59	470,240.41	41.39
02-60-06-52-0320	FICA	49,030.00	16,187.29	3,986.18	0.00	20,173.47	28,856.53	41.15
02-60-06-52-0325	Medicare	11,741.00	3,785.60	932.23	0.00	4,717.83	7,023.17	40.18
02-60-06-52-0330	IMRF	87,069.00	28,238.32	7,046.29	0.00	35,284.61	51,784.39	40.52
02-60-06-52-0375	Fringe Benefits	5,150.00	1,652.64	409.16	0.00	2,061.80	3,088.20	40.03
02-60-06-52-0400	Health Insurance	191,393.00	59,327.14	15,944.80	983.44	74,288.50	117,104.50	38.81
02-60-06-52-0420	Health Insurance - Retirees	3,016.00	516.41	730.00	0.00	1,246.41	1,769.59	41.33
02-60-06-52-0425	Life Insurance	435.00	148.08	179.28	145.91	181.45	253.55	41.71

Account Number	Description	Budget	Beg Bal	Debits	Credits	End Bal	Remaining	% Exp/Col
02-60-06-52-0430	VEBA Contributions	13,588.00	9,311.36	0.00	0.00	9,311.36	4,276.64	68.53
	Benefits	361,422.00	119,166.84	29,227.94	1,129.35	147,265.43	214,156.57	40.75
02-60-06-53-0100	Electricity	38,004.00	8,905.80	6,953.55	0.00	15,859.35	22,144.65	41.73
02-60-06-53-0200	Communications	6,780.00	2,672.50	694.82	0.00	3,367.32	3,412.68	49.67
02-60-06-53-0300	Auditing	9,075.00	5,534.77	0.00	0.00	5,534.77	3,540.23	60.99
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	9,070.53	2,430.87	0.00	11,501.40	54,768.60	17.36
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	8,576.57	2,967.58	0.00	11,544.15	20,013.85	36.58
02-60-06-53-2200	Liability Insurance	37,864.00	12,250.60	3,062.65	0.00	15,313.25	22,550.75	40.44
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	146,500.00	10,323.66	7,189.28	0.00	17,512.94	128,987.06	11.95
	Maintenance							
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	8,000.00	4,413.89	2,808.56	0.00	7,222.45	777.55	90.28
	Vehicles							
02-60-06-53-3300	Maint of Office	1,000.00	312.88	89.88	0.00	402.76	597.24	40.28
	Equipment							
02-60-06-53-3600	Maintenance of	15,250.00	4,581.41	611.47	0.00	5,192.88	10,057.12	34.05
	Buildings							
02-60-06-53-3620	Maintenance of	8,000.00	0.00	0.00	0.00	0.00	8,000.00	0.00
	Streets							
02-60-06-53-3630	Overhead Sewer	59,000.00	12,000.00	0.00	0.00	12,000.00	47,000.00	20.34
	Program							
02-60-06-53-3640	SewerCatch Basin	50,000.00	30,338.59	379.94	0.00	30,718.53	19,281.47	61.44
	Repair							
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	550.00	0.00	275.00	275.00	2,910.00	8.63
02-60-06-53-4300	Dues & Subscriptions	1,460.00	170.00	0.00	0.00	170.00	1,290.00	11.64
02-60-06-53-4350	Printing	6,309.00	1,172.92	525.99	0.00	1,698.91	4,610.09	26.93
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	2,155.00	651.00	0.00	2,806.00	9,684.00	22.47
02-60-06-53-5300	AdvertisingLegal	500.00	0.00	0.00	0.00	0.00	500.00	0.00
	Notice							
02-60-06-53-5350	Dumping Fees	20,000.00	5,584.08	1,427.10	0.00	7,011.18	12,988.82	35.06
02-60-06-53-5400	Damage Claims	4,000.00	1,832.20	5,012.80	0.00	6,845.00	-2,845.00	171.13
	Contractual	572,366.00	120,445.40	34,805.49	275.00	154,975.89	417,390.11	27.08
	Services							
02-60-06-54-0100	Office Supplies	500.00	1,943.20	110.00	0.00	2,053.20	-1,553.20	410.64
02-60-06-54-0200	Gas & Oil	12,770.00	4,487.57	1,288.54	0.00	5,776.11	6,993.89	45.23
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	2,188.15	370.21	0.00	2,558.36	5,441.64	31.98
02-60-06-54-0600	Operating Supplies	26,900.00	9,711.23	3,367.70	0.00	13,078.93	13,821.07	48.62
02-60-06-54-1300	Postage	9,000.00	2,206.01	341.37	0.00	2,547.38	6,452.62	28.30
02-60-06-54-2200	Water from Chicago	1,666,525.00	464,318.16	188,559.06	0.00	652,877.22	1,013,647.78	39.18
	Materials & Supplies	1,725,170.00	484,854.32	194,036.88	0.00	678,891.20	1,046,278.80	39.35

Account Number	Description	Budget	Beg Bal	Debits	Credits	End Bal	Remaining	% Exp/Col
02-60-06-55-0500	Building Improvements	25,000.00	4,640.00	0.00	0.00	4,640.00	20,360.00	18.56
02-60-06-55-1150	Sewer System Improvements	175,000.00	156,590.82	17,398.98	0.00	173,989.80	1,010.20	99.42
02-60-06-55-1300	Water System Improvements	434,000.00	190,378.82	147,565.74	0.00	337,944.56	96,055.44	77.87
02-60-06-55-1400	Meter Replacement Program	16,000.00	15,101.72	0.00	0.00	15,101.72	898.28	94.39
02-60-06-55-9100	Street Improvements	70,000.00	50,276.00	0.00	0.00	50,276.00	19,724.00	71.82
	Capital Outlay	720,000.00	416,987.36	164,964.72	0.00	581,952.08	138,047.92	80.83
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	3,485.00	0.00	0.00	3,485.00	3,485.00	50.00
02-60-06-56-0102	Community Bank Loan Principal	49,813.00	49,823.50	0.00	0.00	49,823.50	-10.50	100.02
02-60-06-56-0103	Community Bank Loan Interest	696.00	477.09	0.00	0.00	477.09	218.91	68.55
02-60-06-56-0104	IEPA Loan Principal	620,893.00	308,740.48	0.00	0.00	308,740.48	312,152.52	49.73
02-60-06-56-0105	IEPA Loan Interest	296,253.00	149,832.42	0.00	0.00	149,832.42	146,420.58	50.58
	Debt Service	1,144,625.00	512,358.49	0.00	0.00	512,358.49	632,266.51	44.76
02-60-06-57-5013	Transfer to CERF	95,305.00	31,768.32	7,942.08	0.00	39,710.40	55,594.60	41.67
	Other Financing Uses	95,305.00	31,768.32	7,942.08	0.00	39,710.40	55,594.60	41.67
60	Public Works	5,776,155.00	1,951,939.99	496,644.44	1,404.35	2,447,180.08	3,328,974.92	42.37
	Expense	5,776,155.00	1,951,939.99	496,644.44	1,404.35	2,447,180.08	3,328,974.92	42.37
02	Water & Sewer Fund	239,513.00	99,543.64	513,437.01	589,443.27	23,537.38	215,975.62	9.83

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	3,806.15	0.00	1,933.65	5,739.80	1,197.20	82.74
03-00-00-45-5200	Net Change in Fair Value	0.00	275.27	52.70	0.00	222.57	-222.57	0.00
	Interest	6,937.00	4,081.42	52.70	1,933.65	5,962.37	974.63	85.95
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	96,025.64	0.00	24,421.66	120,447.30	167,231.70	41.87
	Intergovernmental	403,679.00	96,025.64	0.00	24,421.66	120,447.30	283,231.70	29.84
00		410,616.00	100,107.06	52.70	26,355.31	126,409.67	284,206.33	30.79
	Revenue	410,616.00	100,107.06	52.70	26,355.31	126,409.67	284,206.33	30.79
00								
03-00-00-53-0390	Engineering Fees	145,000.00	20,367.83	12,448.34	0.00	32,816.17	112,183.83	22.63
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	20,367.83	12,448.34	0.00	32,816.17	162,243.83	16.82
03-00-00-55-9100	Street Improvement	455,000.00	152,231.00	0.00	0.00	152,231.00	302,769.00	33.46
	Capital Outlay	455,000.00	152,231.00	0.00	0.00	152,231.00	302,769.00	33.46
00		650,060.00	172,598.83	12,448.34	0.00	185,047.17	465,012.83	28.47
	Expense	650,060.00	172,598.83	12,448.34	0.00	185,047.17	465,012.83	28.47
03	Motor Fuel Tax Fund	239,444.00	72,491.77	12,501.04	26,355.31	58,637.50	180,806.50	24.49

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	114,902.57	0.00	1,014.28	115,916.85	9,256.15	92.61
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	114,902.57	0.00	1,014.28	115,916.85	145,419.15	44.36
05-00-00-45-5100	Interest	1,711.00	1,474.01	0.00	523.44	1,997.45	-286.45	116.74
	Interest	<u>1,711.00</u>	<u>1,474.01</u>	<u>0.00</u>	<u>523.44</u>	<u>1,997.45</u>	<u>-286.45</u>	<u>116.74</u>
00		<u>263,047.00</u>	<u>116,376.58</u>	<u>0.00</u>	<u>1,537.72</u>	<u>117,914.30</u>	<u>145,132.70</u>	<u>44.83</u>
	Revenue	263,047.00	116,376.58	0.00	1,537.72	117,914.30	145,132.70	44.83
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	-116,376.58	0.00	1,537.72	-117,914.30	109,951.30	1,480.78

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	121,359.20	0.00	0.00	121,359.20	340,245.80	26.29
09-00-00-45-5200	Net Change in Fair Value	1,085,918.00	700,365.72	0.00	0.00	700,365.72	385,552.28	64.50
	Interest	1,547,523.00	821,724.92	0.00	0.00	821,724.92	725,798.08	53.10
09-00-00-41-1100	Employer Contribution	1,483,000.00	688,154.09	0.00	1,403.76	689,557.85	793,442.15	46.50
09-00-00-46-7350	Employee Contribution	284,418.00	87,243.24	0.00	23,408.35	110,651.59	173,766.41	38.90
	Grants & Contributions	1,767,418.00	775,397.33	0.00	24,812.11	800,209.44	967,208.56	45.28
00		3,314,941.00	1,597,122.25	0.00	24,812.11	1,621,934.36	1,693,006.64	48.93
	Revenue	3,314,941.00	1,597,122.25	0.00	24,812.11	1,621,934.36	1,693,006.64	48.93
00								
09-00-00-52-6100	Pensions	2,275,501.00	738,833.32	0.00	0.00	738,833.32	1,536,667.68	32.47
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	738,833.32	0.00	0.00	738,833.32	1,586,667.68	31.77
09-00-00-53-0300	Audit Services	2,118.00	2,117.50	0.00	0.00	2,117.50	0.50	99.98
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	5,895.00	0.00	0.00	5,895.00	21,235.00	21.73
09-00-00-53-0380	Consulting Services	35,300.00	12,946.10	0.00	0.00	12,946.10	22,353.90	36.67
09-00-00-53-0420	Legal Services	18,000.00	13,425.49	0.00	0.00	13,425.49	4,574.51	74.59
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	750.00	0.00	0.00	750.00	3,250.00	18.75
09-00-00-53-4250	Travel & Meeting	3,000.00	367.58	0.00	0.00	367.58	2,632.42	12.25
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	1,800.00	0.00	0.00	1,800.00	3,200.00	36.00
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	4,449.43	0.00	0.00	4,449.43	9,100.57	32.84
	Contractual Services	120,613.00	41,751.10	0.00	0.00	41,751.10	78,861.90	34.62
00		2,446,114.00	780,584.42	0.00	0.00	780,584.42	1,665,529.58	31.91
	Expense	2,446,114.00	780,584.42	0.00	0.00	780,584.42	1,665,529.58	31.91

<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	-816,537.83	0.00	24,812.11	-841,349.94	-27,477.06	96.84

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	95,440.83	0.00	0.00	95,440.83	312,052.17	23.42
10-00-00-45-5200	Net Change in Fair Value	616,199.00	440,584.31	0.00	0.00	440,584.31	175,614.69	71.50
	Interest	1,023,692.00	536,025.14	0.00	0.00	536,025.14	487,666.86	52.36
10-00-00-41-1100	Employer Contribution	1,324,000.00	579,185.50	0.00	1,145.93	580,331.43	743,668.57	43.83
10-00-00-46-7350	Employee Contribution	193,520.00	58,217.11	0.00	16,098.32	74,315.43	119,204.57	38.40
	Grants & Contributions	1,517,520.00	637,402.61	0.00	17,244.25	654,646.86	862,873.14	43.14
00		2,541,212.00	1,173,427.75	0.00	17,244.25	1,190,672.00	1,350,540.00	46.85
	Revenue	2,541,212.00	1,173,427.75	0.00	17,244.25	1,190,672.00	1,350,540.00	46.85
00								
10-00-00-52-6100	Pensions	1,862,337.00	593,418.80	0.00	0.00	593,418.80	1,268,918.20	31.86
	Benefits	1,862,337.00	593,418.80	0.00	0.00	593,418.80	1,268,918.20	31.86
10-00-00-53-0300	Audit Services	3,500.00	2,117.50	0.00	0.00	2,117.50	1,382.50	60.50
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	4,540.00	0.00	0.00	4,540.00	9,470.00	32.41
10-00-00-53-0380	Consulting Services	36,500.00	11,963.62	0.00	0.00	11,963.62	24,536.38	32.78
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	2,362.70	0.00	0.00	2,362.70	1,837.30	56.25
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	2,946.05	0.00	0.00	2,946.05	6,063.95	32.70
	Contractual Services	86,645.00	23,929.87	0.00	0.00	23,929.87	62,715.13	27.62
00		1,948,982.00	617,348.67	0.00	0.00	617,348.67	1,331,633.33	31.68
	Expense	1,948,982.00	617,348.67	0.00	0.00	617,348.67	1,331,633.33	31.68
10	Fire Pension Fund	-592,230.00	-556,079.08	0.00	17,244.25	-573,323.33	-18,906.67	96.81

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	17,659.16	10.37	1,611.86	19,260.65	28,412.35	40.40
13-00-00-45-5200	Net Change in Fair Value	0.00	3,112.02	0.00	464.82	3,576.84	-3,576.84	0.00
	Interest	47,673.00	20,771.18	10.37	2,076.68	22,837.49	24,835.51	47.90
13-00-00-46-6410	Miscellaneous	5,000.00	5,000.00	0.00	0.00	5,000.00	0.00	100.00
	Miscellaneous	5,000.00	5,000.00	0.00	0.00	5,000.00	0.00	100.00
13-00-00-47-7001	From General Fund	424,171.00	141,390.32	0.00	35,347.58	176,737.90	247,433.10	41.67
13-00-00-47-7002	Transfer from Water and Sewer	95,305.00	31,768.32	0.00	7,942.08	39,710.40	55,594.60	41.67
13-00-00-48-8000	Sale of Property	50,000.00	2,235.85	0.00	0.00	2,235.85	47,764.15	4.47
	Other Financing Sources	569,476.00	175,394.49	0.00	43,289.66	218,684.15	350,791.85	38.40
00		622,149.00	201,165.67	10.37	45,366.34	246,521.64	375,627.36	39.62
	Revenue	622,149.00	201,165.67	10.37	45,366.34	246,521.64	375,627.36	39.62
00								
13-00-00-53-2100	Bank Fees	100.00	75.00	0.00	0.00	75.00	25.00	75.00
	Contractual Services	100.00	75.00	0.00	0.00	75.00	25.00	75.00
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	18,837.85	23,826.84	0.00	42,664.69	-17,059.69	166.63
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	18,837.85	23,826.84	0.00	42,664.69	735,923.31	5.48
00		778,688.00	18,912.85	23,826.84	0.00	42,739.69	735,948.31	5.49
	Expense	778,688.00	18,912.85	23,826.84	0.00	42,739.69	735,948.31	5.49
13	Capital Equip Replacement Fund	156,539.00	-182,252.82	23,837.21	45,366.34	-203,781.95	360,320.95	-130.18

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	5,723.83	5,723.83	4,930.17	53.72
14-00-00-43-3220	Parking Lot Permit Fees	24,846.00	0.00	0.00	7,764.61	7,764.61	17,081.39	31.25
	Charges for Services	35,500.00	0.00	0.00	13,488.44	13,488.44	22,011.56	38.00
14-00-00-44-4240	Automated Traffic Enf Fines	809,343.00	310,953.39	44.00	56,135.67	367,045.06	442,297.94	45.35
	Fines & Forfeits	809,343.00	310,953.39	44.00	56,135.67	367,045.06	442,297.94	45.35
14-00-00-45-5100	Interest	22,640.00	7,865.37	0.00	1,540.10	9,405.47	13,234.53	41.54
14-00-00-45-5200	Net Change in Fair Value	0.00	860.14	0.00	226.04	1,086.18	-1,086.18	0.00
	Interest	<u>22,640.00</u>	<u>8,725.51</u>	<u>0.00</u>	<u>1,766.14</u>	<u>10,491.65</u>	<u>12,148.35</u>	<u>46.34</u>
00		<u>867,483.00</u>	<u>319,678.90</u>	<u>44.00</u>	<u>71,390.25</u>	<u>391,025.15</u>	<u>476,457.85</u>	<u>45.08</u>
	Revenue	867,483.00	319,678.90	44.00	71,390.25	391,025.15	476,457.85	45.08
00								
14-00-00-53-4290	License Fees	12,000.00	12,000.00	0.00	0.00	12,000.00	0.00	100.00
	Contractual Services	12,000.00	12,000.00	0.00	0.00	12,000.00	0.00	100.00
14-00-00-55-0500	Building Improvements	210,740.00	191,271.84	0.00	0.00	191,271.84	19,468.16	90.76
14-00-00-55-1205	Streetscape Improvements	146,000.00	0.00	18,065.78	0.00	18,065.78	127,934.22	12.37
14-00-00-55-1250	Alley Improvements	950,000.00	0.00	12,979.00	0.00	12,979.00	937,021.00	1.37
14-00-00-55-8620	Information Technology Equipme	258,660.00	7,390.16	3,762.50	0.00	11,152.66	247,507.34	4.31
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>198,662.00</u>	<u>34,807.28</u>	<u>0.00</u>	<u>233,469.28</u>	<u>1,351,930.72</u>	<u>14.73</u>
00		<u>1,597,400.00</u>	<u>210,662.00</u>	<u>34,807.28</u>	<u>0.00</u>	<u>245,469.28</u>	<u>1,351,930.72</u>	<u>15.37</u>
	Expense	<u>1,597,400.00</u>	<u>210,662.00</u>	<u>34,807.28</u>	<u>0.00</u>	<u>245,469.28</u>	<u>1,351,930.72</u>	<u>15.37</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	-109,016.90	34,851.28	71,390.25	-145,555.87	875,472.87	-19.94

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	1,083.06	0.00	282.24	1,365.30	-825.30	252.83
	Interest	540.00	1,083.06	0.00	282.24	1,365.30	-825.30	252.83
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	1,083.06	0.00	282.24	1,365.30	2,133.70	39.02
	Revenue	3,499.00	1,083.06	0.00	282.24	1,365.30	2,133.70	39.02
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	1,002.80	0.00	0.00	1,002.80	23,997.20	4.01
	Contractual Services	43,445.00	1,002.80	0.00	0.00	1,002.80	42,442.20	2.31
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	1,002.80	0.00	0.00	1,002.80	184,638.20	0.54
	Expense	185,641.00	1,002.80	0.00	0.00	1,002.80	184,638.20	0.54
16	Economic Development Fund	182,142.00	-80.26	0.00	282.24	-362.50	182,504.50	-0.20

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	56,086.64	0.00	0.00	56,086.64	62,950.36	47.12
	Property Taxes	119,037.00	56,086.64	0.00	0.00	56,086.64	62,950.36	47.12
31-00-00-45-5100	Interest	0.00	298.13	0.00	121.07	419.20	-419.20	0.00
	Interest	0.00	298.13	0.00	121.07	419.20	-419.20	0.00
00		119,037.00	56,384.77	0.00	121.07	56,505.84	62,531.16	47.47
	Revenue	119,037.00	56,384.77	0.00	121.07	56,505.84	62,531.16	47.47
00								
31-00-00-53-0100	Electricity & Natural Gas	0.00	89.29	15.34	0.00	104.63	-104.63	0.00
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	1,331.62	559.00	0.00	1,890.62	18,109.38	9.45
31-00-00-53-0440	Property Taxes	0.00	6,257.64	0.00	0.00	6,257.64	-6,257.64	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	7,678.55	574.34	0.00	8,252.89	40,247.11	17.02
31-00-00-55-0700	Property Purchase	0.00	-2.00	0.00	0.00	-2.00	2.00	0.00
	Capital Outlay	0.00	-2.00	0.00	0.00	-2.00	2.00	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	26,000.00	0.00	0.00	0.00	0.00	26,000.00	0.00
00		74,500.00	7,676.55	574.34	0.00	8,250.89	66,249.11	11.08
	Expense	74,500.00	7,676.55	574.34	0.00	8,250.89	66,249.11	11.08
31	TIF-Madison Street	-44,537.00	-48,708.22	574.34	121.07	-48,254.95	3,717.95	108.35

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	188.73	0.00	60.86	249.59	-249.59	0.00
	Interest	0.00	188.73	0.00	60.86	249.59	-249.59	0.00
32-00-00-47-7001	Transfer from General Fund	50,000.00	50,000.00	0.00	0.00	50,000.00	0.00	100.00
	Other Financing Sources	<u>50,000.00</u>	<u>50,000.00</u>	<u>0.00</u>	<u>0.00</u>	<u>50,000.00</u>	<u>0.00</u>	<u>100.00</u>
00		<u>50,000.00</u>	<u>50,188.73</u>	<u>0.00</u>	<u>60.86</u>	<u>50,249.59</u>	<u>-249.59</u>	<u>100.50</u>
	Revenue	50,000.00	50,188.73	0.00	60.86	50,249.59	-249.59	100.50
00								
32-00-00-53-0380	Consulting Services	20,000.00	3,675.00	0.00	0.00	3,675.00	16,325.00	18.38
32-00-00-53-0425	Village Attorney	25,000.00	8,858.74	537.50	0.00	9,396.24	15,603.76	37.58
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	2,068.00	3,313.93	0.00	5,381.93	-2,881.93	215.28
	Contractual Services	<u>50,000.00</u>	<u>14,601.74</u>	<u>3,851.43</u>	<u>0.00</u>	<u>18,453.17</u>	<u>31,546.83</u>	<u>36.91</u>
00		<u>50,000.00</u>	<u>14,601.74</u>	<u>3,851.43</u>	<u>0.00</u>	<u>18,453.17</u>	<u>31,546.83</u>	<u>36.91</u>
	Expense	<u>50,000.00</u>	<u>14,601.74</u>	<u>3,851.43</u>	<u>0.00</u>	<u>18,453.17</u>	<u>31,546.83</u>	<u>36.91</u>
32	Tif - North Avenue	0.00	-35,586.99	3,851.43	60.86	-31,796.42	31,796.42	0.00

Account Number	Description	Budget	Beg Bal	Debits	Credits	End Bal	Remaining	% Exp/Col
35	Infrastructure Imp							
	Bond Fund							
00								
35-00-00-45-5100	Interest	2,500.00	2,423.33	0.00	509.84	2,933.17	-433.17	117.33
	Interest	<u>2,500.00</u>	<u>2,423.33</u>	<u>0.00</u>	<u>509.84</u>	<u>2,933.17</u>	<u>-433.17</u>	<u>117.33</u>
00		<u>2,500.00</u>	<u>2,423.33</u>	<u>0.00</u>	<u>509.84</u>	<u>2,933.17</u>	<u>-433.17</u>	<u>117.33</u>
	Revenue	2,500.00	2,423.33	0.00	509.84	2,933.17	-433.17	117.33
00								
35-00-00-55-9100	Street Improvements	250,000.00	161,499.61	0.00	0.00	161,499.61	88,500.39	64.60
	Capital Outlay	<u>250,000.00</u>	<u>161,499.61</u>	<u>0.00</u>	<u>0.00</u>	<u>161,499.61</u>	<u>88,500.39</u>	<u>64.60</u>
00		<u>250,000.00</u>	<u>161,499.61</u>	<u>0.00</u>	<u>0.00</u>	<u>161,499.61</u>	<u>88,500.39</u>	<u>64.60</u>
	Expense	<u>250,000.00</u>	<u>161,499.61</u>	<u>0.00</u>	<u>0.00</u>	<u>161,499.61</u>	<u>88,500.39</u>	<u>64.60</u>
35	Infrastructure Imp	247,500.00	159,076.28	0.00	509.84	158,566.44	88,933.56	64.07
	Bond Fund							

Village of River Forest Investments

Fiscal Year 2019
Through 09/30/2018

Fun	ID	Bank	Interest Rate	Purchase Date	Maturity Date	Cost	Par Value	Market Value
01	2016-10	Discover Bank	01.650%	9/30/2015	10/1/2018	\$247,690.03	\$247,000.00	\$246,994.81
01	2018-02	MB Financial	01.340%	7/5/2017	10/5/2018	\$210,273.31	\$210,273.31	\$213,105.15
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	\$99,856.60
01	2018-07	American Express Bank	01.610%	9/6/2017	12/6/2018	\$247,969.44	\$248,000.00	\$247,797.88
01	2016-11	American Express Centurion	01.650%	12/9/2015	12/10/2018	\$247,690.03	\$247,000.00	\$246,799.44
01	2017-08	Keybank	01.400%	4/12/2017	4/12/2019	\$248,487.44	\$248,000.00	\$247,053.14
01	2018-15	MB Financial Bank	02.270%	6/29/2018	6/29/2019	\$203,403.89	\$203,403.89	\$204,567.77
01	2017-12	Ally Bank	01.650%	6/29/2017	7/1/2019	\$247,000.00	\$247,000.00	\$245,760.31
01	2018-18	MB Financial	02.270%	7/3/2018	7/4/2019	\$508,489.94	\$508,489.94	\$508,489.94
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	\$246,316.80
01	2018-19	Servisfirst Bank	02.413%	8/16/2018	10/15/2019	\$243,000.00	\$243,000.00	\$243,000.00
01	2017-05	Wells Fargo	01.750%	3/1/2017	3/2/2020	\$249,364.25	\$249,000.00	\$245,924.10
01	2017-06	Capital One Bank	01.800%	3/8/2017	3/9/2020	\$247,000.00	\$247,000.00	\$243,892.00
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	\$327,897.90
								\$4,291,355.84
02	2017-03	Enerbank	01.700%	1/31/2017	12/18/2018	\$150,456.56	\$149,400.00	\$149,279.59

Village of River Forest Investments

Fiscal Year 2019
Through 09/30/2018

Fun	ID	Bank	Interest Rate	Purchase Date	Maturity Date	Cost	Par Value	Market Value
02	2018-17	Mainstreet Bank	02.525%	7/18/2018	7/18/2019	\$243,800.00	\$243,800.00	\$243,800.00
								\$393,079.59
03	2018-08	Washington Trust Company	01.510%	9/8/2017	3/8/2019	\$151,200.27	\$151,000.00	\$150,614.04
								\$150,614.04
13	2018-03	MB Financial	01.340%	7/5/2017	10/5/2018	\$210,273.30	\$210,273.30	\$213,105.16
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	2016-24	Community State Bank	01.260%	10/31/2016	10/31/2018	\$245,000.00	\$245,000.00	\$245,000.00
13	2016-13	FFCB	01.340%	12/7/2015	11/30/2018	\$230,000.00	\$230,000.00	\$229,670.18
13	2014-34	Enerbank USA	01.700%	12/18/2014	12/18/2018	\$99,792.77	\$99,600.00	\$99,519.72
13	2016-27	FHLB 3130AAE46	01.250%	12/23/2016	1/16/2019	\$199,900.00	\$200,000.00	\$199,408.00
13	2017-07	FHLMC 3134GA6H2	01.375%	3/30/2017	2/28/2019	\$599,934.00	\$600,000.00	\$597,552.00
13	2018-11	Stearns Bank	01.350%	11/1/2017	5/3/2019	\$248,021.68	\$249,000.00	\$247,685.03
13	2018-16	First Internet Bank of Indiana	02.486%	7/18/2018	7/18/2019	\$243,900.00	\$243,900.00	\$243,900.00
13	2018-20	CFG Community Bank	02.593%	9/14/2018	9/16/2019	\$238,671.91	\$238,671.91	\$238,671.91
13	2018-09	Capital One Natl Assoc	01.750%	11/8/2017	11/8/2019	\$247,000.00	\$247,000.00	\$244,812.32
13	2018-10	Morgan Stanley Bank	01.750%	11/9/2017	11/12/2019	\$247,000.00	\$247,000.00	\$244,779.47
								\$3,048,503.79
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	\$99,856.60

Village of River Forest Investments

Fiscal Year 2019
Through 09/30/2018

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	\$199,408.00
14	2018-04	Farmers & Merchants Union Bk	01.493%	8/14/2017	2/5/2019	\$244,500.00	\$244,500.00	\$244,500.00
								\$784,064.60
								\$8,667,617.86



MEMORANDUM

Date: October 10, 2018

To: Eric Palm, Village Administrator

From: Joan Rock, Director of Finance

Subject: Expenditures – September 2018

Attached for your review and approval is a list of payments made to vendors by account number for the period from September 1 - 30, 2018. The total payments made for the period, including payrolls, are as follows:

VILLAGE OF RIVER FOREST EXPENDITURES MONTH ENDED SEPTEMBER 30, 2018

FUND	FUND #	VENDORS	PAYROLLS	TOTAL
General Fund	01	474,387.33	\$ 560,662.59	1,035,049.92
Water & Sewer Fund	02	404,490.37	75,716.94	480,207.31
Motor Fuel Tax	03	12,448.34	-	12,448.34
Debt Service	05	-	-	-
Capital Equip Replacement	13	23,826.84	-	23,826.84
Capital Improvement Fund	14	34,807.28	-	34,807.28
Economic Development Fund	16	-	-	-
TIF-Madison	31	574.34	-	574.34
TIF-North	32	3,851.43	-	3,851.43
Infrastructure Imp Fund	35	-	-	-
Total Village Expenditures		\$ 954,385.93	\$ 636,379.53	\$ 1,590,765.46

Requested Board Actions:

1. Motion to Approve the September 2018 Accounts Payable and Payroll transactions totaling \$1,586,103.69.
2. Motion to Approve the September 2018 Accounts Payable transactions for the TIF-Madison Street Fund (31) totaling \$574.34 and for the TIF-North Avenue Fund (32) totaling \$3,851.43.
3. Motion to Approve the September 2018 payment to Anderson Elevator in the amount of \$236.00.

Accounts Payable

Transactions by Account

User: jrock
 Printed: 10/10/2018 - 12:58PM
 Batch: 00000.00.0000



Account Number	Vendor	Description	GL Date	Check No	Amount	PO No
01-00-00-17-0010	Avalon Petroleum Company	PURCHASE GASOLINE AND/OR D	09/14/2018	47869	7,888.00	
01-00-00-17-0010	Avalon Petroleum Company	PURCHASE GASOLINE AND/OR D	09/14/2018	47869	3,519.60	
Vendor Subtotal for Division:00					11,407.60	
01-00-00-17-0025	Roy Strom Refuse Removal Inc	RF STICKER SALES & REFUSE RE	09/28/2018	0	1,475.00	
Vendor Subtotal for Division:00					1,475.00	
01-00-00-21-0026	Intergovernmental Personnel Benefit	HEALTH/LIFE/DENTAL BREAKDO	09/04/2018	171	-1,445.43	
Vendor Subtotal for Division:00					-1,445.43	
01-00-00-21-0043	Genesis Employee Benefits Inc	PR Batch 00014.09.2018 VEBA Contr	09/14/2018	999949	3,278.92	
01-00-00-21-0043	Genesis Employee Benefits Inc	PR Batch 00015.09.2018 VEBA Contr	09/14/2018	999948	12.27	
01-00-00-21-0043	Genesis Employee Benefits Inc	PR Batch 00028.09.2018 VEBA Contr	09/28/2018	999946	3,293.55	
Vendor Subtotal for Division:00					6,584.74	
01-00-00-21-0050	Illinois Fraternal Order of Police Lab	PR Batch 00028.09.2018 Police Union	09/28/2018	5907	1,161.00	
Vendor Subtotal for Division:00					1,161.00	
01-00-00-21-0050	Intergovernmental Personnel Benefit	HEALTH/LIFE/DENTAL BREAKDO	09/04/2018	171	18.03	
01-00-00-21-0050	Intergovernmental Personnel Benefit	HEALTH/LIFE/DENTAL BREAKDO	09/04/2018	171	1,256.18	

Account Number	Vendor	Description	GL Date	Check No	Amount	PO No
01-00-00-21-0050	Intergovernmental Personnel Benefit	HEALTH/LIFE/DENTAL BREAKDO	09/04/2018	171	5,390.24	
		Vendor Subtotal for Division:00			6,664.45	
01-00-00-21-0050	International Union of Operating Eng	PR Batch 00014.09.2018 Public Work:	09/14/2018	5908	264.41	
01-00-00-21-0050	International Union of Operating Eng	PR Batch 00028.09.2018 Public Work:	09/28/2018	5908	254.49	
		Vendor Subtotal for Division:00			518.90	
01-00-00-21-0050	International Union of Operating Eng	PR Batch 00014.09.2018 Public Work:	09/14/2018	5909	52.02	
01-00-00-21-0050	International Union of Operating Eng	PR Batch 00028.09.2018 Public Work:	09/28/2018	5909	50.29	
		Vendor Subtotal for Division:00			102.31	
01-00-00-21-0050	NCPERS Group Life Ins	PR Batch 00014.09.2018 Supplementa	09/14/2018	5910	54.40	
01-00-00-21-0050	NCPERS Group Life Ins	PR Batch 00028.09.2018 Supplementa	09/28/2018	5910	53.15	
		Vendor Subtotal for Division:00			107.55	
01-00-00-21-0050	State Disbursement Unit	PR Batch 00014.09.2018 Nolan-17111	09/14/2018	999950	1,200.00	
01-00-00-21-0050	State Disbursement Unit	PR Batch 00014.09.2018 Doran-17031	09/14/2018	999950	434.50	
01-00-00-21-0050	State Disbursement Unit	PR Batch 00028.09.2018 Nolan-17111	09/28/2018	999947	1,200.00	
01-00-00-21-0050	State Disbursement Unit	PR Batch 00028.09.2018 Doran-17031	09/28/2018	999947	434.50	
		Vendor Subtotal for Division:00			3,269.00	
01-00-00-25-0021	Carmen Colao	REFUND APRON DEPOSIT	09/14/2018	47878	150.00	
		Vendor Subtotal for Division:00			150.00	
01-00-00-25-0021	Supreme Concrete LLC	REFUND APRON DEPOSIT	09/14/2018	47924	150.00	
		Vendor Subtotal for Division:00			150.00	
01-00-00-25-0054	Klein Thorpe and Jenkins Ltd	CHICAGO & HARLEM DEVELOPM	09/28/2018	0	1,053.50	
		Vendor Subtotal for Division:00			1,053.50	

Account Number	Vendor	Description	GL Date	Check No	Amount	PO No
01-00-00-25-0054	Strand Associates Inc	PROFESSIONAL SERVICES/AUG 2	09/28/2018	0	1,180.00	
		Vendor Subtotal for Division:00			1,180.00	
01-00-00-25-0059	Klein Thorpe and Jenkins Ltd	DRB/LAKE ST & LATHROP AVE RI	09/28/2018	0	4,740.50	
		Vendor Subtotal for Division:00			4,740.50	
01-00-00-25-0059	US Pack Logistics LLC	MESSENGER SERVICE	09/14/2018	47932	19.32	
		Vendor Subtotal for Division:00			19.32	
01-00-00-42-2120	Collin Wade	REFUND OVERPAYMENT OF VEH	09/28/2018	48009	15.00	
		Vendor Subtotal for Division:00			15.00	
01-00-00-42-2120	Debbie Wholey	REIMB OVERPAYMENT OF VEHIC	09/14/2018	47938	30.00	
		Vendor Subtotal for Division:00			30.00	
01-00-00-42-2360	Peter Kong	REFUND OVERPAYMENT OF BUII	09/14/2018	47904	88.56	
		Vendor Subtotal for Division:00			88.56	
01-00-00-42-2360	Thomas Builders	REFUND BUILDING PERMIT FEE -	09/28/2018	47999	136.00	
		Vendor Subtotal for Division:00			136.00	
01-00-00-44-4300	Municipal Collection Services Inc	LOCAL ORDINANCE COLLECTIOI	09/28/2018	0	11.76	
		Vendor Subtotal for Division:00			11.76	

Account Number	Vendor	Description	GL Date	Check No	Amount	PO No
01-10-00-52-0400	Intergovernmental Personnel Benefit	HEALTH/LIFE/DENTAL BREAKDO	09/04/2018	171	4,895.40	
		Vendor Subtotal for Division:10			4,895.40	
01-10-00-52-0420	Intergovernmental Personnel Benefit	HEALTH/LIFE/DENTAL BREAKDO	09/04/2018	171	724.33	
01-10-00-52-0420	Intergovernmental Personnel Benefit	HEALTH/LIFE/DENTAL BREAKDO	09/04/2018	171	5.70	
		Vendor Subtotal for Division:10			730.03	
01-10-00-52-0425	Intergovernmental Personnel Benefit	HEALTH/LIFE/DENTAL BREAKDO	09/04/2018	171	80.78	
		Vendor Subtotal for Division:10			80.78	
01-10-00-53-0200	AT&T	MONTHLY ELEVATOR CHARGE	09/14/2018	47867	279.20	
		Vendor Subtotal for Division:10			279.20	
01-10-00-53-0200	AT&T	HIGH SPEED INTERNET	09/14/2018	47868	75.53	
		Vendor Subtotal for Division:10			75.53	
01-10-00-53-0200	CALL ONE	MONTHLY PHONE SERVICE	09/25/2018	47941	2,170.75	
		Vendor Subtotal for Division:10			2,170.75	
01-10-00-53-0200	Verizon Financial Services LLC	DATA SERVICE FOR TABLETS & M	09/14/2018	0	77.91	
		Vendor Subtotal for Division:10			77.91	
01-10-00-53-0380	GovHR USA LLC	FINANCE DIRECTOR RECRUITME	09/14/2018	47892	7,483.24	
		Vendor Subtotal for Division:10			7,483.24	
01-10-00-53-0380	George Michael Grimes	APPRAISAL SERVICES/406 LATHR	09/28/2018	47973	400.00	

Account Number	Vendor	Description	GL Date	Check No	Amount	PO No
		Vendor Subtotal for Division:10			400.00	
01-10-00-53-0380	Houseal Lavigne Associates	PLANNING PROFESSIONAL SERV	09/14/2018	47899	4,315.61	
		Vendor Subtotal for Division:10			4,315.61	
01-10-00-53-0380	KLOA Inc	SAFE WALKING ROUTES TO SCHOL	09/28/2018	47977	2,699.81	
		Vendor Subtotal for Division:10			2,699.81	
01-10-00-53-0380	Total Administrative Services Corp	FSA/VEBA ADMIN FEES	09/14/2018	47928	624.20	
01-10-00-53-0380	Total Administrative Services Corp	COBRA ADMIN FEES	09/28/2018	48002	87.00	
		Vendor Subtotal for Division:10			711.20	
01-10-00-53-0380	US Pack Logistics LLC	MESSENGER SERVICE	09/14/2018	47932	19.32	
		Vendor Subtotal for Division:10			19.32	
01-10-00-53-0410	Card Services	TEMPERATURE ROOM ALERT FOR	09/25/2018	47942	194.61	
01-10-00-53-0410	Card Services	UPGRADE TO DROPBOX PLUS	09/25/2018	47942	99.00	
01-10-00-53-0410	Card Services	AMAZON WEB SERVICES/JUL 201	09/25/2018	47942	473.42	
01-10-00-53-0410	Card Services	AMAZON WEB SERVICES/AUG 20	09/25/2018	47942	485.28	
01-10-00-53-0410	Card Services	NEW SWITCH - 48 PORT FOR EXP	09/25/2018	47942	1,893.00	
		Vendor Subtotal for Division:10			3,145.31	
01-10-00-53-0410	ClientFirst Consulting Group LLC	IT SUPPORT GENERAL/JUL 2018	09/28/2018	0	5,761.25	
01-10-00-53-0410	ClientFirst Consulting Group LLC	IT SUPPORT POLICE DEPT/JUL 201	09/28/2018	0	1,493.75	
		Vendor Subtotal for Division:10			7,255.00	
01-10-00-53-0410	Webitects	COMMUNITY CALENDAR (FIRST	09/28/2018	48011	3,848.00	
01-10-00-53-0410	Webitects	WEB HOSTING/SEP 2018	09/28/2018	48011	195.00	
		Vendor Subtotal for Division:10			4,043.00	

Account Number	Vendor	Description	GL Date	Check No	Amount	PO No
01-10-00-53-0429	Third Millennium	VEHICLE STICKER FULFILLMENT	09/28/2018	47998	4,324.46	
		Vendor Subtotal for Division:10			4,324.46	
01-10-00-53-3300	De Lage Landen Financial Svcs Inc	MONTHLY LEASING (3) COPIERS/	09/28/2018	47964	504.99	
		Vendor Subtotal for Division:10			504.99	
01-10-00-53-3300	MailFinance	POSTAGE METER LEASE	09/28/2018	0	203.49	
		Vendor Subtotal for Division:10			203.49	
01-10-00-53-3300	Regal Business Machines Inc	COPIER MAINTENANCE	09/14/2018	47916	300.37	
		Vendor Subtotal for Division:10			300.37	
01-10-00-53-4250	Card Services	AIRFARE ICMA CONFERENCE/E P	09/25/2018	47942	291.40	
01-10-00-53-4250	Card Services	BAGGAGE ICMA CONFERENCE/E	09/25/2018	47942	25.00	
01-10-00-53-4250	Card Services	BAGGAGE ICMA CONFERENCE/E	09/25/2018	47942	25.00	
01-10-00-53-4250	Card Services	NIBC MEETING (3 ATTENDEES)	09/25/2018	47942	29.96	
		Vendor Subtotal for Division:10			371.36	
01-10-00-53-4250	ILCMA	ILCMA LUNCHEON/TRAINING - L	09/14/2018	47900	30.00	
		Vendor Subtotal for Division:10			30.00	
01-10-00-53-4250	Joan Rock	REIMB TRAVEL EXPENSES/IGFOA	09/28/2018	47991	375.22	
		Vendor Subtotal for Division:10			375.22	
01-10-00-53-4300	Card Services	IML CONFERENCE/C ADDUCI	09/25/2018	47942	310.00	
		Vendor Subtotal for Division:10			310.00	

Account Number	Vendor	Description	GL Date	Check No	Amount	PO No
01-10-00-53-4350	River Forest Park District	(1) PAGE AD IN FALL GUIDE 2018	09/14/2018	47918	150.00	
		Vendor Subtotal for Division:10			150.00	
01-10-00-53-5300	ILCMA	JOB AD - ADMIN	09/28/2018	47976	50.00	
		Vendor Subtotal for Division:10			50.00	
01-10-00-53-5600	Card Services	INTERN PIZZA LUNCH	09/25/2018	47942	111.95	
		Vendor Subtotal for Division:10			111.95	
01-10-00-53-5600	Joint Civic Committee of Italian Am	COLUMBUS DAY PARADE FLOAT	09/24/2018	47940	750.00	
		Vendor Subtotal for Division:10			750.00	
01-10-00-53-5600	Village of River Forest	DRY CLEANING OF VRF LOGO TA	09/28/2018	48007	17.90	
		Vendor Subtotal for Division:10			17.90	
01-10-00-54-0100	Card Services	OFFICE SUPPLIES	09/25/2018	47942	9.49	
01-10-00-54-0100	Card Services	LABEL TAPE FOR OFFICE	09/25/2018	47942	22.48	
01-10-00-54-0100	Card Services	OFFICE SUPPLIES	09/25/2018	47942	17.95	
01-10-00-54-0100	Card Services	COPY PAPER FOR OFFICE	09/25/2018	47942	260.24	
01-10-00-54-0100	Card Services	DRY ERASE MARKERS	09/25/2018	47942	11.60	
01-10-00-54-0100	Card Services	AVERY LABELS FOR OFFICE	09/25/2018	47942	56.69	
01-10-00-54-0100	Card Services	ERASERS FOR OFFICE	09/25/2018	47942	3.36	
01-10-00-54-0100	Card Services	CENTENNIAL ANNIVERSARY FLA	09/25/2018	47942	58.31	
		Vendor Subtotal for Division:10			440.12	
01-10-00-54-0100	Cintas #769	LOBBY MATS	09/28/2018	47956	35.95	
		Vendor Subtotal for Division:10			35.95	

Account Number	Vendor	Description	GL Date	Check No	Amount	PO No
01-10-00-54-0100	Jonathan Pape	REIMB COSTCO VENDING SUPPL	09/28/2018	47988	95.81	
		Vendor Subtotal for Division:10			95.81	
01-10-00-54-0100	Special T Unlimited	POLO SHIRTS	09/28/2018	47994	191.57	
		Vendor Subtotal for Division:10			191.57	
01-10-00-54-0100	Warehouse Direct Inc	MISC OFFICE SUPPLIES	09/28/2018	48010	238.56	
		Vendor Subtotal for Division:10			238.56	
01-10-00-54-1300	UPS	POSTAGE/ADMIN LETTER	09/14/2018	47931	10.84	
01-10-00-54-1300	UPS	POSTAGE/TIF ORDINANCE	09/14/2018	47931	10.27	
		Vendor Subtotal for Division:10			21.11	
01-14-00-53-0410	Blackboard Inc	BLACKBOARD CONNECT/JUL 201	09/14/2018	47872	8,000.00	
		Vendor Subtotal for Division:14			8,000.00	
01-14-00-53-4275	West Suburban Consolidated	MONTHLY CONTRIBUTION - 911 I	09/28/2018	0	33,161.37	
		Vendor Subtotal for Division:14			33,161.37	
01-15-00-53-0380	Forest Printing Company	"KEEP ON THE GRASS" YARD SIG	09/14/2018	47888	180.75	
		Vendor Subtotal for Division:15			180.75	
01-15-00-53-4400	Elmhurst Occupational Health	NEW HIRE MEDICAL SCREENING	09/28/2018	47967	366.00	
		Vendor Subtotal for Division:15			366.00	

Account Number	Vendor	Description	GL Date	Check No	Amount	PO No
01-15-00-53-4450	Resource Management Associates In	BFPC FIRE LIEUTENANT ASSESSM	09/14/2018	47917	5,914.89	
01-15-00-53-4450	Resource Management Associates In	BFPC FIRE LIEUTENANT WRITTE	09/14/2018	47917	1,583.60	
Vendor Subtotal for Division:15					7,498.49	
01-15-00-53-4450	Theodore Polygraph Services Inc	BFPC TESTING - NEW POLICE OFI	09/14/2018	47926	440.00	
Vendor Subtotal for Division:15					440.00	
01-20-00-52-0400	Intergovernmental Personnel Benefit	HEALTH/LIFE/DENTAL BREAKDO	09/04/2018	171	3,581.75	
Vendor Subtotal for Division:20					3,581.75	
01-20-00-52-0425	Intergovernmental Personnel Benefit	HEALTH/LIFE/DENTAL BREAKDO	09/04/2018	171	11.20	
Vendor Subtotal for Division:20					11.20	
01-20-00-53-0370	Envirosafe	PEST CONTROL	09/14/2018	47887	235.00	
01-20-00-53-0370	Envirosafe	PEST CONTROL	09/14/2018	47887	235.00	
Vendor Subtotal for Division:20					470.00	
01-20-00-53-0370	Kelty Lawn Care	LAWN CARE/423 ASHLAND AVE	09/14/2018	47902	300.00	
Vendor Subtotal for Division:20					300.00	
01-20-00-53-0370	Verizon Financial Services LLC	DATA SERVICE FOR TABLETS & M	09/14/2018	0	13.97	
Vendor Subtotal for Division:20					13.97	
01-20-00-53-1300	Elevator Inspection Services Inc	ELEVATOR RE-INSPECTION/400 W	09/14/2018	0	32.00	

Account Number	Vendor	Description	GL Date	Check No	Amount	PO No
Vendor Subtotal for Division:20					32.00	
01-20-00-53-1305	B&F Construction Code Services Inc	PLAN REVIEW: CONCORDIA WES	09/14/2018	47870	808.56	
01-20-00-53-1305	B&F Construction Code Services Inc	PLAN REVIEW/711 WILLIAM ST	09/14/2018	47870	290.00	
01-20-00-53-1305	B&F Construction Code Services Inc	PLAN REVIEW/550 FOREST AVE	09/28/2018	47948	1,153.28	
Vendor Subtotal for Division:20					2,251.84	
01-20-00-53-4300	International Code Council Inc	ICC ANNUAL DUES/BUILDING DE	09/14/2018	47901	67.50	
Vendor Subtotal for Division:20					67.50	
01-30-00-53-0420	Clark Baird Smith LLP	LEGAL - LABOR & EMPLOYMENT	09/14/2018	47876	945.00	
Vendor Subtotal for Division:30					945.00	
01-30-00-53-0425	Klein Thorpe and Jenkins Ltd	516 PARK AVE LITIGATION	09/28/2018	0	273.00	
01-30-00-53-0425	Klein Thorpe and Jenkins Ltd	ADMINISTRATIVE REVIEW	09/28/2018	0	2,398.50	
01-30-00-53-0425	Klein Thorpe and Jenkins Ltd	ZONING BOARD OF APPEALS	09/28/2018	0	1,329.10	
01-30-00-53-0425	Klein Thorpe and Jenkins Ltd	FINANCE/ADMIN ADVISORY	09/28/2018	0	7,889.79	
01-30-00-53-0425	Klein Thorpe and Jenkins Ltd	FIRE ADVISORY	09/28/2018	0	236.50	
01-30-00-53-0425	Klein Thorpe and Jenkins Ltd	TIF ISSUES (2008)	09/28/2018	0	129.00	
01-30-00-53-0425	Klein Thorpe and Jenkins Ltd	POLICE ADVISORY	09/28/2018	0	107.50	
01-30-00-53-0425	Klein Thorpe and Jenkins Ltd	GENERAL	09/28/2018	0	1,161.00	
Vendor Subtotal for Division:30					13,524.39	
01-30-00-53-0426	Klein Thorpe and Jenkins Ltd	LOCAL PROSECUTION	09/28/2018	0	1,000.00	
Vendor Subtotal for Division:30					1,000.00	
01-40-00-52-0400	Intergovernmental Personnel Benefit	HEALTH/LIFE/DENTAL BREAKDO	09/04/2018	171	48,714.63	

Account Number	Vendor	Description	GL Date	Check No	Amount	PO No
Vendor Subtotal for Division:40					48,714.63	
01-40-00-52-0420	Benistar/Hartford-6795	RETIREE INSURANCE PREMIUMS	09/14/2018	47871	7,426.06	
Vendor Subtotal for Division:40					7,426.06	
01-40-00-52-0420	Intergovernmental Personnel Benefit	HEALTH/LIFE/DENTAL BREAKDO	09/04/2018	171	9,513.82	
01-40-00-52-0420	Intergovernmental Personnel Benefit	HEALTH/LIFE/DENTAL BREAKDO	09/04/2018	171	51.30	
Vendor Subtotal for Division:40					9,565.12	
01-40-00-52-0425	Intergovernmental Personnel Benefit	HEALTH/LIFE/DENTAL BREAKDO	09/04/2018	171	593.48	
Vendor Subtotal for Division:40					593.48	
01-40-00-53-0200	AT&T Wireless	AT&T CELLULAR TELEPHONE BI	09/12/2018	170	220.53	
Vendor Subtotal for Division:40					220.53	
01-40-00-53-0200	Verizon Financial Services LLC	DATA SERVICE FOR TABLETS & M	09/14/2018	0	65.95	
Vendor Subtotal for Division:40					65.95	
01-40-00-53-0385	Hon. Perry J Gulbrandsen Ret.	ADJUDICATION HEARING SERVIC	09/14/2018	47895	600.00	
Vendor Subtotal for Division:40					600.00	
01-40-00-53-0385	Municipal Systems Inc	MONTHLY SUBSCRIPTION FEE/A1	09/28/2018	0	950.00	
Vendor Subtotal for Division:40					950.00	
01-40-00-53-0385	Secretary of State	STATE FEE FOR LICENSE SUSPEN	09/14/2018	47922	170.00	
01-40-00-53-0385	Secretary of State	STATE FEE FOR LICENSE SUSPEN	09/14/2018	47922	30.00	

Account Number	Vendor	Description	GL Date	Check No	Amount	PO No
		Vendor Subtotal for Division:40			200.00	
01-40-00-53-0430	Animal Care League	IMPOUND FEES/JUL 2018	09/14/2018	0	120.00	
		Vendor Subtotal for Division:40			120.00	
01-40-00-53-3200	CAMZ Communications Inc	PD VEHICLE REPAIR WORK	09/28/2018	47953	145.00	
		Vendor Subtotal for Division:40			145.00	
01-40-00-53-3200	Pete's Automotive Service Inc	SERVICE 2017 FORD EXPLORER #	09/14/2018	0	24.00	
01-40-00-53-3200	Pete's Automotive Service Inc	SERVICE 2017 FORD EXPLORER #	09/14/2018	0	175.50	
01-40-00-53-3200	Pete's Automotive Service Inc	SERVICE 2013 FORD EXPLORER #	09/14/2018	0	24.00	
01-40-00-53-3200	Pete's Automotive Service Inc	SERVICE 2016 FORD TRANSIT CO	09/14/2018	0	24.00	
01-40-00-53-3200	Pete's Automotive Service Inc	SERVICE 2016 FORD EXPLORER #	09/14/2018	0	29.00	
01-40-00-53-3200	Pete's Automotive Service Inc	SERVICE 2016 FORD EXPLORER #	09/14/2018	0	1,042.85	
		Vendor Subtotal for Division:40			1,319.35	
01-40-00-53-3200	W.C. Schauer Hardware	PD VEHICLE MAINTENANCE SUP	09/14/2018	47921	10.66	
01-40-00-53-3200	W.C. Schauer Hardware	PD VEHICLE MAINTENANCE SUP	09/14/2018	47921	4.49	
01-40-00-53-3200	W.C. Schauer Hardware	PD VEHICLE MAINTENANCE SUP	09/14/2018	47921	22.03	
		Vendor Subtotal for Division:40			37.18	
01-40-00-53-4100	Jennifer Casey	REIMB MEAL EXPENSE/USE OF F	09/28/2018	47954	15.00	
		Vendor Subtotal for Division:40			15.00	
01-40-00-53-4100	Matthew Landini	REIMB MEAL EXPENSE/EVOC TR	09/28/2018	47978	8.11	
		Vendor Subtotal for Division:40			8.11	
01-40-00-53-4100	North East Multi-Regional Training	ALCOHOL BREATH ANALYSIS TR	09/28/2018	47987	125.00	

Account Number	Vendor	Description	GL Date	Check No	Amount	PO No
		Vendor Subtotal for Division:40			125.00	
01-40-00-53-4100	Daniel Szczesny	REIMB MEAL EXPENSES/TRAININ	09/14/2018	47925	38.62	
01-40-00-53-4100	Daniel Szczesny	REIMB MEAL EXPENSES/EVIDEN	09/28/2018	47996	67.25	
		Vendor Subtotal for Division:40			105.87	
01-40-00-53-4200	Andy Frain Services Inc	CROSSING GUARD SERVICES/AU	09/28/2018	0	3,974.09	
		Vendor Subtotal for Division:40			3,974.09	
01-40-00-53-4200	Thrive Counseling Center	QRTLY COUNSELING SERVICES	09/14/2018	47927	1,500.00	
		Vendor Subtotal for Division:40			1,500.00	
01-40-00-53-4300	Thomson Reuters-West	MONTHLY SUBSCRIPTION FEE/AI	09/28/2018	48000	175.00	
		Vendor Subtotal for Division:40			175.00	
01-40-00-53-4350	Classic Graphic Industries Inc	PRINTING FOR PD CASE JACKET\$	09/28/2018	47958	430.00	
		Vendor Subtotal for Division:40			430.00	
01-40-00-53-4350	Flash Printing Inc	NO PARKING SIGNS	09/28/2018	0	224.00	
		Vendor Subtotal for Division:40			224.00	
01-40-00-54-0100	American Mobile Shredding & Recy	OFFICE PAPER SHREDDING	09/28/2018	47945	280.00	
		Vendor Subtotal for Division:40			280.00	
01-40-00-54-0100	Card Services	FLASH DRIVES/COMPUTER EQUI	09/25/2018	47942	98.78	

Account Number	Vendor	Description	GL Date	Check No	Amount	PO No
		Vendor Subtotal for Division:40			98.78	
01-40-00-54-0100	Datasource Ink	TONER FOR REPORT WRITING	09/28/2018	47963	195.00	
		Vendor Subtotal for Division:40			195.00	
01-40-00-54-0100	Positive Concepts/ATPI	POLICE TICKET PAPER FOR SQUA	09/14/2018	47914	245.00	
		Vendor Subtotal for Division:40			245.00	
01-40-00-54-0100	Warehouse Direct Inc	MISC PD OFFICE SUPPLIES	09/14/2018	47936	116.34	
		Vendor Subtotal for Division:40			116.34	
01-40-00-54-0300	Galls LLC	UNIFORMS/G CZERNIK	09/14/2018	47891	169.29	
		Vendor Subtotal for Division:40			169.29	
01-40-00-54-0300	Military & Police Supply Inc	PD HONOR GUARD WHITE GLOV	09/28/2018	47985	30.00	
		Vendor Subtotal for Division:40			30.00	
01-40-00-54-0400	Aftermath	PRISONER CELL CLEAN-UP	09/28/2018	47944	105.00	
		Vendor Subtotal for Division:40			105.00	
01-40-00-54-0400	John W Falsetti	CLEANING OF PRISONER BLANK	09/14/2018	47906	36.00	
		Vendor Subtotal for Division:40			36.00	
01-40-00-54-0400	McDonald's-Karavites Restaurant 67	PRISONER MEALS	09/28/2018	47981	160.38	
		Vendor Subtotal for Division:40			160.38	

Account Number	Vendor	Description	GL Date	Check No	Amount	PO No
01-40-00-54-0600	Pro-Tech Security Sales	GAS MASK SUPPLIES	09/28/2018	47990	420.00	
		Vendor Subtotal for Division:40			420.00	
01-40-00-54-0602	Brownells Inc	PD RANGE SUPPLIES	09/28/2018	47952	157.92	
		Vendor Subtotal for Division:40			157.92	
01-50-00-52-0400	Intergovernmental Personnel Benefit	HEALTH/LIFE/DENTAL BREAKDO	09/04/2018	171	29,611.88	
		Vendor Subtotal for Division:50			29,611.88	
01-50-00-52-0420	Benistar/Hartford-6795	RETIREE INSURANCE PREMIUMS	09/14/2018	47871	1,474.20	
		Vendor Subtotal for Division:50			1,474.20	
01-50-00-52-0420	Intergovernmental Personnel Benefit	HEALTH/LIFE/DENTAL BREAKDO	09/04/2018	171	37.05	
01-50-00-52-0420	Intergovernmental Personnel Benefit	HEALTH/LIFE/DENTAL BREAKDO	09/04/2018	171	10,237.31	
		Vendor Subtotal for Division:50			10,274.36	
01-50-00-52-0425	Intergovernmental Personnel Benefit	HEALTH/LIFE/DENTAL BREAKDO	09/04/2018	171	241.17	
		Vendor Subtotal for Division:50			241.17	
01-50-00-53-0200	AT&T Wireless	AT&T CELLULAR TELEPHONE BI	09/12/2018	170	79.56	
		Vendor Subtotal for Division:50			79.56	
01-50-00-53-3100	Tony's Lawnmower & Tool Service I	CUTTERS EDGE CHAIN SAW REP/	09/28/2018	48001	226.57	
		Vendor Subtotal for Division:50			226.57	

Account Number	Vendor	Description	GL Date	Check No	Amount	PO No
01-50-00-53-3200	Certified Fleet Services Inc	EXTERIOR DOOR HANDLE FOR E	09/28/2018	0	310.87	
		Vendor Subtotal for Division:50			310.87	
01-50-00-53-3200	CJC Auto Parts & Tires	WIPER BLADES FOR ENG 222	09/14/2018	47875	15.42	
01-50-00-53-3200	CJC Auto Parts & Tires	HEADLIGHT FOR ENG 299	09/28/2018	47957	14.36	
01-50-00-53-3200	CJC Auto Parts & Tires	BATTERY FOR ENG 299	09/28/2018	47957	156.29	
		Vendor Subtotal for Division:50			186.07	
01-50-00-53-4100	Brian J Kulaga	ELEVATOR 3 DAY CLASS (FIRE DI	09/14/2018	47905	750.00	
		Vendor Subtotal for Division:50			750.00	
01-50-00-53-4100	University of Illinois	FIRE & ARSON INVESTIGATION II	09/14/2018	47930	650.00	
01-50-00-53-4100	University of Illinois	FIRE & ARSON INVESTIGATION II	09/28/2018	48005	525.00	
		Vendor Subtotal for Division:50			1,175.00	
01-50-00-53-4200	NFPA	PUBLIC EDUCATION MATERIALS	09/14/2018	47910	515.09	
		Vendor Subtotal for Division:50			515.09	
01-50-00-53-4200	WorldPoint ECC Inc	CPR AED eCARDS & FIRST AID eC	09/14/2018	47939	629.00	
		Vendor Subtotal for Division:50			629.00	
01-50-00-53-4250	Adam Seablom	REIMB TRAVEL EXPENSES/OSFM	09/28/2018	47992	588.60	
		Vendor Subtotal for Division:50			588.60	
01-50-00-53-4300	Card Services	NFPA MEMBERSHIP/K BOHLMAN	09/25/2018	47942	175.00	

Account Number	Vendor	Description	GL Date	Check No	Amount	PO No
		Vendor Subtotal for Division:50			175.00	
01-50-00-53-4300	International Code Council Inc	ICC ANNUAL DUES/FIRE DEPT	09/14/2018	47901	67.50	
		Vendor Subtotal for Division:50			67.50	
01-50-00-53-4400	Elmhurst Occupational Health	EMPLOYEE MEDICAL/SCREENIN	09/14/2018	47885	53.00	
01-50-00-53-4400	Elmhurst Occupational Health	EMPLOYEE MEDICAL/SCREENIN	09/14/2018	47885	53.00	
		Vendor Subtotal for Division:50			106.00	
01-50-00-54-0300	VCG Uniform Ltd	UNIFORM/J BUCHHOLZ	09/14/2018	47934	282.80	
		Vendor Subtotal for Division:50			282.80	
01-50-00-54-0600	Air One Equipment Inc	MISC FD SUPPLIES	09/14/2018	47865	1,405.00	
01-50-00-54-0600	Air One Equipment Inc	RESPONDER WIPES	09/14/2018	47865	97.70	
		Vendor Subtotal for Division:50			1,502.70	
01-50-00-54-0600	Card Services	TACTICAL STORAGE POUCH	09/25/2018	47942	48.38	
		Vendor Subtotal for Division:50			48.38	
01-50-00-54-0600	CJC Auto Parts & Tires	IGNITION PART	09/28/2018	47957	13.94	
		Vendor Subtotal for Division:50			13.94	
01-50-00-54-0600	Christopher Doran	REIMB PURCHASE OF TOOL BOX	09/14/2018	47884	468.68	
		Vendor Subtotal for Division:50			468.68	
01-50-00-54-0600	Emergency Medical Products Inc	PAST CREDIT TAKEN ON ACCO	09/14/2018	47886	-403.45	
01-50-00-54-0600	Emergency Medical Products Inc	E.M.S. GLOVES	09/14/2018	47886	915.97	

Account Number	Vendor	Description	GL Date	Check No	Amount	PO No
		Vendor Subtotal for Division:50			512.52	
01-50-00-54-0600	Physio-Control Inc	FD MEDICAL SUPPLIES	09/14/2018	47913	316.74	
01-50-00-54-0600	Physio-Control Inc	SPO2 SENSORS FOR FIRE DEPT	09/28/2018	47989	301.76	
		Vendor Subtotal for Division:50			618.50	
01-50-00-54-0600	US Gas	OXYGEN CYLINDER RENTAL	09/14/2018	0	163.35	
		Vendor Subtotal for Division:50			163.35	
01-50-00-54-0600	Warehouse Direct Inc	MISC FD CLEANING SUPPLIES	09/14/2018	47936	468.61	
		Vendor Subtotal for Division:50			468.61	
01-60-01-52-0400	Intergovernmental Personnel Benefit	HEALTH/LIFE/DENTAL BREAKDO	09/04/2018	171	4,701.74	
		Vendor Subtotal for Division:60			4,701.74	
01-60-01-52-0400	MOE Funds	P/W EMPLOYEE HEALTH INS/NOV	09/28/2018	47986	6,844.30	
		Vendor Subtotal for Division:60			6,844.30	
01-60-01-52-0420	Benistar/Hartford-6795	RETIREE INSURANCE PREMIUMS	09/14/2018	47871	1,650.22	
		Vendor Subtotal for Division:60			1,650.22	
01-60-01-52-0420	Intergovernmental Personnel Benefit	HEALTH/LIFE/DENTAL BREAKDO	09/04/2018	171	5.70	
01-60-01-52-0420	Intergovernmental Personnel Benefit	HEALTH/LIFE/DENTAL BREAKDO	09/04/2018	171	1,965.63	
		Vendor Subtotal for Division:60			1,971.33	
01-60-01-52-0420	Midwest Operating Eng-Pension Tru	P/W RETIREE EMPLOYEE HEALTHI	09/28/2018	47984	1,019.00	
		Vendor Subtotal for Division:60			1,019.00	

Account Number	Vendor	Description	GL Date	Check No	Amount	PO No
01-60-01-52-0425	Intergovernmental Personnel Benefit	HEALTH/LIFE/DENTAL BREAKDO	09/04/2018	171	84.07	
		Vendor Subtotal for Division:60			84.07	
01-60-01-53-0200	Verizon Financial Services LLC	DATA SERVICE FOR TABLETS & M	09/14/2018	0	47.28	
01-60-01-53-0200	Verizon Financial Services LLC	DATA FOR MESSAGE BOARD	09/28/2018	0	18.02	
		Vendor Subtotal for Division:60			65.30	
01-60-01-53-0380	True North Consultants Inc	CCDD TESTING FOR CHICAGO AV	09/14/2018	47929	1,876.50	
		Vendor Subtotal for Division:60			1,876.50	
01-60-01-53-0410	MGP Inc	GIS CONSORTIUM STAFFING SER	09/14/2018	0	1,707.86	
		Vendor Subtotal for Division:60			1,707.86	
01-60-01-53-3100	Battery Service Corporation	BATTERY FOR PORTABLE GENER	09/28/2018	47950	259.45	
		Vendor Subtotal for Division:60			259.45	
01-60-01-53-3100	Menards	BATTERY FOR LAWNMOWER	09/28/2018	47983	32.99	
		Vendor Subtotal for Division:60			32.99	
01-60-01-53-3100	TAPCO	PARTS FOR SIGN MACHINE	09/28/2018	47997	62.87	
		Vendor Subtotal for Division:60			62.87	
01-60-01-53-3200	Bristol Hose & Fitting Inc	PART FOR BOBCAT HYDRAULIC	09/28/2018	0	33.76	

Account Number	Vendor	Description	GL Date	Check No	Amount	PO No
		Vendor Subtotal for Division:60			33.76	
01-60-01-53-3200	Commercial Tire Service Inc	PAYLOADER TIRE REPAIR	09/14/2018	47881	91.50	
		Vendor Subtotal for Division:60			91.50	
01-60-01-53-3200	D & K Truck Safety Lane LLC	SAFETY INSPECTIONS	09/28/2018	47962	58.00	
		Vendor Subtotal for Division:60			58.00	
01-60-01-53-3400	Lyons & Pinner Electric Companies	STREET LIGHT KNOCKDOWN/110	09/14/2018	0	4,995.00	
01-60-01-53-3400	Lyons & Pinner Electric Companies	REPAIR UNDERGROUND CABLE-1	09/28/2018	0	1,078.36	
01-60-01-53-3400	Lyons & Pinner Electric Companies	SUPPLY BATTERY SYSTEM FOR C	09/28/2018	0	1,317.49	
		Vendor Subtotal for Division:60			7,390.85	
01-60-01-53-3400	UPS	SHIPPED STREET LIGHTS BACK F	09/14/2018	47931	0.52	
		Vendor Subtotal for Division:60			0.52	
01-60-01-53-3550	Homer Tree Care Inc	CONTRACT TREE REMOVALS	09/14/2018	47898	7,386.00	
		Vendor Subtotal for Division:60			7,386.00	
01-60-01-53-3600	Anderson Elevator Co	MAINTENANCE TO VILLAGE HAI	09/28/2018	47946	236.00	
		Vendor Subtotal for Division:60			236.00	
01-60-01-53-3600	Card Services	WINDOW TREATMENTS FOR CHI	09/25/2018	47942	296.00	
01-60-01-53-3600	Card Services	BIKE RACKS FOR LAKE ST & HAV	09/25/2018	47942	973.31	
01-60-01-53-3600	Card Services	BIKE RACKS & BIKE RACK SURE	09/25/2018	47942	1,615.84	
		Vendor Subtotal for Division:60			2,885.15	

Account Number	Vendor	Description	GL Date	Check No	Amount	PO No
01-60-01-53-3600	Door Systems	PROGRAMMABLE MULTI-RECEIV	09/28/2018	47965	1,255.00	
		Vendor Subtotal for Division:60			1,255.00	
01-60-01-53-3600	Ozinga Ready Mix Concrete Inc	CONCRETE FOR NEW BIKE RACK	09/14/2018	47912	704.50	
		Vendor Subtotal for Division:60			704.50	
01-60-01-53-3600	Al Warren Oil Co Inc	EMERGENCY REPAIR TO FUEL PU	09/28/2018	0	508.70	
		Vendor Subtotal for Division:60			508.70	
01-60-01-53-3610	Strada Construction Co.	2018 CURB & SIDEWALK PROJEC	09/28/2018	47995	3,282.91	
		Vendor Subtotal for Division:60			3,282.91	
01-60-01-53-3620	AC Pavement Striping Co	2018 CRACKFILL - PAYMENT #1 (F	09/28/2018	47943	45,899.42	
		Vendor Subtotal for Division:60			45,899.42	
01-60-01-53-4250	John Anderson	REIMB TRAVEL EXPENSES/APWA	09/14/2018	47866	839.52	
		Vendor Subtotal for Division:60			839.52	
01-60-01-53-4300	Michael Pusave	REIMB CDL DRIVER'S LICENSE	09/14/2018	47915	60.00	
		Vendor Subtotal for Division:60			60.00	
01-60-01-53-5300	Wednesday Journal Inc	PUBLIC NOTICE: GALE ALLEY BI	09/14/2018	0	175.00	
		Vendor Subtotal for Division:60			175.00	

Account Number	Vendor	Description	GL Date	Check No	Amount	PO No
01-60-01-53-5350	Greenwood Transfer LLC	DUMPING FEES	09/28/2018	47971	85.30	
		Vendor Subtotal for Division:60			85.30	
01-60-01-53-5350	Rainbow Farms Enterprises Inc	DISPOSAL OF WOOD CHIPS	09/14/2018	0	300.00	
		Vendor Subtotal for Division:60			300.00	
01-60-01-53-5350	Roy Strom Refuse Removal Inc	TREE REMOVAL/DEBRIS/LOGS	09/28/2018	0	211.92	
		Vendor Subtotal for Division:60			211.92	
01-60-01-53-5400	Leyden Lawn Sprinklers Inc	REPAIRS TO SPRINKLER SYSTEM	09/28/2018	47979	909.90	
		Vendor Subtotal for Division:60			909.90	
01-60-01-53-5400	Municipal Collection Services Inc	STALE A/R INVOICES COLLECTIC	09/28/2018	0	166.15	
		Vendor Subtotal for Division:60			166.15	
01-60-01-53-5450	ComEd	ALLEY LIGHTING	09/14/2018	47879	1,121.47	
		Vendor Subtotal for Division:60			1,121.47	
01-60-01-53-5450	ComEd	MADISON ST LIGHTING	09/28/2018	47960	84.61	
		Vendor Subtotal for Division:60			84.61	
01-60-01-53-5450	Constellation NewEnergy Inc	STREET LIGHTING	09/14/2018	47882	2,775.69	
01-60-01-53-5450	Constellation NewEnergy Inc	STREET LIGHTING	09/14/2018	47882	4,106.92	
01-60-01-53-5450	Constellation NewEnergy Inc	STREET LIGHTING	09/14/2018	47882	5,554.16	
		Vendor Subtotal for Division:60			12,436.77	
01-60-01-54-0500	Wholesale Direct Inc	LIGHT BAR FOR HI RANGER BUC	09/14/2018	47937	387.68	

Account Number	Vendor	Description	GL Date	Check No	Amount	PO No
Vendor Subtotal for Division:60					387.68	
01-60-01-54-0600	Card Services	PLOTTER INK & PAPER	09/25/2018	47942	529.50	
01-60-01-54-0600	Card Services	PART FOR PW FUEL PUMP DISPEN	09/25/2018	47942	75.59	
01-60-01-54-0600	Card Services	REPLACEMENT PARTS FOR SINK	09/25/2018	47942	73.14	
01-60-01-54-0600	Card Services	Q-TIP COTTON SWABS	09/25/2018	47942	11.95	
Vendor Subtotal for Division:60					690.18	
01-60-01-54-0600	Fox Valley Filter	HVAC FILTERS	09/28/2018	47969	222.84	
Vendor Subtotal for Division:60					222.84	
01-60-01-54-0600	W.W. Grainger Inc	MISC PW SUPPLIES	09/14/2018	47893	2.91	
01-60-01-54-0600	W.W. Grainger Inc	MISC PW SUPPLIES	09/14/2018	47893	89.88	
Vendor Subtotal for Division:60					92.79	
01-60-01-54-0600	Keller-Heartt Oil Co Inc	P/W DEF FLUID & DRUM DEPOSIT	09/14/2018	0	209.25	
Vendor Subtotal for Division:60					209.25	
01-60-01-54-0600	McAdam Landscaping Inc	DIRT FOR STUMPS	09/28/2018	47980	260.00	
Vendor Subtotal for Division:60					260.00	
01-60-01-54-0600	Menards	MISC P/W SUPPLIES	09/14/2018	47908	48.65	
01-60-01-54-0600	Menards	MISC P/W SUPPLIES	09/14/2018	47908	45.20	
01-60-01-54-0600	Menards	TREE PLANTING & SALT PILE SUP	09/28/2018	47983	210.55	
Vendor Subtotal for Division:60					304.40	
01-60-01-54-0600	Murphy's Contractors Equipment Inc	CONCRETE TOOLS	09/14/2018	47909	181.50	
Vendor Subtotal for Division:60					181.50	
01-60-01-54-0600	Warehouse Direct Inc	MISC JANITORIAL SUPPLIES	09/14/2018	47936	406.88	

Account Number	Vendor	Description	GL Date	Check No	Amount	PO No
		Vendor Subtotal for Division:60			406.88	
01-60-05-53-5500	Roy Strom Refuse Removal Inc	RF STICKER SALES & REFUSE RE	09/28/2018	0	80,045.83	
		Vendor Subtotal for Division:60			80,045.83	
		Subtotal for Fund: 01			474,387.33	
02-00-00-21-0000	Deborah Fosco	REFUND DEPOSIT FROM FINAL W	09/14/2018	47889	45.00	
		Vendor Subtotal for Division:00			45.00	
02-00-00-21-0050	International Union of Operating En	PR Batch 00028.09.2018 Public Work:	09/28/2018	5908	331.59	
02-00-00-21-0050	International Union of Operating En	PR Batch 00014.09.2018 Public Work:	09/14/2018	5908	321.67	
		Vendor Subtotal for Division:00			653.26	
02-00-00-21-0050	International Union of Operating En	PR Batch 00028.09.2018 Public Work:	09/28/2018	5909	64.46	
02-00-00-21-0050	International Union of Operating En	PR Batch 00014.09.2018 Public Work:	09/14/2018	5909	62.73	
		Vendor Subtotal for Division:00			127.19	
02-00-00-21-0050	NCPERS Group Life Ins	PR Batch 00028.09.2018 Supplementa	09/28/2018	5910	10.85	
02-00-00-21-0050	NCPERS Group Life Ins	PR Batch 00014.09.2018 Supplementa	09/14/2018	5910	9.60	
		Vendor Subtotal for Division:00			20.45	
02-00-00-43-3100	Municipal Collection Services Inc	STALE A/R INVOICES COLLECTIC	09/28/2018	0	625.06	
		Vendor Subtotal for Division:00			625.06	
02-60-06-52-0400	Intergovernmental Personnel Benefit	HEALTH/LIFE/DENTAL BREAKDO	09/04/2018	171	7,400.10	

Account Number	Vendor	Description	GL Date	Check No	Amount	PO No
		Vendor Subtotal for Division:60			7,400.10	
02-60-06-52-0400	MOE Funds	P/W EMPLOYEE HEALTH INS/NOV	09/28/2018	47986	8,544.70	
		Vendor Subtotal for Division:60			8,544.70	
02-60-06-52-0420	Midwest Operating Eng-Pension Tru	P/W RETIREE EMPLOYEE HEALTHI	09/28/2018	47984	730.00	
		Vendor Subtotal for Division:60			730.00	
02-60-06-52-0425	Intergovernmental Personnel Benefit	HEALTH/LIFE/DENTAL BREAKDO	09/04/2018	171	179.28	
		Vendor Subtotal for Division:60			179.28	
02-60-06-53-0100	ComEd	ELECTRICITY FOR PUMP STATION	09/14/2018	47880	6,953.55	
		Vendor Subtotal for Division:60			6,953.55	
02-60-06-53-0200	CALL ONE	MONTHLY PHONE SERVICE	09/25/2018	47941	542.69	
		Vendor Subtotal for Division:60			542.69	
02-60-06-53-0200	Comcast Cable	INTERNET FOR PUMP STATION	09/28/2018	47959	104.85	
		Vendor Subtotal for Division:60			104.85	
02-60-06-53-0200	Verizon Financial Services LLC	DATA SERVICE FOR TABLETS & M	09/14/2018	0	47.28	
		Vendor Subtotal for Division:60			47.28	
02-60-06-53-0410	Accela Inc #774375	UB WEB PAYMENTS/AUG 2018	09/14/2018	0	598.00	

Account Number	Vendor	Description	GL Date	Check No	Amount	PO No
		Vendor Subtotal for Division:60			598.00	
02-60-06-53-0410	Energenecs Inc	WONDERWARE/WIN911 MAINTEN	09/28/2018	47968	125.00	
		Vendor Subtotal for Division:60			125.00	
02-60-06-53-0410	MGP Inc	GIS CONSORTIUM STAFFING SER	09/14/2018	0	1,707.87	
		Vendor Subtotal for Division:60			1,707.87	
02-60-06-53-3050	Clear View Plumbing & Sewer Corp	EXCAVATED WATER SERVICE/151	09/14/2018	47877	5,000.00	
		Vendor Subtotal for Division:60			5,000.00	
02-60-06-53-3050	Core & Main LP	PARTS NEEDED FOR 7525 BERKSI	09/14/2018	47883	892.00	
		Vendor Subtotal for Division:60			892.00	
02-60-06-53-3050	W.C. Schauer Hardware	CONCRETE MIX FOR BAD B-BOX	09/14/2018	47921	45.99	
		Vendor Subtotal for Division:60			45.99	
02-60-06-53-3050	Underground Pipe & Valve Co	HYDRANT FOR WATER DEPARTM	09/28/2018	48004	175.00	
02-60-06-53-3050	Underground Pipe & Valve Co	HYDRANT SEAT REPAIR KITS	09/28/2018	48004	600.00	
		Vendor Subtotal for Division:60			775.00	
02-60-06-53-3050	Vulcan Construction Materials LLC	BEDDING STONE	09/14/2018	47935	154.51	
02-60-06-53-3050	Vulcan Construction Materials LLC	STONE FOR PUMP STATION VALV	09/28/2018	48008	321.78	
		Vendor Subtotal for Division:60			476.29	
02-60-06-53-3200	Wigit's Truck Center	REPAIRS TO SEWER TRUCK	09/28/2018	48012	1,637.70	
02-60-06-53-3200	Wigit's Truck Center	REPAIRS TO SWEEPER	09/28/2018	48012	1,170.86	

Account Number	Vendor	Description	GL Date	Check No	Amount	PO No
		Vendor Subtotal for Division:60			2,808.56	
02-60-06-53-3300	De Lage Landen Financial Svcs Inc	MONTHLY LEASING (3) COPIERS/	09/28/2018	47964	56.50	
		Vendor Subtotal for Division:60			56.50	
02-60-06-53-3300	Regal Business Machines Inc	COPIER MAINTENANCE	09/14/2018	47916	33.38	
		Vendor Subtotal for Division:60			33.38	
02-60-06-53-3600	Aqua Fiori Inc	INSTALL WIFI CONTROLLER FOR	09/28/2018	47947	385.00	
		Vendor Subtotal for Division:60			385.00	
02-60-06-53-3600	Menards	PART FOR CONCRETE WORK AT F	09/28/2018	47983	18.00	
02-60-06-53-3600	Menards	PLYWOOD FOR SIDEWALK FRAM	09/28/2018	47983	199.42	
		Vendor Subtotal for Division:60			217.42	
02-60-06-53-3600	Nicor Gas Company	NATURAL GAS FOR PUMP STATIC	09/14/2018	47911	9.05	
		Vendor Subtotal for Division:60			9.05	
02-60-06-53-3640	Great Lakes Concrete LLC	MANHOLE FRAME & LID	09/28/2018	47970	360.50	
02-60-06-53-3640	Great Lakes Concrete LLC	CEMENT BRICKS FOR MANHOLE	09/28/2018	47970	19.44	
		Vendor Subtotal for Division:60			379.94	
02-60-06-53-4350	Third Millennium	UTILITY BILL PRINTING/POSTAG	09/28/2018	47998	525.99	
		Vendor Subtotal for Division:60			525.99	

Account Number	Vendor	Description	GL Date	Check No	Amount	PO No
02-60-06-53-4480	Suburban Laboratories Inc	WATER QUALITY TESTING	09/14/2018	47923	651.00	
		Vendor Subtotal for Division:60			651.00	
02-60-06-53-5350	Greenwood Transfer LLC	CONCRETE/STONE DUMPING FEI	09/14/2018	47894	43.21	
02-60-06-53-5350	Greenwood Transfer LLC	STREET SWEEPINGS	09/14/2018	47894	119.40	
02-60-06-53-5350	Greenwood Transfer LLC	STREET SWEEPINGS/DEBRIS/MAI	09/28/2018	47971	495.80	
02-60-06-53-5350	Greenwood Transfer LLC	DUMPING FEES	09/28/2018	47971	768.69	
		Vendor Subtotal for Division:60			1,427.10	
02-60-06-53-5400	Steven & Sheila Carson	REIMB DAMAGE TO IRRIGATION	09/14/2018	47873	4,179.75	
		Vendor Subtotal for Division:60			4,179.75	
02-60-06-53-5400	Leyden Lawn Sprinklers Inc	REPAIR TO SPRINKLER DUE TO T	09/28/2018	47979	833.05	
		Vendor Subtotal for Division:60			833.05	
02-60-06-54-0100	Flash Printing Inc	WATER SHUT-OFF DOOR HANGEI	09/14/2018	0	110.00	
		Vendor Subtotal for Division:60			110.00	
02-60-06-54-0500	A & M Parts Inc	HORN FOR SEWER TRUCK	09/14/2018	47864	15.49	
		Vendor Subtotal for Division:60			15.49	
02-60-06-54-0500	EJ Equipment Inc	GAUGE FOR SEWER TRUCK	09/28/2018	47966	158.82	
		Vendor Subtotal for Division:60			158.82	
02-60-06-54-0500	Freeway Ford - Sterling Truck	PARTS FOR SEWER TRUCK	09/14/2018	47890	115.18	
		Vendor Subtotal for Division:60			115.18	

Account Number	Vendor	Description	GL Date	Check No	Amount	PO No
02-60-06-54-0500	Wholesale Direct Inc	STROBE FOR SEWER TRUCK	09/14/2018	47937	80.72	
		Vendor Subtotal for Division:60			80.72	
02-60-06-54-0600	Card Services	HEAD EAR MUFFS FOR PUBLIC W	09/25/2018	47942	427.45	
02-60-06-54-0600	Card Services	SWITCH KIT WITH COVER ASSEM	09/25/2018	47942	58.90	
		Vendor Subtotal for Division:60			486.35	
02-60-06-54-0600	Core & Main LP	NEW WATER METER/704 FOREST	09/14/2018	47883	205.00	
02-60-06-54-0600	Core & Main LP	STOCK METER COUPLERS	09/14/2018	47883	20.00	
02-60-06-54-0600	Core & Main LP	NEW WATER METER/7319 NORTH	09/14/2018	47883	140.00	
02-60-06-54-0600	Core & Main LP	NEW WATER METER/559 CLINTON	09/14/2018	47883	556.40	
02-60-06-54-0600	Core & Main LP	MXU FOR STOCK	09/28/2018	47961	170.00	
		Vendor Subtotal for Division:60			1,091.40	
02-60-06-54-0600	Hach Company	CHLORINE FOR TESTING	09/14/2018	47896	23.09	
02-60-06-54-0600	Hach Company	SUPPLIES FOR HACH CL17 EQUIP	09/28/2018	47974	108.33	
02-60-06-54-0600	Hach Company	SUPPLIES FOR HACH CL17 EQUIP	09/28/2018	47974	282.62	
02-60-06-54-0600	Hach Company	SUPPLIES FOR HACH CL17 EQUIP	09/28/2018	47974	275.45	
		Vendor Subtotal for Division:60			689.49	
02-60-06-54-0600	Hawkins Inc	SODIUM HYPOCHLORITE	09/28/2018	0	416.87	
		Vendor Subtotal for Division:60			416.87	
02-60-06-54-0600	McMaster-Carr	STOCK FOR CHLORINE EQUIPME	09/28/2018	47982	24.73	
		Vendor Subtotal for Division:60			24.73	
02-60-06-54-0600	Menards	BATTERIES FOR FLASH LIGHTS &	09/14/2018	47908	29.97	
02-60-06-54-0600	Menards	MISC P/W SUPPLIES & TOOLS	09/28/2018	47983	303.58	
		Vendor Subtotal for Division:60			333.55	

Account Number	Vendor	Description	GL Date	Check No	Amount	PO No
02-60-06-54-0600	Russo's Power Equipment Inc	GENERATOR SPARK PLUG	09/14/2018	47919	3.08	
		Vendor Subtotal for Division:60			3.08	
02-60-06-54-0600	W.C. Schauer Hardware	COMPRESSION SLEEVE FOR WAT	09/14/2018	47921	3.58	
		Vendor Subtotal for Division:60			3.58	
02-60-06-54-0600	USABlueBook	HYDRANT WRENCH & MANHOLI	09/14/2018	47933	170.65	
02-60-06-54-0600	USABlueBook	PARTS FOR CHLORINATION EQUI	09/28/2018	48006	148.00	
		Vendor Subtotal for Division:60			318.65	
02-60-06-54-1300	Third Millennium	UTILITY BILL PRINTING/POSTAG	09/28/2018	47998	18.38	
		Vendor Subtotal for Division:60			18.38	
02-60-06-54-2200	City of Chicago	PURCHASE OF WATER	09/14/2018	47874	91,920.33	
02-60-06-54-2200	City of Chicago	PURCHASE OF WATER	09/14/2018	47874	96,638.73	
		Vendor Subtotal for Division:60			188,559.06	
02-60-06-55-1150	Kenny Construction Co	2018 SEWER LINING - PAYMENT #	09/14/2018	47903	17,398.98	
		Vendor Subtotal for Division:60			17,398.98	
02-60-06-55-1300	Cerniglia Co	2018 WATER MAIN IMPROVE PRO	09/28/2018	47955	146,693.59	
		Vendor Subtotal for Division:60			146,693.59	
02-60-06-55-1300	Leyden Lawn Sprinklers Inc	IRRIGATION REPAIR FROM WATE	09/14/2018	47907	347.15	
		Vendor Subtotal for Division:60			347.15	

Account Number	Vendor	Description	GL Date	Check No	Amount	PO No
02-60-06-55-1300	Salinas & Sons Lawn Sprinkler Syst	IRRIGATION REPAIR FROM WATE	09/14/2018	47920	525.00	
		Vendor Subtotal for Division:60			525.00	
		Subtotal for Fund: 02			404,490.37	
03-00-00-53-0390	BLA Inc	CHGO AVE RESURFACING-CONS1	09/28/2018	47951	12,448.34	
		Vendor Subtotal for Division:00			12,448.34	
		Subtotal for Fund: 03			12,448.34	
13-00-00-55-8720	Baltic Networks USA	RADIO EQUIPMENT - WEST CAMI	09/28/2018	47949	348.94	
13-00-00-55-8720	Baltic Networks USA	RADIO EQUIPMENT - WEST CAMI	09/28/2018	47949	140.08	
13-00-00-55-8720	Baltic Networks USA	RADIO EQUIPMENT - WEST CAMI	09/28/2018	47949	418.66	
13-00-00-55-8720	Baltic Networks USA	RADIO EQUIPMENT - WEST CAMI	09/28/2018	47949	342.38	
		Vendor Subtotal for Division:00			1,250.06	
13-00-00-55-8720	Card Services	EQUIPMENT FOR CAMERAS - WE	09/25/2018	47942	86.95	
13-00-00-55-8720	Card Services	ANTENNA EXTENSION - PD CAMI	09/25/2018	47942	151.90	
13-00-00-55-8720	Card Services	ANTENNA EXTENSION - PD CAMI	09/25/2018	47942	142.90	
13-00-00-55-8720	Card Services	BACK-UP UPS FOR CAMERA LOC	09/25/2018	47942	83.58	
13-00-00-55-8720	Card Services	EQUIPMENT FOR CAMERAS - WE	09/25/2018	47942	361.73	
13-00-00-55-8720	Card Services	EQUIPMENT FOR CAMERAS - WE	09/25/2018	47942	699.93	
		Vendor Subtotal for Division:00			1,526.99	
13-00-00-55-8720	ClientFirst Consulting Group LLC	PD VIDEO/JUL 2018	09/28/2018	0	4,807.50	
13-00-00-55-8720	ClientFirst Consulting Group LLC	IT SUPPORT POLICE DEPT/JUL 201	09/28/2018	0	75.00	
		Vendor Subtotal for Division:00			4,882.50	
13-00-00-55-8720	Griffon Systems Inc	AVIGILON CAMERA LICENSES (8	09/28/2018	47972	2,400.00	
13-00-00-55-8720	Griffon Systems Inc	CAMERAS & HARDWARE FOR TH	09/28/2018	47972	3,830.00	

Account Number	Vendor	Description	GL Date	Check No	Amount	PO No
		Vendor Subtotal for Division:00			6,230.00	
13-00-00-55-8720	McMaster-Carr	PD STREET CAMERA SUPPLIES - 1	09/28/2018	47982	70.99	
		Vendor Subtotal for Division:00			70.99	
13-00-00-55-8720	Lyons & Pinner Electric Companies	ELECTRIC INSTALL FOR WEST CA	09/28/2018	0	3,217.06	
		Vendor Subtotal for Division:00			3,217.06	
13-00-00-55-8720	SHI International Corp	EQUIPMENT FOR CAMERA SWITC	09/28/2018	47993	2,039.24	
		Vendor Subtotal for Division:00			2,039.24	
13-00-00-55-8720	Tower Works	ANTENNA INSTALL/SIKLU INSTA	09/28/2018	48003	4,610.00	
		Vendor Subtotal for Division:00			4,610.00	
		Subtotal for Fund: 13			23,826.84	
14-00-00-55-1205	Card Services	LIGHTHOUSE DESIGNED BY BIRN	09/25/2018	47942	5,000.00	
		Vendor Subtotal for Division:00			5,000.00	
14-00-00-55-1205	KLOA Inc	TRAFFIC SIGNAL ENG DESIGN-TI	09/28/2018	47977	13,065.78	
		Vendor Subtotal for Division:00			13,065.78	
14-00-00-55-1250	Edwin Hancock Engineering Compar	MISC ALLEY IMPROVEMENT (DE	09/14/2018	47897	12,979.00	
		Vendor Subtotal for Division:00			12,979.00	
14-00-00-55-8620	ClientFirst Consulting Group LLC	IT COST FOR OFFICE MOVE & DO	09/28/2018	0	750.00	
14-00-00-55-8620	ClientFirst Consulting Group LLC	NETWORK IMPROVEMENTS/JUL	09/28/2018	0	262.50	

Account Number	Vendor	Description	GL Date	Check No	Amount	PO No
		Vendor Subtotal for Division:00			1,012.50	
14-00-00-55-8620	Griffon Systems Inc	CAMERAS & INSTALL FOR FRON	09/28/2018	47972	2,750.00	
		Vendor Subtotal for Division:00			2,750.00	
		Subtotal for Fund: 14			34,807.28	
31-00-00-53-0100	Card Services	NATURAL GAS FOR 10 LATHROP	09/25/2018	47942	4.39	
		Vendor Subtotal for Division:00			4.39	
31-00-00-53-0100	ComEd	ELECTRICITY FOR 10 LATHROP A	09/14/2018	47880	10.95	
		Vendor Subtotal for Division:00			10.95	
31-00-00-53-0425	Klein Thorpe and Jenkins Ltd	MADISON ST TIF DISTRICT	09/28/2018	0	559.00	
		Vendor Subtotal for Division:00			559.00	
		Subtotal for Fund: 31			574.34	
32-00-00-53-0425	Klein Thorpe and Jenkins Ltd	NORTH AVE TIF DISTRICT	09/28/2018	0	537.50	
		Vendor Subtotal for Division:00			537.50	
32-00-00-53-5300	HaystackID LLC	NORTH AVE TIF MAILINGS	09/28/2018	47975	438.60	
32-00-00-53-5300	HaystackID LLC	NORTH AVE TIF MAILINGS	09/28/2018	47975	1,252.33	
32-00-00-53-5300	HaystackID LLC	NORTH AVE TIF MAILINGS	09/28/2018	47975	1,623.00	
		Vendor Subtotal for Division:00			3,313.93	

Account Number	Vendor	Description	GL Date	Check No	Amount	PO No
					<hr/>	
Subtotal for Fund: 32					3,851.43	
					<hr/>	
Report Total:					954,385.93	
					<hr/>	

Village of River Forest



POLICE DEPARTMENT MEMORANDUM

TO: Eric Palm- Village Administrator

FROM: James O'Shea- Chief of Police

DATE: October 11, 2018

SUBJECT: Authorization to Purchase Genetec CITY Mobile LPR System

Issue: Part of the Village's plan to upgrade, modernize, and expand the Passport mobile payment application for daily, time regulated, and overnight permit parking and street parking regulations includes the purchase and integration of a License Plate Reader (LPR) system. The LPR system will electronically manage this process, which includes the approval, tracking, monitoring, and enforcement mechanisms for this mobile payment parking fee technology.

Analysis: The Village has been under contract with Passport Inc. for Mobile Daily Parking Fees for approximately three (3) years. This system allows parking customers in the Village owned and managed parking zones to use a web-based application to pay Daily Parking Fees. This program has been successful so far and received positive feedback from our customers.

The Village plans to expand the use of the Passport Inc. program for monthly, time regulated, overnight, and other daily lot permit or street parking covered under Village Ordinance. Adding LPR technology to the Passport Inc. mobility and payment platform allows for the Village to streamline operations, reduce costs, increase revenues, and improve customer service.

The police department has been using the LPR technology for several years to be alerted of stolen vehicles, wanted persons, missing persons, boot list violators, sexual predators, and investigative BOLO's. Our current vendor Minuteman Security Technologies, who provides the Genetic LPR system that the police department uses, sells a turnkey parking enforcement software program that is compatible and integrates seamlessly with the Passport Inc. platform.

Research and discussions determined that utilizing the two (2) current vendors to upgrade and enhance the Village's parking management program would be cost effective from an IT backend, server, hardware, training, and implementation perspective, plus eliminate the lack of integration from an outside 3rd party vendor product. Staff has been pleased the performance of both vendors to date. A separate agreement with Passport Parking will be executed to allow for the integration of these new features.

Therefore, staff is seeking authorization to purchase the Genetec LPR AUTOVU and Sharp X CITY hardware and software that will be installed on the police department's Community Service Vehicle, and a software upgrade to front-line marked Unit 6, plus backend/front end upgrades for a price of \$34,250. This purchase will be made by using funds in our parking reserve fund.

Recommendation: If the Village Board wishes to approve the authorization to purchase the above mentioned products, the following motion would be appropriate:

Motion to waive formal bid and authorize the purchase of the Genetec LPR Parking Management Program at a price of \$34,250 using funds in the Parking Reserve Fund.

CITY System - Mobile LPR
Prepared for
River Forest Police Department

Name: Marty Grill (708) 714-3542

Prepared By: Mike O'Brien,
 mobrien@minutemanst.com

Company: River Forest Police Department
 400 Park Ave
 River Forest, IL 60305

Quote Date: 6/27/2018

Quote No: 8294

Account No: 2,655

Quote Valid To: October 31, 2018

Payment Terms: Net 30

Scope Of Work

Complete installation of turnkey CITY mobile LPR system with training. The City solution is recommended for customers requiring simultaneous permit and time-limit enforcement capabilities. The City solution can perform long-term (2 to 5 days) time-limit enforcement. The City Patroller solution supports integration with third-party ticketing systems and is compatible with AutoVu Pay-by-Plate Sync. While performing parking management, the system will allow for hotlist information to be pushed to law enforcement for Wanted/Stolen/Uninsured motorists ect in a covert environment. The system integrates seamlessly into Passport.

MST to remove existing software from existing LAW vehicle and install CITY software. Existing hardware is is compatible.

Quantity	Manufacturer	Part No.	Description	Price
Subtotal Vehicle Software/Hardware				
1	Genetec	GSC-Av-S-PARKING	GSC AutoVu TM Standard Package For Parking Management. Includes Security Center Mapping for 5 Clients, List Updater and Pay-by-Plate Single.	\$1,665.00
1		AU-K-C2XS-850	AutoVu SharpX CITY dual base kit includes main processing unit, hard mount brackets, wiring, GPS, high resolution LPR units and in vehicle license	\$21,775.00
1	Genetec	AU-M-OFFLINEMAP-N A	Mapping License including data for North America - Per vehicle license	\$400.00
1	Genetec	ADV-LPR-M-1Y	Genetec Advantage 1 AutoVu mobile system connection to Security Center - 1 Year	\$160.00
Subtotal Vehicle				\$24,000.00
Subtotal MST Services				
	MST	Labor, Install	Installation Labor	\$1,300.00
	MST	Labor, Prog	Programming, zone configuration, commissioning and training labor	\$2,550.00
Subtotal labor				\$3,850.00
UPGRADE existing LAW vehicle to CITY software for parking				
1.00	MST	MISC-IL	UPGRADE existing Genetec mobile LPR vehicle's software from LAW to CITY	\$6,000.00
	MST	Labor, Prog	Programming Labor	\$300.00
Subtotal Upgrade				\$6,300.00

Quantity	Manufacturer	Part No.	Description	Price
1.00	MST	Shipping-IL	Shipping Charges CANADA to USA	\$100.00
				<hr/>
				Item Total: \$48,445.00
				Your Price: \$34,250.00
				<hr/>
				Total: \$34,250.00

Notes:

Exclusions & Assumptions

Minuteman assumes the following will be provided and/or installed by others:

Laptop assumed to exist and meets min. specs (as we did with Law Car)

110VAC as needed.

Minuteman assumes all work will be completed during normal business hours of Monday - Friday 7:00AM - 5:00PM.

Customer Supplied Internet Connection:

A high-speed internet connection with a static IP address must be provided by the customer at the head-end location for remote access.

Customer Supplied LAN Connection:

A network connection must be provided at each specified location. An IP address may also be required. Details will be provided.

Freight:

Standard shipping charges, if applicable, will be included in the final invoice.

Payment Terms: [Net30]

Progress Payments Per AIA Form Will Be Submitted

Final Payment due upon completion of project

Accepted By: *(Please type or print except where otherwise indicated.)*

Firm Name: _____

Authorized _____

Signature: _____

Printed _____

Name, Title: _____

Date: _____

Terms and Conditions:

OPERATION: Customer shall be responsible for: (i) properly testing and setting the system on every closing and to properly turn off the system on each opening (if applicable); (ii) testing any detection device, or other electronic equipment designated in the Proposal prior to setting the System for closed periods; (iii) notifying Minuteman promptly if such equipment fails to respond to the test; and (iv) using and operating the System and the equipment properly and in accordance with proper operating procedures (if customer requires Minuteman Security Technologies). Whenever Minuteman employees or authorized representatives are sent to the Covered Premises in response to a service call or alarm signal caused by the Customer improperly following operating instructions or failing to close or properly secure a protected point, Customer agrees to pay an additional service charge at Minuteman's prevailing rate per occurrence.

DELAYS - INTERRUPTION OF SERVICE: Minuteman shall not be liable for any delays, however caused, or for interruptions of service caused by strikes, riots, floods, acts of God, loss of communication and or other signal transmission lines, or by any event beyond the control of Minuteman. Minuteman will not be required to furnish service to Customer while such interruption shall continue.

EXCLUSIONS: Services to be provided by Minuteman pursuant to this Agreement do not include:

- a) Repair of damage or increase in service time caused by failure to continually provide a suitable operating environment for the System as prescribed by Minuteman and/or the manufacturer of any equipment used in the System, including, but not limited to, the failure to provide, or the failure of, adequate and regulated electrical power, air conditioning or humidity control; or such special requirements as contained in the Proposal hereto.
- b) Repair of damage or increase in service time caused by use of the equipment for other than the ordinary use for which the equipment was designed or purpose for which it was intended.
- c) Repair of damage, replacement parts (due to other than normal wear) or repetitive service calls caused by the use of unauthorized supplies or equipment.
- d) Repair of damage or increase in service time caused by: accident, disaster, which shall include, but not be limited to, fire, flood, water, wind and lightning; transportation, neglect or misuse, alterations, which shall include, but not be limited to, any deviation from Minuteman's physical, mechanical or electrical machine design; attachments, which are defined as the mechanical, electrical or electronic interconnecting to non-Minuteman equipment and devices not supplied by Minuteman.
- e) Electrical work external to the equipment or accessories furnished by Minuteman.

ADDITIONAL CHARGES: Unless otherwise specified in the Proposal, service charges for the system are based upon coverage during "normal business hours of operation." Service performed outside this window, or as a result of the failure of the Customer to adhere to the requirements as specified by either the manufacturer or outside the scope of the Agreement, shall be chargeable at Minuteman's prevailing rates. Customer shall not tamper with, adjust, alter, move, remove, or otherwise interfere with equipment without Minuteman's specific permission, nor permit the same by other contractors. Any work performed by Minuteman to correct Customer's breach of the foregoing obligation shall be corrected and paid for by Customer at Minuteman's prevailing rates. Remedial maintenance due to Acts of God or events beyond the control of Minuteman shall be corrected by Minuteman and paid for by Customer in accordance with Minuteman's prevailing rates.

Minuteman shall have the right to increase or decrease the periodic service charge provided above at any time or times after the expiration of one year from the date service is operative under this Agreement, upon giving Customer written notice thirty (30) days in advance of the effective date of such increase or decrease.

LIQUIDATED DAMAGES -MINUTEMAN'S LIMITS OF LIABILITY: Customer understands that Minuteman is not an insurer; that Customer is responsible for obtaining insurance for such reasons or purposes, including theft and vandalism, and in such amounts, as Customer shall determine. Customer further understands and agrees that the sums payable hereunder to Minuteman are based upon the value of services offered and equipment value provided and such sums are not related to the value of property belonging to Customer or to others located on the Covered Premises. Customer does not and shall not seek indemnity under this Agreement from Minuteman, and specifically waives any rights for indemnity for any damages or losses caused by hazards to customers, invitees, guests, or property of customer or third parties. Customer understands and agrees that the System and the services to be supplied hereunder are designed to detect security breaches, and that MINUTEMAN MAKES NO WARRANTY, EXPRESS OR IMPLIED, THAT THE SYSTEM OR THE SERVICES IT FURNISHES WILL AVERT OR PREVENT OCCURRENCES, OR THE CONSEQUENCES THEREFROM. Customer agrees that Minuteman shall not be liable to Customer, its employees, agents or guests, or to any third party, for any losses or damages, irrespective of origin, to person or property, whether directly or indirectly caused by performance or non-performance of obligations imposed upon Minuteman under this Agreement or by negligent acts or omissions of Minuteman, its agents or employees. In all events, it is further agreed that if Minuteman should become liable for any losses or damages for any reason having to do with this Agreement, Minuteman's total liability to Customer shall be limited \$250., which sum the Customer agrees is reasonable. The payment of this amount shall be Minuteman's sole and exclusive liability regardless of the amount of loss or damage incurred by the Customer.

Indemnification:

Each party shall indemnify and hold harmless the other, their trustees, officers, professional staff, employees and agents from and against any loss, damage, claim or liability, including reasonable attorneys' fees (collectively "liabilities"), arising out of the performance of this Agreement to the extent that such liabilities arise from the acts or omissions, negligence, gross or reckless misconduct, or intentional wrongdoing of the indemnifying party, its trustees, officers, professional staff, employees or agents.

Minuteman Security Technologies, Inc Full One Year Limited Warranty:

What is Covered:

This warranty covers any defects in materials or workmanship, including installation, with the exceptions stated below.

How Long Coverage Lasts:

This warranty runs for one year from the date your system was installed and accepted.

What is not covered:

This warranty does not cover intentional or un-intentional misuse or of any of the system components or software. The warranty does not cover damage as a result of acts of god (lighting, floods, storms, etc...) or electric surge.

What Minuteman Will Do:

Minuteman will repair any part of the system that is proved to be defective in materials or workmanship. In the event repair is not possible on certain system components, Minuteman will replace said component with similar specification and price.

How To Get Service:

Contact our service department at your nearest service center. A service representative will review your system and take any necessary action to correct problems covered by this warranty.

How State Law Applies:

This warranty gives you specific legal rights, and you may also have other rights which vary from state to state.



Village of River Forest

POLICE DEPARTMENT MEMORANDUM

TO: Eric Palm- Village Administrator

FROM: James O'Shea- Chief of Police

DATE: October 11, 2018

SUBJECT: Authorization to Purchase Vehicle

Issue: The Village's FY19 budget includes \$44,073 in the Capital Equipment Replacement Fund allocated for the purchase of a replacement for police Squad #2, which includes the purchase of the vehicle and police specific up-fitting equipment.

Analysis: As part of the Department's ongoing vehicle replacement plan, we have scheduled the replacement of a 2015 Dodge Charger AWD marked patrol vehicle (Squad #2) this fiscal year.

We are recommending replacing the Dodge Charger patrol car with a Chevrolet Tahoe Police Patrol Vehicle, which is all-wheel drive (AWD) and will allow more versatility in inclement weather conditions. The Tahoe will serve as the police department's evidence technician equipment vehicle, which used to process crime scenes, serious traffic crashes, and critical incidents. The equipment involved in processing these scenes is significant and no longer fits into the rear of a Dodge Charger or a Ford Explorer. The larger size of the Tahoe will allow for the proper storage and management of the evidence gear. This vehicle will also be equipped with less lethal response equipment, rapid deployment gear, and heavy duty rescue items that could be deployed during natural disasters, vehicle entrapments, or fires.

The Tahoe also projects a useful life expectancy of about 1 to 2 years longer than a standard Dodge Charger or Ford Explorer and this will be reflected in the replacement timeframe being moved 3-years to 4 or 5 years. In addition, the estimated resale value of a police package Chevrolet Tahoe is approximately 30% higher than other branded police squads. Lastly, as the proposed Chevrolet Tahoe is eventually transitioned off of the front line patrol fleet as it ages, it will remain a useful service vehicle for not only the police department but also the public works department and/or the fire department.

The 2015 Dodge Charger vehicle will have approximately 60,000 miles at the time of replacement and will be used to replace a Ford Crown Victoria secondary line unit.

The Department researched law enforcement special bid options and determined that the Northwest Municipal Conference's Suburban Purchasing Cooperative through Currie Motors was the only group offering municipal discounted pricing for the 2019 Chevrolet Tahoe Police Patrol

Package (Contract #185). Therefore, staff is seeking authorization to purchase one (1) 2019 Chevrolet Tahoe Police Patrol Package at a price of \$38,203.61.

Recommendation: If the Village Board wishes to approve the authorization to purchase the above mentioned vehicle, the following motion would be appropriate:

Motion to authorize the purchase of one (1) Chevrolet Tahoe Police Patrol Package at a price of \$38,203.61 from Currie Motors using the FY19 budgeted amount in the Capital Equipment Replacement Fund.



Village of River Forest

Village Administrator's Office

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

MEMORANDUM

Date: October 12, 2018

To: Catherine Adduci, Village President
Village Board of Trustees

From: Eric J. Palm, Village Administrator

Subj: Chicago and Harlem Senior Living Development Project

As you consider the planned development application for the Chicago and Harlem Senior Living project, I wanted to provide you with some additional information.

1. Attached please find a report by Ehlers, Inc. regarding the financial impact of the Chicago and Harlem Senior Living project (the "project"). The report reviews the Teska report which estimates property taxes as well as reviews other revenue and potential expenses. The Ehlers report concludes the gain to the Village is significant totaling approximately \$85,000 per year.
2. The impact of this project to School District 90 and 200 is even more significant. Besides stating the obvious of this project not generating any school aged children, it will also generate an additional \$400,000 in property taxes per year for the schools.
3. It is important to view this project in the context of other properties in River Forest. Each year, the comprehensive annual financial report lists the top ten taxpayers by equalized assessed valuation. As presented, this project with the estimated EAV provided by Ehlers of \$6.8MM would make it the **third largest taxpayer** in the Village of River Forest. This is a very substantial project which would meet two of our core Village goals:
 - a. Work to protect and strengthen the value of property.
 - b. Implement strategies to stabilize property taxes.
4. The Village also negotiated a series of financial conditions which you will find in the Ordinance that further protect the Village including:
 - a. Creating a "floor" assessed valuation (based on the Ehlers Report) that increases by CPI annually which ensures the project will continue to pay property taxes and not artificially drive down their assessed valuation through appeals.

- b. Create a fire department impact fee that assesses an additional fee per EMS call should the project require additional calls for service exceeding the 130 calls the developer testified would be needed on an annual basis.
- c. Institutes a senior services impact fee that increases by CPI annually which ensures River Forest Senior Services has additional funding to serve the needs of its seniors in this development and throughout the Village.

In conclusion, this project will provide significant long term financial benefit to the Village as a whole for many years to come. The conditions contained in the ordinance for your consideration provide additional framework to the Village to ensure these financial commitments remain in place.

Thank you.

Attachments

Top Ten Taxpayer List

Ehlers Report

DRAFT

Village of River Forest, Illinois

Top Ten Principal Property Taxpayers

2017 Levy Year and Nine Years Ago

Taxpayer	Type of Business	2017 Levy Year (1)		2008 Levy Year	
		Equalized Assessed Valuation	Percentage of Total Equalized Assessed Valuation	Equalized Assessed Valuation	Percentage of Total Equalized Assessed Valuation
River Forest Town Center One	Retail Center	\$ 11,084,954	1.9%	15,372,986	2.6%
Mac Neal (formerly Vanguard Health Systems)	Medical Center	7,768,558	1.3%	8,418,878	1.4%
River Forest Town Center Two	Retail Center	6,370,119	1.1%	8,502,801	1.4%
Albertson's (Jewel)	Grocery Store	4,023,036	0.7%	6,887,482	1.2%
Kirk Eye Center	Vision Care Center	-	0.0%	1,540,627	0.3%
Thomas Tax & Acct 2007	Retail Store	-	0.0%	1,484,326	0.2%
Individual	Mixed Use	-	0.0%	1,811,975	0.3%
Ell Bay (Fresenius)	Medical Center	1,530,258	0.3%	-	0.0%
Co HAS (Loyola)	Medical Center	1,460,487	0.2%	-	0.0%
Mid America Asset Mgmt (Fresh Thyme)	Grocery Store	1,385,554	0.2%	-	0.0%
Corus Bank		-	0.0%	1,026,006	0.2%
Keystone Montessori	School	874,068	0.1%	-	0.0%
River Forest Tennis Club	Recreation	852,641	0.1%	1,002,272	0.2%
Chicago Title Land Trust	Retail Center	841,493	0.1%	1,197,951	0.2%
Edward Hines Lumber	Retail Center	-	0.0%	879,652	0.1%
Totals		<u>\$ 36,191,168</u>	<u>6.2%</u>	<u>48,124,956</u>	<u>8.1%</u>
Total Village of River Forest Equalized Assessed Value:		\$ 586,302,873		596,296,880	

Notes:

¹ The State of Illinois establishes a lien on property for the levy at the beginning of the calendar year. The taxing entities adopt their levies at the end of December of the same calendar year. The taxes levies are for collections in the following calendar year. Therefore, the Village's Fiscal Year 2018 relied on the property collections in the summer of 2017, which are from the 2016 tax levy year, as well as the distribution provided in the spring of 2018 which was an estimate based on the prior year's tax levy.

Data Source

Office of County Clerk

Memo

To: Eric Palm, Village Administrator, Village of River Forest

From: Jennifer Tammen, Municipal Advisor/Principal, Ehlers

Date: October 12, 2018

Subject: Review of Economic Analysis for the Proposed Senior Lifestyle Assisted Living Facility Development (Northwest Corner Chicago Avenue and Harlem Avenue)

Ehlers & Associates (“Ehlers”) has been engaged by the Village of River Forest (the “Village”) to review an economic analysis dated July 3, 2018 (the “Study”) submitted by Kaufman Jacobs/Senior Lifestyle (the “Developer”) for the proposed Senior Lifestyle assisted living facility development (the “Project”). The Project consists of the development of a four-story building containing 33 memory support units (37 beds) and 92 assisted living units (99 beds) for a total of 125 units (136 beds). The Project is to be built on a 1.45-acre site located at the northwest corner of Chicago Avenue and Harlem Avenue within the Village (the “Site”). The Site was previously a TCF Bank, includes three single family homes, and is currently part of a proposed planned development. The Study, conducted by Teska Associates Inc. (“Teska”), has been submitted as part of the development review process and to evaluate the Project’s projected tax revenues to the Village and other affected taxing bodies as well as projected expenses to the Village.

This memorandum reviews the Study section by section, verifying its assumptions and calculations and, where needed, providing alternative estimates of future revenues and expenses that are projected to result from the Project.

Conclusion

Ehlers has roughly validated the positive net fiscal impacts on all taxing districts, as projected by Teska, and anticipates a positive net fiscal impact at Project stabilization. The largest impact to revenue will come from the increase in equalized assessed valuation of the Site. We estimate the Project will generate a net increase of \$581,000 in total property taxes to all taxing bodies once stabilized and fully assessed. The Village’s portion of property taxes will increase by \$68,000 and it will also receive substantial one-time revenue from permit fees. The Village can also anticipate approximately \$18,700 in per capita distributions from the State and \$42,435 in annual ambulance transport fees. **Combining the net increase in property taxes, State income, and annual ambulance transport fees, the Village could expect approximately \$85,000 in net revenue as a result of the Project. This estimate does not include the likely net increase in additional tax revenue generated by the estimated 85 full-time equivalent jobs, 129 residents and their visitors.**

According to findings from the study, *“Fiscal and Economic Impact Analysis of Local Development Decisions”* (CMAP, January 2014), higher density residential developments in

higher property tax communities generally have more positive returns. In addition, older communities with existing and excess infrastructure capacity generally experience more positive fiscal impacts because they experience fewer costs generated by development and maintenance of infrastructure and services. We view the impacts to Village expenses to be generally limited to public safety, which is typical of new developments. The impact from additional ambulance calls may be minimal to neutral assuming the Village and the Developer can offset costs through fees and residents' individual medical coverage. In any case, municipalities typically expect and accept some increase in emergency service costs for senior developments or large multifamily buildings. Furthermore, municipalities often desire these land uses to meet other community goals, such as providing housing choices.

Finally, the Project is consistent with Village's goals and vision for providing housing choices that serve the diverse needs of its residents. The Village's Comprehensive Plan which encourages "new residential development that provides for the needs of the Village's population". More recently, the Village held a series of workshops during fall 2017 as part of the "River Forest Forward" initiative, the public engagement component that will inform the Village's update to its Comprehensive Plan. A consistent message from both the community and the Village Board is the need for appropriate development to provide age-in-place housing options for seniors.

Review of Study Assumptions and Findings

Project Schedule

The Developer anticipates the Project will have a 14-month, single-phase completion schedule beginning construction in March 2019. This is a reasonable timeframe for this type of project.

The Developer anticipates the Project will be fully leased at 95% within 24 months. According to the market study prepared by HealthTrust, LLC on July 24, 2018, the estimated absorption for the Project is four units per month. With 125 total units, that equate to an absorption period of approximately 30 months.

Population Estimate

We agree with the assumptions as stated in Teska's report.

Estimated Equalized Assessed Value

Teska utilized two methods to estimate the future Equalized Assessed Value ("EAV") for the Project. The first involves using data from existing comparable developments. The second uses the construction and land costs to arrive at the Fair Market Value as the basis for calculating the EAV. We believe that both approaches are generally appropriate for this type of analysis. We have prepared alternative estimates of EAV based on modified assumptions.

Comparable Developments

We concur that there are not many newer senior developments in the area that are similar to the proposed Project. We attempted to identify comparable senior developments using the following criteria:

- a. The property has not received any exemptions from the Cook County Assessor.
All of Teska's properties meets this criterion except for Belmont Village in Oak Park; and

- b. The property has a Cook County Assessment classification code of 2-97 Special Rental Improvements or 3-97 Special Rental, both of which carry a 10% assessment ratio.
All of Teska's properties meet this criterion.

The following are additional preferred criteria:

- c. The development was built within the last five years.
Only North Shore Place meets this criterion; and
- d. The development is licensed by the Illinois Department of Public Health ("IDPH") as defined in the Assisted Living and Shared Housing Act ("ASHA").
Only North Shore Place meets this criterion.

Of these, the only comparable property that meets all of the criteria is North Shore Place by Senior Lifestyle. However, in an effort to include a property in the South Triennial Assessment area, we included Belmont Village, before exemptions, in order to make the property more comparable for the analysis. We did not include other area senior developments such as Brookdale or Oak Park Arms because they do not meet any of the criteria listed above.

While we recognize Teska's attempt to identify comparable properties to provide a basis for analysis, we believe that Victory Center of River Woods is not a suitable comparable property. It is 15 years old and its Equalized Assessed Value on a per square foot basis is significantly less than the other two comparable properties. Specifically, it is nearly two times less than that of Belmont Village and over five times less than that of North Shore Place, which we believe reduces the average EAV of the comparable properties in a manner that is overly conservative. **Table 1** is an analysis of comparable properties utilized in this analysis.

Table 1. Comparable Properties: 2017 EAV Before Exemptions*

Development	PIN	LAND				BUILDING			
		Area	AV	2017 EAV	EAV \$/sq.ft.	Area	AV	2017 EAV	EAV \$/sq.ft.
North Shore Place (Northbrook, Opened 2014)	04-11-203-068-0000	315,870	347,457	1,029,411	\$ 3.26	175,442	2,503,383	7,416,773	\$ 42.27
Belmont Village (Oak Park - Opened 2004) ¹	16-18-102-024-0000	27,072	24,364	72,183	\$ 2.67	85,300	466,625	1,382,470	\$ 16.21
Weighted Mean of Comparable Properties									
(Total EAV/Total Area)²		342,942		1,101,594	\$ 3.21	260,742		8,799,243	33.75

¹ Belmont Village received exemptions in TY2017 and in prior years. The EAV before exemptions was used for this analysis.

² The weighted mean was used to capture the differences in land and building size between the properties.

Project Valuation

Comparable Properties Method

The Project as proposed and per the Site Plan prepared by OKW Architects dated July 24, 2018 includes a building area of 116,840 square feet. The total land area is 63,070 square feet (1.45 acres), according to Cook County Assessor data. Utilizing the weighted mean per square foot EAV from the comparable properties, the Project is estimated to have an EAV at stabilization of approximately \$4,145,000 as shown in **Table 2**.

Table 2: Comparable Property-Based EAV Estimate

	Area (sf)	EAV/sf	Projected EAV
Land	63,070	\$ 3.21	\$ 202,593
Building	116,840	\$ 33.75	\$ 3,942,992
Total			\$ 4,145,584

Construction Cost/Fair Market Value Method

In addition to the estimated future EAV based on comparable properties, Teska also utilized the following calculation to arrive at the EAV. We have calculated the detail of this methodology in **Table 3** for clarity. The adjustment factor is explained below.

Table 3: Construction Cost/Fair Market Value Calculation

Total SF Proposed Building	116,840	per OKW Site Plan dated 7.24.18
Cost PSF	\$ 247.00	per Teska Study ¹
Total Construction Cost	\$ 28,859,480	
Land	\$ 4,000,000	per Teska Study ²
Total Fair Market Value (Cost + Land)	\$ 32,859,480	
x Assessment Level	\$ 3,285,948	10%
x 2017 County Multiplier	\$ 9,735,278	2.9627
Estimated EAV³	\$ 9,735,278	
Less Adjustment for growth in Construction Costs	\$ (170,367)	1.75%
Adjusted Estimated EAV	\$ 9,564,911	

¹According to the Senior Living Construction Costs Brief prepared by Weitz Construction for the American Seniors Housing Association (Summer 2018), costs for mid-level assisted living developments range from \$211 to \$274 psf and \$284 to \$336 psf for high-level assisted living developments.

² Land cost has not been verified.

³ Estimated EAV may be overstated or understated depending on land values.

While this is one approach to determine a general estimate of future EAV, it is less reliable and therefore the value may be overstated or understated. We believe this is the case for three reasons: First, we have not reviewed an appraisal or purchase contract for the property to validate the value. Second, the \$4,000,000 cost doesn't include the cost of the property located at 826 N. Harlem, which was not part of the site plan at the time of Teska's prior version of this study dated May 23, 2018 and the cost has not been updated for the current Study.

Finally, average annual assessed values based on the Village's last triennial reassessment have not been keeping pace with the increase in construction costs. According to Weitz Construction's brief prepared for the American Seniors Housing Association, construction cost escalation for senior housing has been increasing over the last several years. The brief indicates that annualized construction cost increases of 6% to 8% can be expected for high-activity markets such as Chicago.

In comparison, the EAV of the Village increased an average of 16.5% during the 2017 triennial assessment period, which breaks down to an average annual increase of about 5.25% from 2015-2017. If we assume a 7% average increase in construction costs for senior housing, then it is reasonable to reduce the EAV estimate using the Construction Cost/Fair Market Value Method by 1.75% which is the difference between the average annual increase in construction costs less the average annual EAV increase during the triennial period for the Village. This adjustment brings the increases in construction costs in line with the EAV growth in the Village. This results in an estimated EAV of \$9,564,911.

Average of Comparable Properties and Construction Cost/FMV Methods

<u>EAV by Method</u>	<u>EAV at Project Stabilization and Fully Assessed</u>
Comparable Properties EAV	\$4,145,584
Construction Cost/FMV EAV	\$9,564,911
Average	\$6,855,248

Tax Rate Assumptions

The Teska Study assumes the 2017 property tax rate for the purposes of projecting future property tax revenues at the Project's stabilization. Given that the property tax rates are determined by several variables (taxing district levy requests, limiting rates, real estate market conditions, tax appeals, etc.) it is difficult to reasonably predict future tax rates. Given these factors, we believe that a constant rate assumption is appropriate for purposes of this analysis.

Future Assessments and Exemptions

Based upon our research which included discussions with the River Forest Township Assessor and the Village Attorney, it is possible for a single assisted living development to operate under multiple Illinois Department of Public Health ("IDPH") licenses, including as a Life Care Facility ("LCF"). Some licenses, including those granted under the LCF Act, enable the owner to seek Homeowner, Senior, and/or Senior Freeze exemptions based on the eligibility of individual units.

The Developer has represented in a letter to the Village Attorney dated July 10, 2018 that the operating entity must be licensed by the IDPH as required by the Assisted Living and Shared Housing Act ("ASHA"). In this case, the Developer has stated through counsel that it will operate under a single ASHA license and not a LCF license. Furthermore, North Shore Place is listed on the IDPH database as an ASHA and it has not received any exemptions on that property. Based on the Developer's statements and the North Shore Place operation, we do not believe that the Project would be eligible to take advantage of property tax exemption provisions that are available to developments under the LCF and other Acts.

Existing Property EAV and Taxes

The EAV and property taxes for the existing Site are summarized below in **Table 4**. In order to reflect an accurate view of the property tax revenues being generated by the Site, we updated the analysis to reflect exemptions on the various properties. The Site as currently developed generates approximately \$96,000 in annual property taxes to all taxing bodies. The proposed Project is estimated to increase this amount to approximately \$678,000, an increase of seven times the current level. The Village currently receives \$11,266 in property taxes from the existing Site. It can anticipate a net increase of approximately \$68,000 from the Project as

proposed and based on the projected future EAV as estimated in this report. **Table 5** illustrates the existing and projected property tax revenue by taxing body.

Table 4: Existing Site EAV and Taxes

Tax Year 2017 ¹							
PIN	Lot #	Address	Land Area	EAV	Total Tax (Before Exemptions)	Adj EAV (After Exemptions)	Total Tax (After Exemptions)
15-01-418-021-0000	TCF1	800 N Harlem	8,535	257,651	25,466	257,651	25,466
15-01-418-020-0000	TCF2	806 N Harlem	8,535	183,190	18,106	183,190	18,106
15-01-418-019-0000	TCF3	810 N Harlem	9,200	146,775	14,507	146,775	14,507
15-01-418-018-0000	TCF4	814 N Harlem	9,200	153,059	15,128	153,059	15,128
15-01-418-017-0000	R1	818 N Harlem	9,200	86,238	8,524	54,060	5,343
15-01-418-016-0000	R2	822 N Harlem	9,200	76,784	7,589	66,784	6,601
15-01-418-015-0000	R3	826 N Harlem	9,200	124,753	12,331	114,753	11,342
TOTALS:			63,070	1,028,451	101,652	976,273	96,495

¹ Teska utilizes 2017 EAV data and 2016 property tax data, which may have been the most recent data available at the time of their report. Ehlers' analysis utilizes 2017 EAV after exemptions and 2017 tax rates.

Table 5: Existing and Projected Property Tax Revenue by Taxing Body

Taxing District	% of Total Tax Rate	TY2017 Tax Rate	Property Tax Revenue		
			Existing Properties ¹	Build-Out	Increase in Revenues
High School District 200	30.1%	2.973	\$ 29,025	\$ 203,807	\$ 174,782
Grade School District 90	39.0%	3.852	\$ 37,606	\$ 264,064	\$ 226,458
River Forest Park District	2.8%	0.276	\$ 2,695	\$ 18,920	\$ 16,226
Village of River Forest	11.7%	1.154	\$ 11,266	\$ 79,110	\$ 67,843
Village of River Forest Library Fund	2.2%	0.214	\$ 2,089	\$ 14,670	\$ 12,581
Triton Community College District 504	3.1%	0.306	\$ 2,987	\$ 20,977	\$ 17,990
Cook County	5.0%	0.496	\$ 4,842	\$ 34,002	\$ 29,160
Consolidated Elections	0.3%	0.031	\$ 303	\$ 2,125	\$ 1,822
Forest Preserve District of Cook County	0.6%	0.062	\$ 605	\$ 4,250	\$ 3,645
General Assistance River Forest	0.0%	0.002	\$ 20	\$ 137	\$ 118
River Forest Township	1.0%	0.101	\$ 986	\$ 6,924	\$ 5,938
Des Plaines Valley Mosquito Abatement District	0.2%	0.015	\$ 146	\$ 1,028	\$ 882
Metropolitan Water Reclamation District	4.1%	0.402	\$ 3,925	\$ 27,558	\$ 23,633
Totals:	100.0%	9.884	\$ 96,495	\$ 677,573	\$ 581,078

Source: Ehlers, Cook County Clerk

¹ Adjusted EAV due to TY2017 Exemptions on existing PINs.

We agree with Teska's statements that as a senior development, it will not generate any new school age children. High School District 200 and Grade School District 90 will realize the greatest net increase in property taxes given their combined pro rata share of property tax revenue which totals nearly 70%.

Additional Tax Revenue

Teska cited data from the Illinois Municipal League's "State Shared Municipal Revenue-Updated MFY 2017 Forecasts". The per capita estimate is \$145.07. Utilizing this data, the Village can expect a total of \$18,714 based on 129 residents.

We agree that the more significant impact will come from the new employees (85 full-time equivalent) and visitors. The CMAP study further indicates that new households provide an important contribution to retail sales tax revenues within communities and have annual fiscal impacts beyond basic property taxes, utility taxes, and population-driven state income tax sharing revenue. In a community, each individual development is supported by the larger network of residents, employees, and establishments. While difficult to quantify without additional assumptions and analysis, we believe that there will be a net positive impact from additional tax revenue from the new employees, residents and visitors of the Project.

Ambulance Transport Fees

The Developer estimates 2.5 emergency medical service calls per week. Based on the Village's annual calls for service, we estimate that 73% of calls require transport to an area hospital, and that those calls are billed as Advanced Life Support 1 at the Medicare rate of \$446 per call, an additional \$42,325 will be generated in ambulance fee revenue.

Permits and Other Development Fees

The Teska Study did not provide a specific estimate for Village permit fees based on the proposed Project. Absent a specific estimate, 2% of construction costs is a generally accepted preliminary gauge for permit fees. Therefore, we concur with the estimated one-time fee of \$576,000.

Village Expenses

Teska estimates a total of approximately \$73,000 in annual Village expenses to support the Project. The estimate is based on 129 new residents multiplied by the applicable cost categories per resident as derived from the Village's 2017 Comprehensive Annual Financial Report. About \$30,000 (40%) of that total is attributed to General Government, Development, Highways and Streets, Public Works, and Sanitation. The balance of \$43,000 (60%) is attributed to Public Safety. While it is reasonable to expect that there will be occasions where public safety services are needed at the Site, we expect it to be less than a large multifamily development or a commercial use such as a bank.

The Village is staffed and accustomed to accommodating the demands of new infill development and infrastructure upgrades and maintenance as part of its regular budgeting process, which are essentially sunk costs. In addition, the Village has indicated it does not anticipate the need to hire additional staff as a result of the Project. Therefore, we believe it is reasonable to assume that the actual expenses from the Project will be less than the standard per capita amount as derived from the CAFR and still be a conservative estimate for projection purposes. **Table 6** summarizes the adjusted projection, which is 40% less than what is projected in the Teska Study.

Table 6: Village Expenses to Support the Project

Expense Category¹	Total Expenses (129 new residents)¹	Adjustment Based on Projected Actual Need²	Adjusted Total Expenses
General Government	\$ 10,010	\$ (10,010)	\$ -
Development	\$ 6,595	\$ (6,595)	\$ -
Public Safety	\$ 43,484	\$ (8,697)	\$ 34,787
Highways and Streets	\$ 2,797	\$ -	\$ 2,797
Public Works	\$ 5,996	\$ -	\$ 5,996
Sanitation	\$ 4,022	\$ (4,022)	\$ -
Total	\$ 72,904	\$ (29,324)	\$ 43,580

¹Per 2017 Village CAFR and Teska Report dated 7.3.2018

²Based on proposed Project actual need and discussions with the Village regarding personnel needs. Sanitation services are outsourced by the Village and therefore are excluded.

Overall, fiscal impacts are generally more positive for older communities with new infill development than expanding communities that may experience capacity deficits within existing resources. According to findings from the study, *“Fiscal and Economic Impact Analysis of Local Development Decisions”* (CMAP, January 2014), higher density residential developments in higher property tax communities generally have more positive returns. In addition, older communities with existing and excess infrastructure capacity generally experience more positive fiscal impacts because they experience fewer costs generated by development and maintenance of infrastructure and services. Expanding communities are more likely to have to address deficits in core service area and/or the need to expand water, transportation or other infrastructure.

We look forward to discussing these findings with you.



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

MEMORANDUM

Date: October 12, 2018

To: Eric Palm, Zoning Administrator

From: Lisa Scheiner, Assistant Village Administrator

Subj: Planned Development Application #18-05: Application for Planned Development to Construct a Senior Care Community (800 – 826 N. Harlem Avenue)

Issue

The applicant, Kaufman Jacobs, filed application #18-05, which proposes to construct a 125-unit Senior Care Community with assisted living and memory care services at 800-826 N. Harlem Avenue. The subject properties are located at the northwest corner of Chicago and Harlem Avenues and consist of the current (vacant) TCF Bank property as well as three lots to the north that are currently used as single family residential properties.

The Development Review Board held public hearings on August 30 and September 6, 2018 to consider the application. At its September 6th meeting, the Development Review Board voted 4-2, with no members absent, in favor of recommending approval of the application subject to the conditions included in the attached Findings of Fact. Findings of Fact were adopted at the September 20, 2018 meeting of the Development Review Board. At its October 15, 2018 meeting the Village Board of Trustees will consider the Development Review Board's recommendation and the attached Ordinance granting a planned development permit for 800-826 N. Harlem Avenue.

Analysis

The following occurred in accordance with the Planned Development Ordinance:

<u>Task</u>	<u>Date</u>
Introduction to the Village Board of Trustees	11/27/17
Economic Development Commission Meeting	3/23/18
Pre-Filing Conference with the DRB	4/19/18
Notice of Neighbor Meeting Mailed ¹	4/11/18 & 7/2/18
Neighbor Meetings Held	4/26/18 & 7/17/18

¹ The applicant initially proposed to construct the facility at 800-822 N. Harlem Avenue and held a meeting in April, 2018 for residents within 500 feet of the development site. The applicant later expanded the building's footprint to 826 N. Harlem Avenue. A second resident meeting was therefore required and was held in July, 2018.

Technical Review Meeting with Staff ²	5/16/18 & 5/31/18
Notice of Public Hearing Mailed	8/15/18
Public Hearing Signage Posted at Site	8/14/18
Legal Notice in Wednesday Journal	8/15/18
Public Hearing	8/30/18; 9/6/18
DRB Final Action Taken	9/6/18
Findings of Fact Adopted	9/20/18
Notice of Village Board Consideration Mailed	9/26/18

Allowances Requested

Approval of the planned development application as proposed and amended would require the following Site Development Allowances (SDAs) be granted.

Type & Code Section	Required / Allowed	Proposed	SDA Needed
Use: Section 10-21-3 (Appendix A)	Nursing Homes and Skilled Care Facilities are Not Permitted within the Village	Senior Care Facility as a combination of assisted living and memory care units	Allow the Project as a Nursing Home and Skilled Care Facility within the C2 Commercial Zoning District
Building Setback – Front (Chicago Avenue): Section 10-13-7	15.4 feet	3.5 feet	11.9 feet
Landscaping Setback – Front (Harlem Avenue): Section 10-24-4	3 feet from building, 7 feet from parking	5 feet from building, 5 feet from parking	2 feet from parking
Landscaping Setback - Rear (West): Section 10-24-4	7 feet	0.9 feet	6.1 feet
Building Height: Section 10-13-6	30 feet	68.5 feet	38.5 feet
Parking Stall Length: Section 10-7-4	18.42 feet	18 feet	.42 feet
Parking Aisle Width: Section 10-7-4	25 feet	24 feet	1 foot

Impact on Village Services

The Village's Police, Fire and Public Works Departments have reviewed the application and do not believe that it will have an impact on the Village's ability to deliver services or that it will require additional staff.

It is anticipated that Senior Lifestyle will contract out for Basic Life Support services and that only Advanced Life Support (ALS) services will be provided by the Village. Senior Lifestyle estimates that the project will generate an average of 2.5 calls/week. Fire Chief Bohlmann contacted the Oak Park and Northbrook Fire Departments regarding actual call volume at similar properties. Over the past 24 months the Oak Park Fire Department has experienced an average of 2.6 calls per week at the Brookdale independent and assisted living facility, which

² Given the proposed use at the site, the applicant first met with the Police and Fire Departments in mid-May and then later met with all Village Departments and consultants in late May, 2018.

houses 190 residents (1111 Ontario), and 1.6 calls per week at Paramount assisted living, memory care and nursing care facility, which houses 177 residents (625 N. Harlem Avenue). The Northbrook Fire Department reports that they have experienced a drop in call volume during the last 12 months at the North Shore assisted living and memory care facility (1000 Sunset Ridge Road) which consists of 156 apartments and is operated by Senior Lifestyle, from 5.8 calls/week to 2.8 calls/week.

Impact on River Forest Schools

Although this project is considered a multi-family residential project, it will not generate additional students. River Forest School District 90 has been notified of this development proposal and has advised that it does not expect the Village to pursue a school impact fee on its behalf.

Economic Impact Analysis

After the public hearing the applicant provided the attached Value Impact Study, prepared by the owner/chief appraiser of Cadence Valuation, LLC, regarding the impact of the five other senior living communities on property value within +/- 1,500 feet of the facility. Attached please find a copy of the report.

Recommended Conditions of Approval

The Development Review Board recommends approval with the following conditions as included in the adopted Findings of Fact:

1. Only right turns shall be allowed onto Harlem Avenue from the Subject Property;
2. The Village's Traffic and Safety Commission review the possible imposition of resident permit parking only on the 800 block of Bonnie Brae, Iowa between Bonnie Brae and Harlem, and other nearby residential streets;
3. The Off-Street Parking Plan for the Subject Property be revised to remove a minimum of eight (8) on-site parking spaces in favor of providing additional landscaping and trees along the west side of the Property adjacent to residences. The revised Parking Plan showing the landscaping and tree additions shall be provided to the Board of Trustees for its consideration of the Planned Development.³
4. All snow shall be stored on the Subject Property, or relocated off of the Property by Petitioner or its agents. No snow shall be moved to or stored in the public right-of-way.
5. Deliveries and garbage pickup to the Subject Property shall be limited to between the hours of 7:00 AM and 6:00 PM.
6. The Petitioner shall continue to offer to plant trees on residential properties immediately adjacent to the Subject Property at the request of those property owners and at the sole cost of Petitioner, in order to provide additional buffering.
7. Prior to issuance of a building permit for any portion of the Project, the Property owner shall post a letter of credit in favor of the Village in a form acceptable to the Village Attorney, 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,

³ The applicant has provided the attached revised landscape plan showing the design changes based on the recommended condition. The applicant also provided a rendering depicting the western façade of the building looking east from the backyard of a residence on the 800 block of Bonnie Brae incorporating the revised landscaping.

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 months after issuance of the final certificate of occupancy for the Project.

8. Prior to issuance of a certificate of occupancy for any portion of the Project, the Property owner shall grant an easement in a form acceptable to the Village Attorney to enter upon, on and over the exterior areas and interior common areas on the Subject Property (together the "Common Areas") for the purpose of inspecting the Common Areas, to determine whether the Common Areas have been and are being properly maintained in conformity with applicable ordinances, laws and regulations of the Village or any other governmental entity. If it is determined that the Common Areas are not in conformity with the applicable ordinances, laws and regulations, the Village shall give the owner of the Subject Property written notice of such determination. Further, the Village shall have the ability, but shall have no obligation, to correct or to compel the correction of any problem concerning maintenance or any work required by any ordinances, laws or regulations of the Village or any other governmental entity, after providing fifteen (15) days written notice to the owner of the Subject Property, provided, however, that no notice shall be required in the event of an immediate threat to public health, safety and welfare. If the owner of the Subject Property fails to perform the necessary maintenance work within fifteen (15) days after the date of notice, the Village shall have the right to perform or cause to be performed, such maintenance or work necessary to preserve the Common Areas, to fulfill the requirements of applicable ordinances, laws, or regulations of the Village or any other governmental entity. All the Village's costs, charges and expenses thereof in enforcing its authority under the easement, including its reasonable attorney's fees and court costs, shall thereupon be a lien against the Subject Property.
9. The Subject Property shall remain on the property tax rolls as fully taxable for the life of the Planned Development. This condition does not prevent the Petitioner from appealing any property tax assessment as allowed by law. The Petitioner and the Village shall enter into a written agreement incorporating this condition that will be recorded and run with title to the Property.

Section 10-19-5(C)(4) of the Zoning Ordinance states that if a planned development permit is approved, the Village Board of Trustees may attach conditions as it deems necessary, or modify conditions imposed by the Development Review Board, to have the proposed use or combination of uses meet the standards listed in Section 10-19-3 to prevent or minimize adverse effects on other property in the immediate vicinity. The attached Ordinance proposes additional conditions.

Recommended Action

In accordance with the Municipal Code, should the Board concur with the Development Review Board's recommendation and wish to approve Planned Development permit application #18-05 it will require the concurrence of the majority of all Trustees of the Village then holding office, including the Village President. If the Board wishes to approve the attached Ordinance granting the following motion would be appropriate:

- Motion to approve an Ordinance Granting a Planned Development Permit for the Chicago Avenue and Harlem Avenue Development (800 – 826 N. Harlem Avenue) subject to the conditions listed in the Ordinance.

Documents Attached

- Ordinance Granting a Planned Development Application
- Planned Development Application
- Findings of Fact and Recommendation of the Development Review Board
- Draft Minutes of the Development Review Board: August 23, September 6, September 20, 2018
- Value Impact Study – Cadence Valuation, LLC
- Revised Landscape Plan
- Western façade rendering

NO. _____

**AN ORDINANCE GRANTING A PLANNED DEVELOPMENT
PERMIT FOR THE CHICAGO AVENUE AND HARLEM AVENUE DEVELOPMENT
(800 – 826 N. HARLEM AVENUE)**

WHEREAS, on _____, 2018, Kaufman Jacobs LLC (“Petitioner”) submitted an application requesting the Village of River Forest (“Village”) grant it a planned development permit, for approval of a new three (3) and four (4) story building for use as a “senior care” facility, with thirty-three (33) memory support units and ninety two (92) assisted living units, with off-street parking spaces for staff, visitors and residents (“Project”), at 800 – 826 Harlem Avenue, River Forest, Illinois (“Property”); and

WHEREAS, a copy of the final application, as amended by the Petitioner during the public hearing process, is attached hereto as **EXHIBIT A** and made a part hereof (“Application”); and

WHEREAS, the Application was filed with the Village, was referred to the Development Review Board of the Village for a public hearing, and was processed in accordance with the Village’s Zoning Ordinance, as amended from time to time; and

WHEREAS, the Project was: (i) introduced to the Village Board on November 27, 2017, (ii) presented a pre-filing meeting of the Development Review Board of the Village on April 19, 2018, (iii) presented to neighbors of the Property on April 26, 2018 and July 17, 2018, (iv) considered by the Development Review Board of the Village at a public hearing on August 30, 2018 and September 6, 2018, and (v) recommended for approval in written findings of fact and a recommendation by the Development Review Board of the Village on September 20, 2018; and

WHEREAS, public notice in the form required by law was given of the public hearing before the Development Review Board of the Village by mail and 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 the Village held the public hearing on the Application on August 30, 2018 and September 6, 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, with conditions, on September 6, 2018, by a vote of 4-2, and approved written findings of fact and a recommendation on September 20, 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, and the President and Board of Trustees of the Village 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; and

WHEREAS, the President and Board of Trustees of the Village find that the Development Review Board's Findings and Recommendation correctly and prudently applied the standards in the Zoning Ordinance for the Petitioner's request for a planned development permit for the Property, so long as the conditions set forth in Section 4 of this Ordinance are met, in order to adequately address the unique demands and impacts the Project will impose on residents in the vicinity of the Property, the Village and other units of government; and

WHEREAS, the President and Board of Trustees of the Village find that the best interests of the public would be served by granting the Application, so long as the conditions set forth in Section 4 of this Ordinance are met;

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

SECTION 1: The recitals above are incorporated into Section 1 as though set forth herein.

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 Application is also in accordance with the provisions of the comprehensive land use plan of the Village, so long as the conditions in Section 4 are met. All actions of the Village with respect to the Application and Project are hereby ratified and confirmed.

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, so long as the conditions in Section 4 are met.

SECTION 4: That the Application is granted, and a planned development permit for the Property and the Project is granted as requested in the Application, subject to the following conditions and modifications:

1. So long as this Ordinance remains in effect, these conditions are covenants that run with title to the Property and these conditions are binding on Petitioner and all future owners of any part of the Property.
2. The Project shall be developed in accordance with the plans in the Application, as most recently amended and supplemented by the Petitioner before the vote of the DRB on September 6, 2018, and as set forth in the landscaping plan submitted to the Village on October 10, 2018.
3. Only right turns shall be allowed from the Property onto Harlem Avenue.
4. The Village's Traffic and Safety Commission shall study the possible imposition of resident permit parking only on the 800 block of Bonnie Brae Place, Iowa Street between Bonnie Brae and Harlem Avenue, and other

nearby residential streets. The Village's Traffic and Safety Commission shall also study on-street parking restrictions in the vicinity of the Property as well as other traffic related matters in and around the vicinity of the Property to ensure employees and visitors to the Project do not park on residential streets. The Petitioner shall comply with additional parking and traffic conditions on public streets in the vicinity of the Property as directed by the Village.

5. The off-street parking plan for the Property in the Application shall be revised to remove a minimum of eight (8) on-site parking spaces in favor of providing additional landscaping and trees along the west side of the Property adjacent to residences. The revised off-street parking plan shall be subject to review, modification and approval by the Village Administrator.
6. Snow shall not be stored in parking spaces on the Property. Snow that cannot be stored on the Property shall be removed from the Property by Petitioner or its agents. No snow on the Property shall be moved to, or stored on, any public right-of-way or public property. The Petitioner shall comply with the generally applicable portions of the Village Code regarding hours of work for snow operations.
7. Deliveries and garbage pickup to the Property shall be limited to between the hours of 6:00 AM and 5:00 PM.
8. The Petitioner shall continue to offer to plant trees on residential properties immediately adjacent to the Property at the request of those property owners and at the sole cost of Petitioner, in order to provide additional buffering between the Property and residential properties immediately adjacent to the Property. This condition shall expire twelve (12) months after issuance of the final certificate of occupancy for the Project.
9. Prior to issuance of a building permit for any portion of the Project, the Petitioner shall post a letter of credit in favor of the Village in a form acceptable to the Village Attorney, or a cash deposit with the Village, equal to one hundred twenty five percent (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. Prior to issuance of a certificate of occupancy for any portion of the Project, the Property owner shall grant an easement in a form acceptable to the Village Attorney to enter upon, on and over the exterior areas and interior common areas on the Property (together the "Common Areas") for the purpose of inspecting the Common Areas, to determine whether the Common Areas have been and are being properly maintained in conformity with applicable ordinances, laws and regulations of the Village or any other governmental entity. If it is determined that the Common Areas are not in

conformity with applicable ordinances, laws and regulations, the Village shall give the owner of the Property written notice of such determination. Further, the Village shall have the ability, but shall have no obligation, to correct or to compel the correction of any problem concerning maintenance or any work required by any ordinances, laws or regulations of the Village or any other governmental entity, after providing fifteen (15) days written notice to the owner of the Property, provided, however, that no notice shall be required in the event of an immediate threat to public health, safety and welfare. If the owner of the Property fails to perform the necessary maintenance or work within fifteen (15) days after the date of notice, the Village shall have the right to perform or cause to be performed, such maintenance or work necessary to preserve the Common Areas, to fulfill the requirements of applicable ordinances, laws, or regulations of the Village or any other governmental entity. All the Village's costs, charges and expenses thereof in enforcing its authority under the easement, including its reasonable attorney's fees and court costs, shall thereupon be a lien against the Property.

11. To ensure standards A, B, C, F and M in Section 10-19-3 of the Zoning Ordinance are met, by requiring the Petitioner to abide by its representations to the Village in the Application that the Project will be taxable and will generate an estimated amount of property taxes, which will in turn off-set expected increases in Village and other governmental services required to serve the Project:

- a. The Property shall remain on the property tax rolls as fully taxable, and not exempt in whole or part, so long as the Project is operating on the Property. This condition shall prevent the Property from receiving any property tax exemption, including, but not limited to, homeowners, senior or senior freeze. This condition shall not prevent the Petitioner from seeking a reduction in any property tax assessment on the Property as allowed by law, except as limited in this Ordinance, including in this Condition 11. below. The Petitioner and the Village shall enter into a written agreement, in the form provided by the Village, incorporating this condition that shall be recorded against title to the Property at the Petitioner's cost, which shall run with title to the Property.
- b. The Petitioner shall not seek a reduction in or otherwise cause the Property's assessed valuation for the 2021 tax year, or such later tax year as permitted by the Village Board upon adoption of an ordinance allowing for such later tax year, in the Village Board's sole and absolute discretion, due to unforeseen mitigating circumstances, to be less than Two Million Three Hundred Thirteen Thousand Eight Hundred Fifty-Two and No/100 Dollars (\$2,313,852.00) ("Base AV"), and the Petitioner shall not seek a reduction in or otherwise cause the Property's assessed valuation each tax year thereafter to be less an amount less than the Base AV increased each tax year by the consumer price index for all

urban customers, on a compounding basis. As an illustration, the Village's report from Ehlers, Inc., dated October 10, 2018, concluded that the Property will initially generate Six Hundred Seventy-Seven Thousand Five Hundred Seventy-Three and No/100 Dollars (\$677,573.00) per year in property taxes.

- c. The Petitioner shall not seek a reduction in or otherwise cause the assessed valuation of the Property to be reduced below the assessed valuations as calculated in Condition 11.b. above, through and including the 2051 tax year. The requirements in Conditions 11.b. and 11.c. shall be suspended for a period of time if, and beginning when, the Project has been damaged by an act of God, such as a tornado or earthquake, but excluding a fire, through the time the Project is repaired and occupancy is reestablished.
 - d. If an appeal of the assessed valuation of the Property is filed, the appeal and all supporting documents shall be sent to the Village at the time the appeal is filed.
 - e. The Petitioner shall not appeal the assessed valuation of the Property due to demolition or vacancies resulting from the elimination of, and/or vacancies in, the existing structures on the Property as of the date of this Ordinance.
 - f. Notwithstanding the requirements in this Condition 11, the Petitioner may take actions to correct administrative errors regarding the Property's assessment, such as a scrivener's error, correcting a mistaken property classification as determined by the Cook County Assessor's office, after consultation with the Village and after obtaining the Village's written consent. Administrative errors include only errors in facts related to the Property's assessment which are not in dispute by the Village and the Petitioner. Administrative errors do not include alleged errors in the assessed valuation of the Property.
12. The Project shall be operated under an Assisted and Shared Housing Act license issued by the State of Illinois. The Project shall not be operated under a Life Care Facilities Act license issued by the State of Illinois.
13. To ensure standards B, F and M in Section 10-19-3 of the Zoning Ordinance are met, by requiring the Petitioner to pay the incremental extraordinary costs for wear, tear and service by the Village's paramedic responses to the Property in excess of the number estimated in the Application:
- a. The Petitioner shall use its reasonable best efforts to utilize private ambulance services for non-emergency calls from the Project, to reduce the Project's impacts on the Village's public safety services.

- b. The Petitioner shall prohibit the use of sirens on private ambulances when sirens are not needed, to reduce the noise impacts of the Project on residential properties in the vicinity of the Project.
- c. Because the Application stated that the Project will generate an average of two and a half calls for ambulance service per week, the Petitioner shall pay the Village an ambulance service impact fee if the Village makes more than one hundred thirty (130) paramedic responses to the Property in a calendar year. The ambulance service impact fee shall be calculated as follows:
 - i. No charge per response for paramedic responses one (1) through one hundred thirty (130); and
 - ii. Five Hundred and No/100 Dollars (\$500.00) per response for paramedic responses one hundred thirty-one (131) through one hundred ninety-nine (199); and
 - iii. Seven Hundred Fifty and No/100 Dollars (\$750.00) per response for paramedic responses two hundred (200) through two hundred forty-nine (249); and
 - iv. One Thousand and No/100 Dollars (\$1,000.00) per response for paramedic responses two hundred fifty (250) and up.

The Village shall calculate the amount of the ambulance impact fee, if any, on or around January 1 of each calendar year, beginning with the January 1 after the first full calendar year in which the Project is operating. The Petitioner shall pay the Village within thirty (30) days of an invoice from the Village for the ambulance impact fee. The Petitioner shall consent to the creation of a special service area by the Village to ensure payment of the ambulance service impact fee.

- 14. The Petitioner has a contract to purchase 830 Harlem Avenue, River Forest, Illinois, which, along with any other property on the 800 block of Harlem Avenue in the Village which is either owned by the Petitioner or for which the Petitioner has a contract to purchase, other than the Property, are collectively the "Additional Properties." The Petitioner shall sell the Additional Properties, or shall cause the Additional Properties to be sold, for no less than ten percent (10%) of their respective fair market values at the time of sale. The Petitioner shall maintain the Additional Properties in compliance with the Village Code. The Petitioner shall not allow the Additional Properties to be sold at a foreclosure auction.

15. To ensure standards B, F and M in Section 10-19-3 of the Zoning Ordinance are met, by defraying the additional costs reasonably anticipated to be incurred by the River Forest Township Senior Services Department as a result of the additional seniors residing at the Project, so long as the Project is operating, the Petitioner shall pay a senior services impact fee to the River Forest Township Senior Services Department of Ten Thousand and No/100 Dollars (\$10,000.00) per year, by January 15 of each calendar year, starting by the January 15 after the Project has received its final certificate of occupancy. The senior services impact fee shall increase each year by the lesser of the increase in the consumer price index for all urban customers during the preceding calendar year or the increase in the River Forest Township's property tax levy in the preceding calendar year, on a compounding basis.

SECTION 5: That violations of this Ordinance, including the conditions in Section 4, are punishable in accordance with the Village's Zoning Ordinance and Village Code, with penalties including, but not being limited to, a fine of up to Seven Hundred Fifty and No/100 Dollars (\$750.00) per day or revocation of the planned development permit.

SECTION 6: That should any section, paragraph, sentence, clause, phrase or word of this Ordinance be declared invalid or unconstitutional by a court of competent jurisdiction, such invalidity or unconstitutionality shall not affect any of the remaining words, phrases, clauses, sentences, paragraphs or sections of this Ordinance, since the same would have been enacted without any such invalid or unconstitutional word, phrase, clause, sentence, paragraph or section.

SECTION 7: That all ordinances, or parts of ordinances in conflict with this Ordinance are hereby expressly repealed.

SECTION 8: This Ordinance shall be in full force and effect after its approval and publication in pamphlet form as provided by law.

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ADOPTED this 15th day of October, 2018, pursuant to a roll call vote as follows:

AYES: _____

NAYS: _____

ABSENT: _____

APPROVED by me this 15th day of October, 2018.

Catherine Adduci, Village President

ATTEST:

Kathleen Brand-White, Village Clerk

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

By: _____

Petitioner

Date: _____

EXHIBIT A
APPLICATION
(attached)

EXHIBIT B

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

(attached)

EXHIBIT A
APPLICATION
(attached)



**A copy of the Chicago & Harlem
Planned Development Application can
be found on the Village's website by
[clicking here](#) due to the size of the
digital file.**

EXHIBIT B

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

(attached)

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

September 20, 2018

RE: **Application # 18-05, for a Planned Development to Construct a Senior Care Facility at 800-814, 818, 822 and 826 N. Harlem Avenue, River Forest, Illinois**

PETITIONER: **Kaufman Jacobs, L.L.C.**

APPLICATION: **For a Planned Development to construct a new three and four-story building for use as a “senior care” facility. The development will be comprised of thirty-three (33) memory support units and ninety two (92) assisted living units, with off-street parking spaces for staff, visitors and residents. The location of the proposed development is at 800-814, 818, 822 and 826 N. Harlem Avenue, River Forest, Illinois (collectively, the “Subject Property”)**

BACKGROUND: The Petitioner submitted an application to the Village of River Forest for a Planned Development for the Subject Property. The requested Planned Development as moved forward for public hearing is referred to herein as the “Application.” The Application requests permission to construct a building for use as a “senior care” community (the “Project”). The Project as proposed will be four (4) stories high in the middle, will drop down to three (3) stories on the north and south wings, and will be comprised of thirty three (33) memory support units, and ninety two (92) assisted living units, with up to seventy four (74) on-site parking spaces for staff, visitors and residents. The Application was received and processed by Village staff in accordance with the River Forest Zoning Ordinance (“Zoning Ordinance”).

Petitioner is Kaufman Jacobs L.L.C. The operator of the proposed facility is Senior Lifestyle Corporation. The Subject Property consists of the former TCF Bank property (800-814 N. Harlem) and the three (3) residential properties to the north (818, 822 and 826 N. Harlem). The Subject Property is approximately 1.45 acres in area.

The portion of the Subject Property consisting of the former TCF Bank property is located within the C2 Commercial Zoning District, while the portion consisting of the three (3) residential properties is located within the R2 Single-Family Residential Zoning District. The Subject Property is surrounded by the following uses:

To the west, by six (6) individual single-family homes within the R2 Single-Family Residential Zoning District, to the north by a single-family home within the R2 Single-Family Residential Zoning District, to the east by North Harlem Avenue, with contiguous commercial and retail buildings and townhomes across Harlem in the Village of Oak Park, and to the south by Chicago Avenue, with one service station across Chicago Avenue located in the Village in the R2 Single-Family Residential Zoning District, and another service station at the south east corner of Chicago Avenue and North Harlem Avenue located in the Village of Oak Park in the NC Neighborhood Commercial Zoning District.

APPLICATION: The Petitioner seeks the following site development allowances in the Application, as the Petitioner is permitted to request by the Village of River Forest Zoning Ordinance (“Zoning Ordinance”):

Type	Zoning Ordinance	Required / Allowed	Proposed	Site Development Allowance Needed
Use	Section 10-21-3 (Appendix A)	Nursing Homes and Skilled Care Facilities are Not Permitted within the Village	Senior Care Facility as a combination of assisted living and memory care units	Allow the Project as a Nursing Home and Skilled Care Facility within the C2 Commercial Zoning District
Building Setback – Front (Chicago)	Section 10-13-7	15.4 feet	3.5 feet	11.9 feet
Landscaping Setback – Front (Harlem)	Section 10-24-4	3 feet from building, 7 feet from parking	5 feet from building, 5 feet from parking	2 feet from parking
Landscaping Setback – Rear (West)	Section 10-24-4	7 feet	0.9 feet	6.1 feet
Building Height	Section 10-13-6	30 feet	68.5 feet	38.5 feet
Parking Stall Length	Section 10-7-4	18.42 feet	18 feet	.42 feet
Parking Aisle Width	Section 10-7-4	25 feet	24 feet	1 foot

PUBLIC HEARING: At the public hearing before the Development Review Board (“DRB”) held on August 30, 2018 and September 6, 2018 (together the “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 and written comments were received with regard to 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 the Hearing, which included presentations by Petitioner and its contractors, reports by various Village staff, and testimony from all who wished to speak, the DRB voted, four (4) in favor and two (2) opposed, to recommend approval of the Application to the Village President and Board of Trustees so long as the conditions set forth below (“Conditions”) are met.

FINDINGS: The DRB, based upon the evidence presented at the Hearing, and pursuant to Section 10-19-3 of the Zoning Ordinance, 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 partially in the C2 Commercial Zoning District and partially in the R2 Single-Family Residential Zoning District. It is anticipated that, if the Project is ultimately approved, rezoning will be requested to consolidate the parcels into a single C2 Zoning Lot.

Overall, the Project is consistent with the goals and objectives of the Comprehensive Plan. Specifically, the DRB finds that the Project will help to preserve the existing quality of life, character and heritage of the area, while anticipating change and progress in the future, by

offering seniors the ability to stay within the community, in a high-quality senior care/assisted living facility, something that does not currently exist within the Village (Comprehensive Plan Goal 1), that the proposed Project is a well-designed, compatible and economically sustainable use of the Subject Property (Comprehensive Plan Goal 2), and that the Project will encourage new residential development that provides for the needs of the Village population, through its creation of a high-quality senior care/assisted living facility, something that does not currently exist within the Village (Comprehensive Plan Goal 3).

The Village Planner analyzed the Project's relationship to the Village's Comprehensive Plan. The Village Planner's analysis provides in part:

Overall, the proposed senior care facility is appropriate for the location along Harlem Avenue. It is less intense than other commercial uses permitted in the C2 District and should serve as an appropriate transition/buffer between the heavy traffic and intensity of Harlem Avenue and the existing single-family homes west of the subject property on Bonnie Brae.

The Village Planner also notes that the Village's River Forest Corridors Plan (2010, adopted as an addendum to the 2003 Comprehensive Plan), contains core principles and economic development strategies that support the proposed Project.

The DRB concurs with the Village Planner's analysis, and, after considering the Application, the materials submitted regarding the Project and testimony presented at the Hearing, the DRB finds that the Project is consistent with the character of the Village. Based on the evidence presented, the DRB finds that this standard has been met, so long as the Conditions are 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 the Village's staff demonstrated that the Project 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. Testimony at the Hearing from the public raised concerns regarding the compatibility of the Project with nearby single-family residential uses, height, landscaping, traffic circulation parking, noise and light pollution relative to ambulance calls to the Project, snow removal, emergency evacuation, and building materials, among others. Some concerns were addressed directly by the Petitioner (redesigning the building, for instance, to lower the height of the "wings" to three stories, in order to lessen its impact), and others have been addressed by the DRB in the Conditions to the extent necessary to ensure a balance between the benefits provided by the Project and the general welfare of the nearby residents. Overall, the use will provide a high-quality senior care/assisted living facility, a beneficial housing option for seniors that does not currently exist within the Village. A majority of the DRB finds that this standard is met, so long as the Conditions are met. A minority of the DRB finds that this standard has not 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.

On balance, the testimony showed that the Project will not diminish the use or enjoyment of properties in its vicinity, as the Project will consist of a high-quality senior care/assisted living

facility, something that does not currently exist within the Village. Many permitted uses in the C2 Commercial Zoning District would be higher intensity than the proposed Project use. The Project will provide an appropriate transition and buffer between the noise and intensity of Harlem and the residential neighborhood to the west. While members of the public raised a number of concerns during the public hearing, some concerns were addressed directly by the Petitioner (redesigning the building, for instance, to lower the height of the “wings” to three stories, in order to lessen its impact), and others have been addressed by the DRB in the Conditions to the extent necessary to ensure a balance between the benefits provided by the Project and the general welfare of the nearby residents.

A majority of the DRB finds that this standard has been met, so long as the Conditions are met. A minority of the DRB finds that this standard has not been met, citing concerns about the height and size of the Project, and its impact on the adjacent single-family residential uses.

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 surrounding area is already fully developed. In addition, the DRB finds the use to be an appropriate one in the C2 Commercial Zoning District, in that it is consistent with other uses in the District. The addition of the Project would not impede adjacent uses. While a number of concerns were raised by residents in the vicinity of the proposed Project, some of those concerns were addressed directly by the Petitioner (redesigning the building, for instance, to lower the height of the “wings” to three stories, in order to lessen its impact), and others have been addressed by the DRB in the Conditions to the extent necessary to ensure a balance between the benefits provided by the Project and the general welfare of the nearby residents.

Based on this evidence, a majority of the DRB finds that this standard has been met, so long as the Conditions are met. A minority of the DRB finds that this standard has not been met since this use is not permitted under the Zoning Ordinance.

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 Project, and no credible testimony or evidence to the contrary was presented to the DRB. The Project will be of a high quality, and is designed to compliment the architecture prevalent throughout the Village. A majority of the DRB finds that this standard has been met so long as the Conditions are met. A minority of the DRB finds that this standard was not met, citing concerns that the Petitioner used a generic economic impact study and did not focus its analysis on the River Forest properties impacted.

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 Project would be hampered by a lack of utilities, road access, drainage, police or fire services. In response to concerns about snow removal, one of the Conditions proposed by the DRB is a requirement that all snow be stored on the Subject

Property or relocated off of the Property by the Petitioner and its agents, and that no snow may be relocated into the public right-of-way. The DRB finds that this standard has been met, so long as the Conditions are 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.

Evidence presented by the Petitioner suggested that generally there would be no negative traffic impacts due to the Project. No credible testimony was presented that the Project would unduly burden traffic on the public streets adjoining the Subject Property. The Petitioner is acquiring certain existing residential properties as part of the Project, and the existing curb cuts onto Harlem Avenue for those residences will be eliminated, decreasing the existing curb cuts onto Harlem at the Subject Property from five (5) down to one (1). Locating the curb cuts back from the Chicago and Harlem Avenue intersection should facilitate traffic flow. The DRB has proposed a condition that only right turns onto Harlem Avenue be permitted from the Subject Property. Testimony at the Hearing from the public raised concerns about delivery hours. The DRB has proposed a Condition limiting delivery hours to between 6:00 AM and 5:00 PM. The DRB finds that this standard has been met, so long as the Conditions are met.

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

As set forth in Standard A. above, the DRB concurs with the Village Planner's analysis regarding the compatibility of the Project and the Comprehensive Plan and the compatibility of the Project with the character of the Village. The Petitioner has designed the building based on its observation of the character of the Village, including extensive use of brick and a low pitched roof on the center portion of the building. After considering the Application, the materials submitted regarding the Project and testimony from the Hearing, the DRB finds that the Project is consistent with the character of the Village. Based on the evidence presented, a majority of the DRB finds that this standard has been met, so long as the Conditions are met. A minority of the DRB finds that the size and height of the Project exceeds that in line with the character of the Village and that the use, which is not explicitly allowed in any zoning district within the Village is not, therefore, in keeping with the character of the Village.

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

The evidence presented at the Hearing showed that the Project will have no material effect on a known historical or cultural resource. The DRB finds that no historic or cultural resources would be materially affected by the Project. Based on the evidence presented, the DRB finds that this standard has been met, so long as the Conditions are 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 Project proposes a use that provides a transitional buffer between the noise and intensity of Harlem Avenue and the residential area to the west. The use is less intense than many uses permitted in the C2 Commercial Zoning District. The design of the Project is complimentary to

the surrounding area, including a step down in height from four (4) stories to three (3) stories on the north and south wings to minimize adverse effects on surrounding properties. Based on the evidence presented, a majority of the DRB finds that this standard has been met, so long as the Conditions are met. A minority of the DRB finds that this standard has not been met due to the height and overall size of the Project.

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

The evidence presented established that pedestrians will not be put at risk by the Project. There are no expected pedestrian impacts resulting from the Project. No credible 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, so long as the Conditions are 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 the Petitioner's financial and technical feasibility to complete the Project. Petitioner is an experienced builder of senior care communities throughout the Chicagoland region. The DRB included a condition requiring the Petitioner to revise the parking area to provide additional landscape buffering for the adjacent residences by eliminating a minimum of eight (8) parking spaces along the west side of the Subject Property. No other negative impacts are expected on buffers, landscaping, public open space, and other improvements associated with the Application, and the DRB included a Condition requiring the Petition to post a letter of credit or cash in favor of the Village for the costs of construction of any public improvements required as a result of the construction of the Project. Based on the evidence presented, the DRB finds that this standard has been met, so long as the Conditions are 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.

The Petitioner produced evidence that the construction and operation of the Project are economically viable and provide an overall economic benefit to the Village. The DRB finds that there is no evidence the proposed uses in the Project 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, a majority of the DRB finds that this standard has been met, so long as the Conditions are met. A minority of the DRB finds that the alleged economic benefits to the Village do not outweigh the burden that the Project will place on adjacent property owners.

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

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 has been met, so long as the Conditions are met.

O. The application meets the additional standards for multi-family housing in Section 10-19-3(O) of the Zoning Ordinance, except to the extent site development allowances have been granted.

Based on the evidence presented, the DRB finds this standard to be inapplicable to the Project.

SUMMARY OF RECOMMENDATION: Based upon the foregoing findings, a majority of the DRB, by a vote of four (4) in favor and two (2) opposed, recommends to the President and Board of Trustees that the Board approve the Application, including the site development allowances, subject to the following Conditions:

1. Only right turns shall be allowed onto Harlem Avenue from the Subject Property;
2. The Village's Traffic and Safety Commission review the possible imposition of resident permit parking only on the 800 block of Bonnie Brae, Iowa between Bonnie Brae and Harlem, and other nearby residential streets;
3. The Off-Street Parking Plan for the Subject Property be revised to remove a minimum of eight (8) on-site parking spaces in favor of providing additional landscaping and trees along the west side of the Property adjacent to residences. The revised Parking Plan showing the landscaping and tree additions shall be provided to the Board of Trustees for its consideration of the Planned Development.
4. All snow shall be stored on the Subject Property, or relocated off of the Property by Petitioner or its agents. No snow shall be moved to or stored in the public right-of-way.
5. Deliveries and garbage pickup to the Subject Property shall be limited to between the hours of 7:00 AM and 6:00 PM.
6. The Petitioner shall continue to offer to plant trees on residential properties immediately adjacent to the Subject Property at the request of those property owners and at the sole cost of Petitioner, in order to provide additional buffering.
7. Prior to issuance of a building permit for any portion of the Project, the Property owner shall post a letter of credit in favor of the Village in a form acceptable to the Village Attorney, 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 months after issuance of the final certificate of occupancy for the Project.

8. Prior to issuance of a certificate of occupancy for any portion of the Project, the Property owner shall grant an easement in a form acceptable to the Village Attorney to enter upon, on and over the exterior areas and interior common areas on the Subject Property (together the "Common Areas") for the purpose of inspecting the Common Areas, to determine whether the Common Areas have been and are being properly maintained in conformity with applicable ordinances, laws and regulations of the Village or any other governmental entity. If it is determined that the Common Areas are not in conformity with applicable ordinances, laws and regulations, the Village shall give the owner of the Subject Property written notice of such determination. Further, the Village shall have the ability, but shall have no obligation, to correct or to compel the correction of any problem concerning maintenance or any work required by any ordinances, laws or regulations of the Village or any other governmental entity, after providing fifteen (15) days written notice to the owner of the Subject Property, provided, however, that no notice shall be required in the event of an immediate threat to public health, safety and welfare. If the owner of the Subject Property fails to perform the necessary maintenance or work within fifteen (15) days after the date of notice, the Village shall have the right to perform or cause to be performed, such maintenance or work necessary to preserve the Common Areas, to fulfill the requirements of applicable ordinances, laws, or regulations of the Village or any other governmental entity. All the Village's costs, charges and expenses thereof in enforcing its authority under the easement, including its reasonable attorney's fees and court costs, shall thereupon be a lien against the Subject Property.

Jan 9

The Subject Property shall remain on the property tax rolls as fully taxable for the life of the Planned Development. This Condition does not prevent the Petitioner from appealing any property tax assessment as allowed by law. The Petitioner and the Village shall enter into a written agreement incorporating this condition that will be recorded and run with title to the Property.

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

Dated: _____

**VILLAGE OF RIVER FOREST
DEVELOPMENT REVIEW BOARD MEETING MINUTES**

August 30, 2018

A meeting of the Village of River Forest Development Review Board was held at 7:30 p.m. on Thursday, August 30, 2018 in the Oak Park River Forest Room of the Koehneke Community Center on the Concordia University Chicago campus, 7400 Augusta 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:

Present: Members Crosby, Dombrowski, O'Brien, Fishman, and Chairman Martin

Absent: Members Ryan and Rule

Also Present: Assistant Village Administrator Lisa Scheiner, Village Engineer Jeff Loster, Police Chief James O'Shea, Fire Chief Kurt Bohlmann, Village Administrator Eric Palm, Planning Consultant John Houseal, Village Attorney Lance Malina

II. APPROVAL OF FINDINGS OF FACT - APPLICATION #18-02 - Application for Planned Development to Construct a Five-Story Mixed Use Building with Residential and Commercial Uses at 7601-7613 Lake Street, 7617-7621 Lake Street, and 423 Ashland Avenue.

A MOTION was made by Member Fishman and SECONDED by Member O'Brien to adopt the findings of fact and recommended approval of Planned Development application.

Ayes: Members Crosby, Dombrowski, O'Brien, Fishman, and Chairman Martin

Nays: None

Motion Passed.

III. PUBLIC HEARING - APPLICATION #18-05 - Application for Planned Development to Construct a Senior Care Community at 800-814, 818, 822 and 826 North Harlem Avenue

Chairman Martin explained the public hearing process that would be followed for this application. Chairman Martin advised that the meeting would be adjourned at 10 PM, and that anyone who signed up to speak who is not heard before 10 PM is invited to attend the continued meeting.

Secretary Radatz read the admonition and swore in all parties wishing to speak.

Chairman Martin invited the applicant to make its presentation.

David Shaw, Fox Rothschild LLP, advised that the applicant group has been preparing its application and presentation for over a year. Mr. Shaw listed the speakers from the applicant group before introducing Jay Patel from Kaufman Jacobs.

Mr. Patel, Kaufman Jacobs, thanked the Board and the meeting attendees for the opportunity to present. Mr. Patel provided some background information about Kaufman Jacobs. Mr. Patel noted Kaufman Jacobs's previous senior living projects, describing their platform in the area as "service and care-based." Mr. Patel noted that their partner, Senior Lifestyle, is one of the largest and most respected senior-living operators in the industry. Mr. Patel noted that Senior Lifestyle would be responsible for curating the operations in the senior living facility. Mr. Patel then introduced Bob Gawronski.

Bob Gawronski, Senior Lifestyle, thanked the Board and the meeting attendees, and provided some background information on the qualifications of the development team. Mr. Gawronski advised that Senior Lifestyle is a Chicago-based owner-operator of senior living facilities. It is the largest privately-held senior living operator in the country, and has a national presence outside of Chicago. Mr. Gawronski shared the story of the company's founding.

Mr. Gawronski advised that the development would be called Sheridan at River Forest, and would resemble the company's other "Sheridan" communities in Park Ridge and Northbrook. The project would be the third joint venture between Kaufman Jacobs and Senior Lifestyle. Mr. Gawronski advised that the current proposal consists of 92 assisted-living apartments, and 33 apartments offering assisted-living for residents with memory-care issues (*e.g.*, Alzheimer's disease, dementia). The development would create a luxury rental housing option for River Forest seniors, and would provide a broad range of domestic services according to each resident's individual needs. Mr. Gawronski advised that the development would include restaurant-style dining options, and dynamic activity spaces for residents. Mr. Gawronski advised that the development would include some outdoor space similar to that included in its Park Ridge development. Mr. Gawronski then introduced the next speaker, Mr. Fitzgerald.

Mike Fitzgerald, OKW Architects, began by lauding Kaufman Jacobs and Senior Lifestyle for their work in caring for senior residents. Mr. Fitzgerald advised that the project site was just shy of 1.5 acres, sitting on the northwest corner of Chicago and Harlem. Mr. Fitzgerald described the properties neighboring the project site. Mr. Fitzgerald noted that the project consisted of 125 total units. Mr. Fitzgerald noted that the project sits close to Harlem Avenue to allow for maximum buffer space between the project and the residential area to the west of the project.

Describing the first floor, Mr. Fitzgerald explained that the southern half would be mostly common space for the residents to enjoy. The north half of the site would mostly consist of parking space, covered by the residential floors above. There are two vehicular access points to the site: at the far north end on Harlem Avenue, and at the far west end on Chicago Avenue. The main entrance to the building would be on the west side, on Chicago Avenue. Mr. Fitzgerald advised that there would be approximately .6 parking spaces per unit, which was significantly above code requirements. Mr. Fitzgerald advised that the second floor would be a mix of assisted-living and memory-care support space. Mr. Fitzgerald explained that the building would be terraced on the upper floors, which would consist of assisted living units. Mr. Fitzgerald showed an image of the roof plan.

Mr. Fitzgerald explained that the building was designed to fit the style of the neighborhood. Mr. Fitzgerald showed images of how the project would sit in relation to nearby property lines. Mr. Fitzgerald explained that the center of the building would rise to four stories, whereas the outer portion would rise to three stories.

Mr. Fitzgerald explained that the design team chose building materials consistent with materials commonly used nearby. The design would include a lot of masonry work, with a two-to-three story brick base. The top floor would change to a lighter color with trim detail. Mr. Fitzgerald then introduced the next speaker.

Ethan Frisch, V3 Companies, discussed storm water and utilities. Mr. Frisch advised that the project would follow the River Forest and Metropolitan Water Reclamation District. Green-roofs and permeable pavers would provide storm water volume control. Detention of storm water would be provided by oversized pipes, which would empty onto Chicago Avenue. Water and sanitary services would also be connected to Chicago Avenue.

Wendy Schulenberg, Daniel Wienbach and Partners, discussed the landscaping plan. Ms. Schulenberg explained that foundation landscaping would ring the property, including large beds of seasonal flowers, flowering shrubs, and perennials. Ms. Schulenberg explained that they picked species that would survive salt exposure. Ms. Schulenberg explained that there would be an 8-foot fence between the project and the residential areas to the north and west of the site.

Ms. Schulenberg noted that her team met twice with surrounding neighbors to discuss the possibility of adding shade trees to adjacent properties. The neighbors agreed to revisit the issue after the building was installed. Ms. Schulenberg described the green-roof design, and explained that it would assist with storm water and provide residents with some view of vegetation. Ms. Schulenberg noted the various points on the property that would include plantings and/or green-roof.

Michael Worthman, KLOA, discussed the impact of the development on traffic and transportation. Mr. Worthman noted the project's .6 space-per-unit parking ratio. Mr. Worthman noted that the TCF Bank currently occupying the project space is a car-centric model, with three vehicle access points and six drive-through bank lanes. The site also contains three single-family homes, each with an access drive.

Mr. Worthman explained that senior living facilities typically generate very little vehicle traffic. Mr. Worthman cited the average age of residents, the medical limitations on residents' driving, and the limited parking demand as reasons for the site's projected low impact. Mr. Worthman also explained that the site will only have about 34 employees working on different shifts. Many of the employees will take public transportation.

Mr. Worthman advised that, during morning peak hours, the current site generates approximately the same traffic as projected for the development; however, during evening peak hours, the current site generates approximately double the traffic projected for the development. The project would only have one access drive located on Harlem Avenue, which would mark a significant improvement over the current five access drives. Regarding

parking, Mr. Worthman noted that the project's .6 parking space-per-unit ratio is higher than the .4 average for like facilities.

This completed the applicant team's presentation. Next, members of the Village Staff presented their respective reports.

James O'Shea, Police Chief, advised that the police department reviewed the application, and participated in technical review meetings. The department is not concerned with the development from a law enforcement or public safety perspective. Chief O'Shea noted that the development team was open to implementing safety measures on the project site, including LED lighting, emergency call buttons, and telephones. Chief O'Shea advised that the department shared its primary concerns to the development team, and noted an exemplary senior-care officer on the force.

Chairman Martin asked Chief O'Shea whether he would agree with the parking engineer's assessment of the traffic impact the development would have on the area; Chief O'Shea agreed with the assessment. Chairman Martin asked Chief O'Shea whether he specified to the developers the types of equipment needed to preserve the safety of the project site. Chief O'Shea advised that the developers were open to both interior and exterior safety measures. Chairman Martin asked whether Chief O'Shea recommended that approval be conditioned on the installation of the safety measures; Chief O'Shea seemed content that the developers were open to implementing such measures, and advised that such measures would raise confidence in the safety of the project.

Jeff Loster, Village Engineer, shared two primary concerns with the development. First, Mr. Loster discussed mobility within the site after construction begins: where materials and equipment would be stored, how vehicles would access the space, whether construction would impact the public right of way. Mr. Loster advised that Public Works requested a report on these concerns, and had not yet received a report. Mr. Loster then discussed snow removal operations on the site. The only area where snow would accumulate would be on the west end of the site, near the parking stalls; there is not much space to store the snow. Mr. Loster advised that Public Works requested a report on these concerns, as well. Mr. Loster advised he was satisfied that the Village's infrastructure was adequate to support the project.

Kurt Bohlmann, Fire Chief, advised that the fire department reviewed the application, and participated in a technical review meeting. Chief Bohlmann advised that the footprint of the structure would allow the fire department access to all four sides of the building, and would be fully outfitted with sprinklers and standpipes. Chief Bohlmann noted his concern with ambulance calls, given the advanced age of the residents. Chief Bohlmann was advised that the facility would work primarily with a private ambulance company, and that the department could expect 1-2 additional ambulance calls per week from the facility. Chief Bohlmann advised that his department was equipped to handle the development, and would support the application.

John Houseal, Village Planning Consultant, Houseal Lavigne & Associates, began by noting the thoughtful, thorough job done by the applicant team throughout the application process. Mr. Houseal reviewed the current site conditions and surrounding properties. Mr. Houseal

noted that the bank property on the site is currently zoned “C2,” while the residential properties are zoned “R2.” The project would require the site to be consolidated and re-zoned to C2.

Mr. Houseal then reviewed the project with regard to its fit within the Village’s Comprehensive Plan. The plan is reflected in the current use of the space: commercial use on the corner, with single-family residential space to the north. The development would not be consistent with the plan, but would encompass, essentially, a hybrid commercial/residential use.

Mr. Houseal noted that the comprehensive plan is currently in flux, but shared some goals of the plan that are achieved by the development, including improving quality of life, achieving a balanced pattern of development, encouraging residential development that services the needs of the Village’s population, and promoting responsible economic development.

Mr. Houseal then provided a zoning analysis of the project. Regarding land use, the applicant proposes a senior-living facility, which is not currently allowed in any district under River Forest’s zoning ordinance. The project would require a text amendment, or designation as a planned development, as well as a site development allowance for land use.

Regarding lot area, Mr. Houseal explained that the lot area minimum for a C2-zoned lot is 3,275 square feet; the proposed lot area is over 60,000 square feet. The minimum building width for a C2-zoned plot is 25 feet; the proposed width is more than big enough to cover the minimum. Regarding building set back: no set back is required on Harlem Avenue; the proposal would nonetheless be set back by a foot. On the north side of the project, code requires a 5-foot setback; the proposal would be set back by almost 10 feet. On the west side of the project, code requires a 20-foot setback; the proposal would be set back by almost 40 feet. On the south side of the project (Chicago Avenue), the proposal falls short of the minimum setback required by code by 11.9 feet; Mr. Houseal felt that the proposed setback was appropriate in this instance.

Regarding landscaping, Mr. Houseal lauded the landscaping design, but noted the proposal would require some site development allowances for landscaping setbacks (a 2-foot allowance on the Harlem side, and a 7-foot allowance at the rear of the building). Mr. Houseal noted that the proposal met code regarding the number of landscaped islands in the parking lot, but would need a slight allowance regarding the spacing of the islands.

Next, Mr. Houseal discussed the bulk of the building. The proposal’s floor area ratio and lot coverage comply with code requirements. The proposal would need a site development allowance for height of approximately 40 feet. This represents the most significant allowance sought by the applicant team.

Regarding parking, Mr. Houseal explained that local code is not applicable to the proposal regarding the number of parking spaces; the proposal does meet APA and IDE standards for parking at similar sites. The size of the parking spaces would require two site development allowances, and would be consistent with designs the Review Board has consistently approved in the past. Mr. Houseal noted that the proposal was solid from a circulation standpoint; ingress and egress would be limited to one access-point situated a healthy

distance from an intersection. Mr. Houseal noted that the lighting plan for the site was appropriate and fit the architecture of the building. The proposal would require a site allowance for an externally-lit sign.

Next, Chairman Martin invited citizen commenters to speak.

Jim Neuhauser, 831 Bonnie Brae Place, questioned the need for another senior-living facility when there are several such facilities nearby. Mr. Neuhauser also shared concerns regarding the size of the development, and the extent of the change the proposal would usher into the area.

Mael Bolore, 811 Bonnie Brae Place, shared his concern over the size of the development, and over the possible placement of trees on his property. Mr. Bolore noted that he has sought out the applicants' other developments in Northbrook and Park Ridge; he noted that such developments were in commercial districts and not in residential areas. Mr. Bolore shared concern over the lack of landscaping on the site. Mr. Bolore also shared concern over the number of ambulances that would be called to the site.

Saskia Bolore, 811 Bonnie Brae Place, opined that the development would be too large, and would not fit into its surrounds.

Richard Tavaris, 842 N. Harlem Avenue, shared his concern over the size of the development, and the extent to which it would encroach on his home.

Suzanne Morrison, 7205 Iowa, opined that the process by which neighbors can offer input regarding the proposal is outdated and unfair. Ms. Morrison felt the community did not receive adequate notice regarding the proposal, and that the process was "rigged" in favor of the applicants. Ms. Morrison noted the extent of the variances requested by the applicants. Ms. Morrison feels that there is not enough parking on the proposed site, and suggested that approval of the application be conditioned on designating each space "resident only." Ms. Morrison rejected previous suggestions that the resident population at the site would be largely without cars. Ms. Morrison also expressed concern over the size of the project and the number of ambulances that would be called to the site. Ms. Morrison feels that the project will decrease her property value, and make it harder to sell her house. Ms. Morrison requested one more chance for the local residents to negotiate with the developers regarding some of the more objectionable terms of the proposal.

Daniel Roche, 815 Bonnie Brae Place, explained that he and his neighbors have shared their many concerns with the developers, but the developers have largely been unresponsive to such concerns. Mr. Roche is concerned about the size of the development, and the extent to which the development would alter the character of the neighborhood. Mr. Roche also has some concerns over the financial viability of the project.

Joseph Baptist, 825 Bonnie Brae Place, shared his concern that the development is out of character with the surrounding neighborhood. Mr. Baptist shared concern over two exterior power generators that would create additional noise close to his home.

Takumi Baptist, 825 Bonnie Brae Place, echoed the sentiments of the previous comments, and specifically noted her concerns regarding ambulance noise.

Daniel Lauber, 7215 Oak Avenue, first noted that he is a professional planner. Mr. Lauber criticized the applicant team for submitting conclusions about the development without adequate supporting evidence. Mr. Lauber opined that the development would do nothing to enhance the physical character of the area. Mr. Lauber asserted that the development does not serve any of the express goals set forth in local zoning codes and the Comprehensive Plan. Mr. Lauber noted the large size of the building, pointing out that it would cover more than half the block on which it stood. Mr. Lauber opined that the development would negatively impact surrounding property values. Mr. Lauber noted that the development would not be in keeping with the character of the neighborhood. Mr. Lauber recommended denial of the entire proposal.

Mary Anne Zeh, 836 Bonnie Brae Place, first noted that she is a professional architect. Ms. Zeh expressed her concern over project creep: she does not want the entire block to become assisted-living, nor does she want nearby single-family residents to feel forced-out. Ms. Zeh shared concerns over the size of the building, and the extent to which it conflicts with the character of the neighborhood. Ms. Zeh expressed concerns over the shadows the building would cast on residential properties. Ms. Zeh wants to know exactly how many ambulances local residents could expect to be called to the site, and suggested their sirens be turned off at night. Ms. Zeh questioned the radius the applicants used when conducting their market study.

Linda Girardot, 841 Bonnie Brae Place, echoed the other commenters' sentiments. Ms. Girardot expressed dissatisfaction with the lack of notice she and other locals received regarding the project. Ms. Girardot expressed concerns over the amount of traffic at Harlem and Chicago Avenue. Ms. Girardot expressed concerns over the size of the development.

There were no further public comments.

On behalf of the applicant, David Shaw requested that the hearing be continued to September 6, 2018 to give the applicant an opportunity to respond to the questions and comments posed.

A MOTION was made by Member O'Brien and SECONDED by Member Crosby to continue the public hearing to September 6, 2018.

Ayes: Members Crosby, Dombrowski, O'Brien, Fishman, and Chairman Martin

Nays: None

Motion Passed.

IV. ADJOURNMENT

The meeting was adjourned at 10:15 p.m.

Lisa Scheiner
Secretary

Frank R. Martin
Chairman, Development Review Board

Date

DRAFT

**VILLAGE OF RIVER FOREST
DEVELOPMENT REVIEW BOARD MEETING MINUTES
September 6, 2018**

A meeting of the Village of River Forest Development Review Board was held at 7:30 p.m. on Thursday, September 6, 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:

Present: Members Crosby, Dombrowski, Fishman, O'Brien, Fishman, Ryan and Chairman Martin

Absent: None

Also Present: Assistant Village Administrator Lisa Scheiner, Building Official Clifford Radatz, Village Attorney Michael Mars, Planning Consultant John Houseal (arrived at 9:20 p.m.)

II. MINUTES OF THE JUNE 21, 2018 DEVELOPMENT REVIEW BOARD MEETING

III. MINUTES OF THE JUNE 28, 2018 DEVELOPMENT REVIEW BOARD MEETING

IV. MINUTES OF THE JULY 26, 2018 DEVELOPMENT REVIEW BOARD MEETING

V. MINUTES OF THE AUGUST 23, 2018 DEVELOPMENT REVIEW BOARD MEETING

No action taken.

VI. CONTINUED PUBLIC HEARING – APPLICATION #18-05 – Application for Planned Development to Construct a Senior Care Community at 800-814, 818, 822 and 826 North Harlem Avenue

Chairman Martin explained the public hearing process that would be followed for this application.

Secretary Radatz read the admonition and swore in all parties wishing to speak. Chairman Martin reminded that who had been sworn in at the previous meeting that they were still under oath.

David Shaw, Fox Rothschild LLP, began the applicants' presentation. Mr. Shaw advised that the applicant team would address the comments and concerns raised by the Village staff and citizen commenters at the previous meeting. Mr. Shaw advised that the team would discuss market demand, ambulance calls/noise, police requests for additional security, the size of the building, the economic impact the building would have on nearby properties, and general concerns related to the comprehensive plan.

Bob Gawronski, Senior Lifestyle, began by discussing the need for additional senior living space in the community. Mr. Gawronski advised that the Senior Lifestyle would not be pursuing the application if it did not feel there was unmet demand for senior living space in

the community. Mr. Gawronski pointed out that one of the senior homes referenced at the prior meeting as one of several in the community consists almost entirely of independent-living units. Mr. Gawronski noted that, of the two comparable facilities nearby, only one of them offers assistance for dementia-inflicted residents.

Regarding the adequacy of the facility's parking lot, Mr. Gawronski advised that, based on 33 years of experience, his team was confident the 74 proposed parking spaces would be more than adequate to service the facility during peak hours. Mr. Gawronski advised that peak staffing hours would see up to 35 employees at the facility, but noted it is highly unlikely that all would drive to work. Mr. Gawronski explained that none of the memory-care residents would drive, and that approximately 10% of assisted-living residents would be expected to drive, based on his past experience. Mr. Gawronski noted that the facility would have 24 more spaces than professionally-recommended standards.

Regarding snow removal, Mr. Gawronski advised that his team has identified a 12-foot landscaped area between the curb of the two northern most parking spaces, and the north property line, as the logical place to deposit un-melted snow. Mr. Gawronski also noted that the facility will have a contract with a private snow-removal service, who will have orders to remove excess snow once the identified area was full.

Mr. Gawronski advised that his team recently submitted a conceptual construction-staging plan to the Village staff. The plan shows that there would be ample room on the construction site for a construction trailer and heavy equipment. Mr. Gawronski advised that this team agreed with Police Chief O'Shea's recommendation to implement public safety measures around the facility. Mr. Gawronski stated his team would be happy to submit the security plan to Chief O'Shea for approval as a condition of the application's approval.

Regarding concerns over noise, Mr. Gawronski advised that there would only be one emergency generator on the property, not two (as suggested at the previous meeting). Mr. Gawronski advised that the development would have a minimal impact on noise levels in the area. Regarding concerns over ambulance sirens, Mr. Gawronski confirmed that the private ambulances that would service the facility to not use their sirens when responding to the facility; they are mostly deployed in non-life-threatening situations.

Regarding deliveries to the facility, Mr. Gawronski advised that food service trucks would likely make deliveries twice per week; trash would be collected between the hours of 7 AM and 10 PM.

Mike Fitzgerald, OKW Architects, discussed the bulk of the building and the building's materials. Mr. Fitzgerald advised that his team studied a number of ways to address the bulk of the project, and felt the best way to do so was to limit the two wings at the north and south ends of the project to three stories, with the middle of the project rising to four stories. Mr. Fitzgerald also noted that the varied building materials would maintain the character of the neighborhood. Mr. Fitzgerald described some of the masonry and details included in the building's design, and assured the Board that it was in keeping with local styles.

Mike Hoffman, Teska Associates, discussed the potential economic impact the project would have on area. Mr. Hoffman advised that the Village would earn an additional \$19,000 per

year from the development in property taxes, while the school system would earn approximately \$100,000 per year. Regarding surrounding property values, Mr. Hoffman advised that his team looked at similar developments, and found that property values closer to such facilities typically had, on average, slightly higher values than those slightly further out from such facilities.

Chairman Martin asked Mr. Hoffman whether he looked at any River Forest properties when conducting his economic analysis. Mr. Hoffman advised that they had not, as there were no comparable facilities in River Forest. Chairman Martin confirmed Mr. Hoffman's method for calculating the annual revenue the development would bring to the Village. Chairman Martin noted that \$19,000 would represent a fairly insignificant contribution to the Village's budget; Mr. Hoffman noted that the Village would also receive significant one-time fees related to the construction of the project.

David Shaw then addressed some of the public comments made regarding land-use, and regarding the comprehensive plan. Mr. Shaw noted that in his experience dealing with similar facilities, such facilities were zoned as residential (and not "institutional") entities. Mr. Shaw cited state statutes that designate like facilities as residential entities, and rejected characterizations that portrayed the facility as anything other than a residence.

Regarding the comprehensive plan, Mr. Shaw noted that the plan calls for flexibility, and encourages development that addresses changing/unforeseen needs in the community. Mr. Shaw noted that, as of 2010, senior living space became the fastest-growing residential segment in the country. Mr. Shaw thinks there is a senior living void in the area, and that this is a great opportunity for the community.

The applicant concluded their presentation. Chairman Martin invited speakers from the public to comment.

Saskia Bolore, 811 Bonnie Brae Place, conceded that the applicant team made a good case regarding demand for senior living space, but nonetheless asserted that the proposed building was too big for the space and would not fit in with the neighborhood. Ms. Bolore agreed that the development could properly be considered "residential," but noted that these units would not resemble any other homes in the community.

Joseph Baptist, 825 Bonnie Brae Place, shared his hopes of preserving the suburban feel of River Forest. Mr. Baptist suggested that the Village engineer review and comment on the applicant's plan for storing building materials during construction. Mr. Baptist wondered whether the applicant would need to redo the application in light of the fact that it considers its project to be residential rather than commercial or institutional.

Daniel Roche, 815 Bonnie Brae Place, pushed back on the notion that the project could be considered "residential," as it is for-profit. Mr. Roche questioned some of the assumptions underlying the applicant's economic modeling. Mr. Roche wondered why the applicant team has not addressed the height of the project, despite the community's continued comments on the topic.

Mary Anne Zeh, 836 Bonnie Brae Place, asked the applicant to discuss the financial feasibility of the project if it were to be lowered by a story.

Linda Girardot, 841 Bonnie Brae, expressed concern over the size of the project.

Suzanne Morrison, 7205 Iowa, discussed the requirement in the Village Code that new developments not disrupt the enjoyment and use of surrounding properties. Ms. Morrison is concerned that the applicant did not get an appraisal regarding surrounding property values, and is reluctant to accept the word of the developer. Ms. Morrison believes the Board should vote "No;" in the alternative, Ms. Morrison requested a heavily conditioned approval. Ms. Morrison criticized the notice given to nearby residents regarding the application process, as well as the review process generally. Ms. Morrison expressed concern over the amount of parking planned for the facility. Ms. Morrison advised that, if the project is to go forward, off-street parking should be designated for residents only. Ms. Morrison expressed doubt over the applicant's assertion that property values could rise following the development. Ms. Morrison asked that the Board not sell out neighbors' use and enjoyment of their homes for \$19,000 a year.

Ashby Mims, 903 Bonnie Brae Place, expressed concern over the size of the development, including the significant influx of residents the project would bring. Ms. Mims feels the development would represent a slippery slope, leading to a reduction of the family-oriented, residential character of the neighborhood.

There were no further public comments.

VII. DISCUSSION/DELIBERATION AND RECOMMENDATION - APPLICATION #18-05
- Application for Planned Development to Construct a Senior Care Community at 800-814, 818, 822 and 826 North Harlem Avenue

Chairman Martin explained that the Board would begin its deliberations regarding the application.

In response to a question from Member Crosby regarding parking, Mr. Gawronski advised that the maximum shift at the facility would be 35 employees between 9 AM and 3 PM. Mr. Gawronski advised that there was ample parking to accommodate this shift, in addition to the parking needs of the residents. Mr. Gawronski also noted the ample public transit opportunities nearby.

In response to a follow-up question from Member Crosby regarding parking, Mr. Gawronski advised that the applicants erred on the side of caution by including more parking than was perhaps necessary.

Member O'Brien asked to know the height of 3 stories. Mr. Gawronski advised that the height of 3 stories depends on the nature of the roof. Michael Fitzgerald advised that the 3 story portion of the building would rise to approximately 43 or 44 feet; the underside of the pitched roof would rise to approximately 53 feet; the ridge of the pitched roof would rise to approximately 68 feet.

In response to a question from Chairman Martin, Mr. Fitzgerald advised that his team designed a similar facility in Park Ridge, which is 4 stories and 52 feet high. Mr. Fitzgerald explained several differences between the River Forest application and the Park Ridge facility. Notably, the Park Ridge facility has a flat, instead of a pitched, roof. Mr. Fitzgerald explained that his team added the pitched roof to the design after studying the architecture of the River Forest community.

In response to a question from Member Crosby, Mr. Fitzgerald expressed doubt that pedestrians on the other side of Harlem Avenue would be able to see the ridge of the pitched roof.

In response to follow-up questions from Member Crosby, Mr. Fitzgerald advised that he considered using stucco for the third and fourth stories, but opted for the current design to accentuate the detail work planned for the project. Mr. Fitzgerald advised that his team would be willing to change to stucco if it would appease the Board.

In response to a question from Chairman Martin, Mr. Fitzgerald advised that the development could be built with a flat roof (instead of pitched), and rise to only 53 feet, without impacting the economic viability of the project.

In response to a question from Member Ryan about the amount of green space proposed for the facility, Mr. Gawronski advised that the amount of green space included in his team's other projects varied. Mr. Gawronski advised that the third floor roof deck would provide some additional access to green space."

Wendy Schulenberg, Landscape Architect, noted that assisted living residents would have access to a communal area with green space and planters.

In response to questions from Chairman Martin, Ms. Schulenberg advised that she met with surrounding neighbors to discuss planting trees on their property; some neighbors did not commit to planting one or more trees on their property.

Mr. Gawronski reminded the Board that Ms. Schulenberg situated the landscaping islands in the parking lot to lay between neighbors' garages; the trees were intended as a nice gesture to give neighbors additional privacy from the development.

Chairman Martin agreed that the offer to plant trees on neighboring property was a nice gesture, but noted that it still requires a landscaping variation from the Board.

Ms. Schulenberg advised that trees planted on neighboring property would screen neighbors from the facility more effectively than any landscaping located on the development property.

Chairman Martin asked whether the traffic engineer was present. Chairman Martin asked whether any additional traffic caused by the project would adversely impact the surrounding streets.

Michael Worthman, KLOA, advised that the traffic impact would be minimal, as senior living facilities typically produce little traffic. Mr. Worthman advised that the facility would

generate approximately 50% of the traffic of the bank currently in the space. Mr. Worthman also noted that the development would eliminate 4 access drives from the lots; the development's lone access drive would be located as far from the intersection as possible.

Chairman Martin asked whether there was any consideration of a "right turn only" exit onto Harlem Avenue. Mr. Worthman advised that it was considered, but not deemed necessary. Mr. Worthman advised that a "right turn only" requirement could be added later, at any time. Mr. Worthman advised that the access drive would be about 370 feet north of the Paulina/Madison intersection.

In response to a question from Member Dombrowski regarding the status of the three homes to the north, Jay Patel of Kaufman Jacobs advised that the team had contingent contracts with the homeowners. One home-owner maintains exclusivity with the applicants, pending the outcome of the Board's review.

In response to a question from Member Dombrowski, the applicant confirmed that the proposed 8-foot fences are constructed of wood.

Mr. Fitzgerald presented an image of the development from the view of a resident on Bonnie Brae place looking east/southeast toward the development that includes existing and proposed trees. In response to a question from Member Ryan, Mr. Fitzgerald advised that the image showed the 4-story portion of the building, but not the pitched roof. Mr. Fitzgerald presented an image of the roof plan.

In response to questions from Chairman Martin regarding state licenses, Mr. Gawronski advised that the development would require one license for senior living. Mr. Gawronski advised that the developers hold similar licenses to run other facilities; there are no complaints against the license holders at this time.

In response to a question from Member Ryan, Mr. Gawronski advised that his team has plenty of experience building and operating facilities in similar settings.

In response to a follow-up question from Member Ryan, Mr. Gawronski discussed the study his team conducted regarding surrounding property values.

In response to a question from Member O'Brien, Mr. Gawronski advised that the number of units proposed for the development rose after the team negotiated with adjacent property owners to acquire additional land. Mr. Gawronski opined that a 96-unit facility would not support the cost of development.

Chairman Martin asked if there were any further questions. There were none, at which time the Board began discussing a recommendation.

Member Fishman noted that the project seems like a quiet, high quality development. Member Fishman suggested the ambulances wouldn't have the impact that's been assumed by several commenters.

Member O'Brien advised she is thinking about the houses to the north and those who bought with homes behind them instead of a commercial use property. Member O'Brien also has concerns regarding height and size of the project.

Member Ryan noted that, one way or another, a commercial property would occupy the space. Member Ryan suggested this facility might be a preferable neighbor to other, higher-traffic developments.

Member Crosby expressed approval of the use of the space and the aesthetics of the building. Member Crosby expressed his desire to see some of the excess parking converted to landscaping.

Member Ryan agreed with Member Crosby's comment regarding parking and landscaping.

Member Crosby expressed approval of the pitched roof, and the architecture generally.

Member Ryan asked about tax revenue. Chairman Martin and Member Dombrowski noted that the development would increase property tax revenue by \$19,000, but this only reflects what the Village would collect; schools would collect additional revenue.

Mr. Gawronski advised that schools would collect an additional \$300,000 from the development.

Member Ryan stated her support for the project. She reiterated her agreement with Member Crosby's comment regarding parking and landscaping. She feels this would be an asset to the Village.

Member Fishman said she also supports the project. Member Fishman supports a "right turn only" designation for leaving the parking lot, and also supports resident-only parking on site.

Assistant Village Administration Scheiner advised that the Village Traffic and Safety Commission would review any suggestions regarding parking and traffic.

Assistant Village Administrator Scheiner discussed possible conditions of approval related to a letter of credit as well as an easement agreement for the Village to enter and inspect common areas.

Member Crosby asked the landscaper how the team might proceed if the Board conditioned approval on a reduction in parking and an increase in landscaping. Ms. Schulenberg advised that she would expand the green space between the proposed trees/islands and neighbors' garages.

Chairman Martin asked if all the trees would be coming down; Ms. Schulenberg advised that they would be.

Member Fishman asked whether any electrical wiring on site could be placed under ground; Ms. Schulenberg could not opine on this issue. Ms. Schulenberg advised that above-ground wiring would be preferable from a landscaping perspective.

Chairman Martin asked the Board whether the list of site-development allowances before it was acceptable. Assistant Village Administrator Scheiner asked that the Development Review Board rely on John Houseal's list of conditions/allowances.

Chairman Martin stated that the Board was nearing a motion to approve the application, including all of the site-development allowances. Chairman Martin discussed the conditions the Board would consider adding to its approval, including landscaping conditions, "right turn only" and residential parking conditions.

A Board Member suggested restricting deliveries and trash removal to 7AM to 6 PM.

In response to a question from Member Dombrowski regarding the height of the building looking east from the neighboring residential property, Mr. Fitzgerald advised that neighbors would see a 53-foot structure up to the roof.

Chairman Martin asked the applicant team about snow removal. The team agreed to set a condition that there be no storage of snow from the development site off the property, or re-located elsewhere off the public right of way.

A MOTION was made by Member Fishman and SECONDED by Member Ryan to recommend approval of the planned development application subject to the following conditions:

1. Acceptance of all requested SDA's;
2. "Right turn only" at the exit of the site;
3. "Resident-only" parking on Iowa;
4. Condition regarding a letter of credit;
5. Condition regarding access easement;
6. Condition that the property remain taxable;
7. Condition that the applicant agree to plant on the adjoining property at owner's request and at the applicant's expense;
8. Widen landscaping islands by one spot on either side of the island, reducing the on-site parking on the west side of the site by a minimum of eight spaces, revised landscape plan to be provided to the Village Board of Trustees for review and approval;
9. Restriction on delivery hours from 7 AM to 6 PM;
10. All snow has to be stored on this property or relocated off of property not in the public right of way.

Ayes: Members Crosby, Dombrowski, Fishman, Ryan

Nays: Member O'Brien (did not meet standards B, C, E, J), Chairman Martin (C, E, H, or J and he's not comfortable creating a use that's not permitted by the Village Code).

Motion Passed.

VIII. ADJOURNMENT

The meeting was adjourned at 9:42 p.m.

Lisa Scheiner
Secretary

Frank R. Martin
Chairman, Development Review Board

Date

DRAFT

VILLAGE OF RIVER FOREST
DEVELOPMENT REVIEW BOARD MEETING MINUTES
September 20, 2018

A meeting of the Village of River Forest Development Review Board was held at 7:30 p.m. on Thursday, September 20, 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 7:36 p.m. Upon roll call, the following persons were present:

Present: Members Crosby, Dombrowski, O'Brien, Fishman, and Chairman Martin

Absent: Member Ryan

Also Present: Assistant Village Administrator Lisa Scheiner, Building Official Clifford Radatz

II. MINUTES OF THE JUNE 21, 2018 DEVELOPMENT REVIEW BOARD MEETING

A MOTION was made by Member Fishman and SECONDED by Member Dombrowski to approve the minutes of the June 21, 2018 Development Review Board Meeting as amended.

Ayes: Members Crosby, Dombrowski, O'Brien, Fishman, and Chairman Martin

Nays: None

Motion Passed.

III. MINUTES OF THE JUNE 28, 2018 DEVELOPMENT REVIEW BOARD MEETING

A MOTION was made by Member O'Brien and SECONDED by Member Crosby to approve the minutes of the June 28, 2018 Development Review Board Meeting as amended.

Ayes: Members Crosby, Dombrowski, O'Brien, Fishman, and Chairman Martin

Nays: None

Motion Passed.

IV. MINUTES OF THE JULY 26, 2018 DEVELOPMENT REVIEW BOARD MEETING

A MOTION was made by Member Crosby and SECONDED by Member Fishman to approve the minutes of the July 26, 2018 Development Review Board Meeting as amended.

Ayes: Members Crosby, Dombrowski, O'Brien, Fishman, and Chairman Martin

Nays: None

Motion Passed.

V. MINUTES OF THE AUGUST 23, 2018 DEVELOPMENT REVIEW BOARD MEETING

A MOTION was made by Member Fishman and SECONDED by Member Dombrowski to approve the minutes of the August 23, 2018 Development Review Board Meeting as amended.

Ayes: Members Crosby, Dombrowski, O'Brien, Fishman, and Chairman Martin

Nays: None

Motion Passed.

VI. APPROVAL OF FINDINGS OF FACT – APPLICATION #18-05 – Application for Planned Development to Construct a Senior Care Community at 800-814, 818, 822 and 826 North Harlem Avenue

Daniel Roche, 815 Bonnie Brae Place, stated that the economic analysis report provided by Teska and Associates was based upon data provided by the applicant.

A MOTION was made by Member Fishman and SECONDED by Member Crosby to approve the findings of fact regarding a Planned Development application to construct a senior care community at 800-814, 818, 822 and 826 North Harlem Avenue including the access easement agreement as outlined in "Option 2".

Ayes: Members Crosby, Dombrowski, O'Brien, Fishman, and Chairman Martin

Nays: None

Motion Passed.

VII. PUBLIC COMMENT

None.

VIII. ADJOURNMENT

A MOTION was made by Member Dombrowski and SECONDED by Member Fishman to adjourn the September 20, 2018 meeting of the Development Review Board at 7:44 p.m.

Lisa Scheiner
Secretary

Frank R. Martin
Chairman, Development Review Board

Date



October 1, 2018

Senior Lifestyle

Robert Gawronski

303 E. Wacker Drive, Suite 2400 | Chicago, IL | 60601

Tel (312) 673-4376

Kaufman Jacobs

Lee Winter

30 W. Monroe Street, Suite 1700, Chicago, IL | 60603

Tel (312) 237-3411

Re: Value Impact Study – River Forest Assisted Living Facility – Chicago & Harlem Avenues

Dear Messrs. Gawronski and Winter,

At your request, I have completed a value impact study regarding the proposed assisted living facility at the northwest corner of Chicago and Harlem Avenues in River Forest.

Scope of the Study and Methodology

The scope of services for this assignment was limited to a market study of any potential impact on the values of residential properties connected with their proximity to senior living facilities. I studied four different senior living facilities in Cook County and analyzed relevant market data.

To this end, I created two searches of concentric circles for each senior living facility. The inner ring comprises sales of single-unit residential properties within a circle with radius of ± 750 feet from the facility under study. The outer ring comprises sales of properties in an annulus from ± 750 feet out to approximately $\pm 1,500$ feet. Both searches also included all sales from September 2012 through September 2018 in order to capture as much sales data as possible.

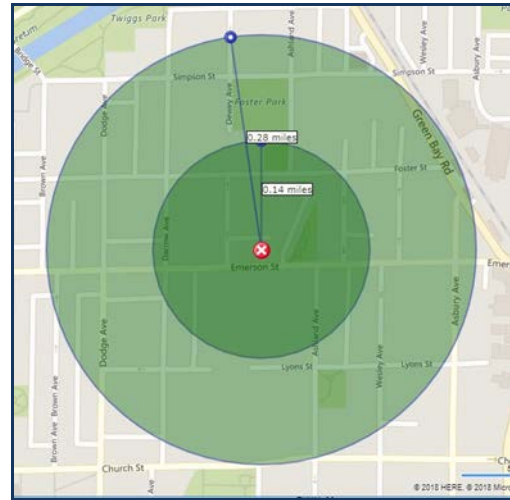
The ± 750 -foot radius circle was selected as it would be expected to best represent an area of greatest potential impact with regard to vehicular traffic, additional noise or other nuisance factors. The ± 750 to $\pm 1,500$ -foot ring was chosen as a control data set with which to compare the sales located within the inner ring as it is assumed the properties within the outer ring would be affected to a lesser degree, if at all.

I searched market data through the MRED MLS (multiple listing service) and confirmed the sales via Cook County Assessor records. A total of 318 sales were analyzed – 74 in the inner rings and 214 in the outer rings (the raw data can be found in the addenda to this study). The analysis included verification of sale dates and prices and home sizes, and special was attention given to ensure the sales were arm's length as to exclude any sales distressed in nature (foreclosures, short sales or court-ordered sales). The median and average sale prices for the property data sets in each ring were calculated and then graphed in order to identify any underlying trends.

Presentation of Data

Property 1: JACOB BLAKE MANOR – 1615 Emerson Avenue, Evanston

This property is a 5-story senior living facility in a densely populated suburban setting.



The dark circle of the map above represents the inner ring study area for this property. Going back to 2012, there were 13 available sales and the inner ring median and average sale prices per square-foot of building (\$/SF) area were \$177 and \$190, respectively. In the outer ring, 45 sales were studied and they had median \$/SF and average \$/SF figures of \$169 and \$208, respectively. These findings are arrayed on the following table:

JACOB BLAKE MANOR						
	Inner Ring		Outer Ring	Difference	Pct. Diff.	
Median Sale Price	\$177	-	\$169	= \$8	5%	
Average Sale Price	\$190	-	\$208	= \$17	-8%	
No. of Sales	13	+	45	= 58		

The median sale price in the inner ring is $\pm 5\%$ higher than the outer ring, while the average sale price is actually $\pm 8\%$ lower than the outer ring. This tends to suggest no meaningful sale price differences.

Property 2: MALLINCRODT SENIOR RESIDENCES – 1041 Ridge Road, Wilmette

This property is a 5-story senior living facility in a densely populated suburban setting.



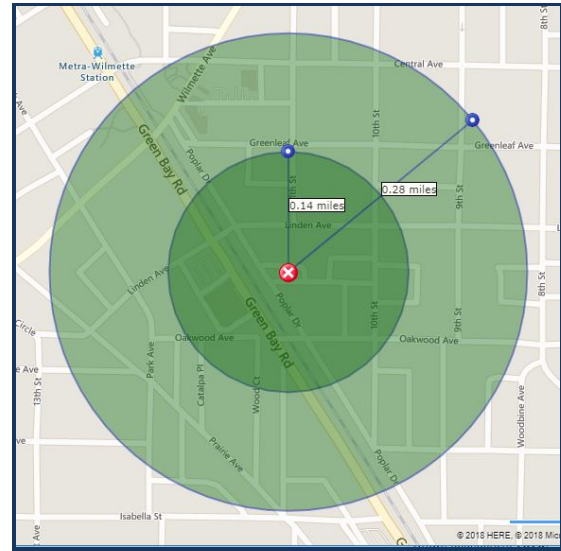
The dark circle of the map above represents the inner ring study area for this property. Going back to 2012, there were 20 available sales and the inner ring median and average sale prices per square-foot of building (\$/SF) area were \$344 and \$372, respectively. In the outer ring, 106 sales were studied and they had median \$/SF and average \$/SF figures of \$340 and \$375, respectively. These findings are arrayed on the following table:

MALLINCRODT SENIOR RESIDENCES						
	Inner Ring		Outer Ring		Difference	Pct. Diff.
Median Sale Price	\$344	-	\$340	=	\$4	1%
Average Sale Price	\$372	-	\$375	=	\$3	-1%
No. of Sales	20	+	106	=	126	

The median sale price in the inner ring is $\pm 1\%$ higher than the outer ring, while the average sale price is actually $\pm 1\%$ lower than the outer ring. This tends to suggest no meaningful sale price differences.

Property 3: CITADEL CARE OF WILMETTE – 432 Poplar Avenue, Wilmette

This property is a 3-story senior living facility in a densely populated suburban setting.



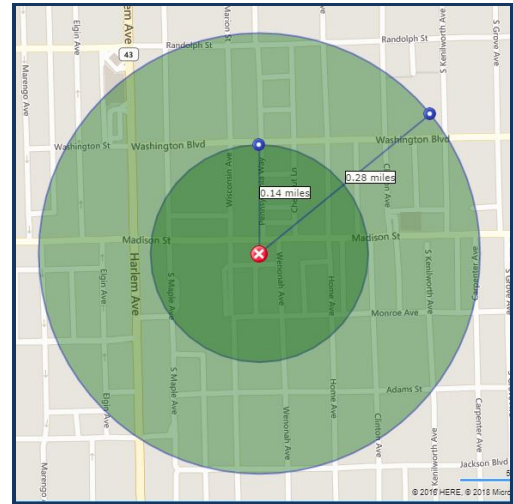
The dark circle of the map above represents the inner ring study area for this property. Going back to 2012, there were 27 available sales and the inner ring median and average sale prices per square-foot of building (\$/SF) area were \$329 and \$344, respectively. In the outer ring, 56 sales were studied and they had median \$/SF and average \$/SF figures of \$341 and \$340, respectively. These findings are arrayed on the following table:

CITADEL OF WILMETTE						
	Inner Ring		Outer Ring	Diifference	Pct. Diff.	
Median Sale Price	\$329	-	\$341	=	\$12	-4%
Average Sale Price	\$344	-	\$340	=	\$4	1%
No. of Sales	27	+	56	=	83	

The median sale price in the inner ring is $\pm 4\%$ lower than the outer ring, while the average sale price is actually $\pm 1\%$ higher than the outer ring. This tends to suggest no meaningful sale price differences.

Property 4: BELMONT VILLAGE OF OAK PARK – 1035 W. Madison Avenue, Oak Park

This property is a 5-story senior living facility in a densely populated suburban setting.



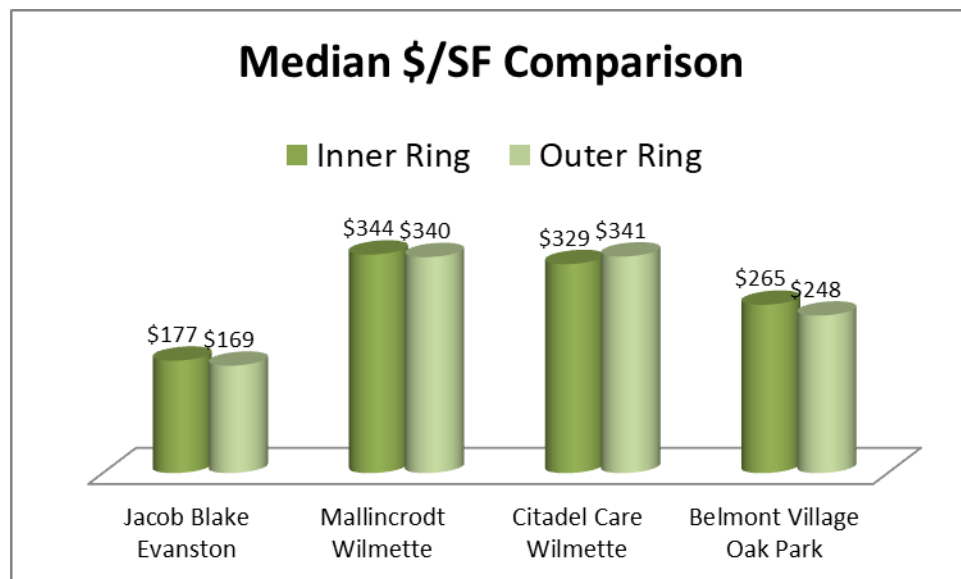
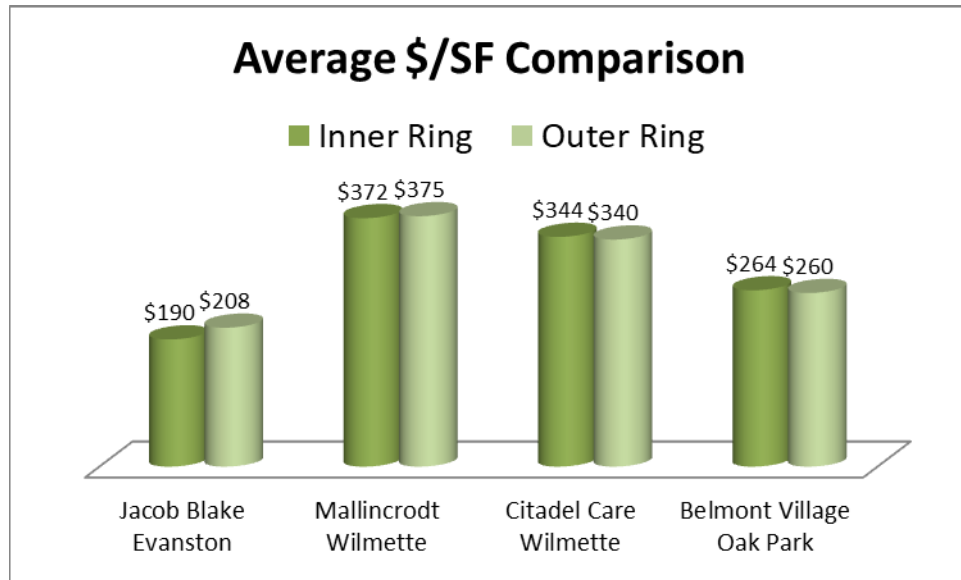
The dark circle of the map above represents the inner ring study area for this property. Going back to 2012, there were 14 available sales and the inner ring median and average sale prices per square-foot of building (\$/SF) area were \$265 and \$264, respectively. In the outer ring, 37 sales were studied and they had median \$/SF and average \$/SF figures of \$248 and \$260, respectively. These findings are arrayed on the following table:

BELMONT VILLAGE OF OAK PARK						
	<u>Inner Ring</u>		<u>Outer Ring</u>	<u>Difference</u>	<u>Pct. Diff.</u>	
Median Sale Price	\$265	-	\$248	=	\$17	7%
Average Sale Price	\$264	-	\$260	=	\$4	2%
No. of Sales	14	+	37	=	51	

In both rings, median and average sale prices in the inner ring is were higher than in the outer ring. This may suggest a positive sale price difference for properties closer to the senior facility. However, there may be other market factors in play that could be confounding this data (changing market conditions, housing quality, housing mix – percentage of multi-unit vs single unit housing units, etc.). As such, this data may not suggest any meaningful market value differentiation between the inner and outer rings.

Findings

The graphs on the following page present a summary of the previous data:



As can be seen on the graphs above, the data is mixed in that some inner rings have higher \$/SF figures than those in the outer rings, while the reverse is true in some of the cases. Also, the median and average figures for each of the four property locations are generally similar to each other, suggesting relative homogeneity in the character of the sales studied in each market. For example, the median sale price for the inner ring in Belmont Village market is \$265 while the average sale price is a nearly identical \$264. A number of the market areas show similarities in this regard. This lends a degree of validity to the data sets.

Conclusion

My analysis of the four senior living facilities located in Cook County in densely populated suburban areas reveals no true evidence of any meaningful market impact on single-unit residences near the facilities. In conclusion, these findings confirm that a new senior living facility in River Forest will most likely not have an adverse impact on the values of nearby homes.

Respectively,



Donn N Schimp II
Owner/Chief Appraiser
Cadence Valuation, LLC



ADDENDA

Market Data
Experience Summary

JACOB BLAKE MANOR
1615 EMERSON AVE, EVANSTON

0.14 Miles

No. Sales	Addresss	Sale Price	Size (SF)	\$/SF
1	1929 Dewey	\$110,000	1,727	\$64
2	1843 Ashland	\$115,500	1,150	\$100
3	1720 Emerson	\$120,000	1,462	\$82
4	1936 JACKSON	\$195,000	1,100	\$177
5	1421 Emerson	\$227,000	1,390	\$163
6	1831 Darrow	\$230,000	2,420	\$95
7	1826 Ashland	\$305,000	1,800	\$169
8	1828 Ashland	\$375,000	1,634	\$229
9	1837 Ashland	\$480,000	2,234	\$215
10	1835 Ashland	\$482,000	1,856	\$260
11	1810 Ashland	\$652,000	3,134	\$208
12	1823 ASHLAND	\$725,000	2,518	\$288
13	1843 Ashland	\$895,000	3,366	\$266
		\$4,911,500	25,791	\$190 AVERAGE \$177 MEDIAN

0.28 Miles

1	1935 Brown	\$120,000	1,422	\$84
2	1738 Darrow	\$124,000	1,584	\$78
3	1519 SIMPSON	\$124,500	1,849	\$67
4	1815 EMERSON	\$129,000	1,295	\$100
5	2026 GREEN BA	\$130,000	1,040	\$125
6	1822 Emerson	\$145,000	1,272	\$114
7	1726 Darrow	\$155,000	1,092	\$142
8	2019 DARROW	\$166,000	1,614	\$103
9	1944 Wesley	\$175,000	1,378	\$127
10	1726 Darrow	\$177,500	1,092	\$163
11	1816 Foster	\$178,500	1,225	\$146
12	1719 SIMPSON	\$179,000	1,242	\$144
13	1729 Darrow	\$185,000	1,410	\$131
14	2038 Dewey	\$190,000	1,400	\$136
15	1816 Emerson	\$200,000	1,382	\$145
16	1804 Emerson	\$209,000	1,100	\$190
17	1816 Simpson	\$219,921	1,363	\$161
18	1816 LYONS	\$220,000	1,421	\$155
19	1831 Darrow	\$230,000	2,420	\$95
20	1945 WESLEY	\$232,000	1,577	\$147
21	1816 Dodge	\$236,500	1,606	\$147
22	2102 Darrow	\$240,000	1,752	\$137
23	1916 Dodge	\$248,000	2,112	\$117
24	1816 DARROW	\$249,500	1,474	\$169
25	1739 Dodge	\$288,000	1,056	\$273
26	2006 Darrow	\$302,000	1,698	\$178
27	1738 Darrow	\$363,000	1,584	\$229
28	1736 Wesley	\$450,000	1,350	\$333
29	1914 Wesley	\$455,000	1,267	\$359
30	1910 Wesley	\$507,500	2,146	\$236
31	1920 Wesley	\$549,000	2,296	\$239
32	1843 Asbury	\$550,500	2,540	\$217
33	1419 Church	\$579,000	1,900	\$305
34	1915 Wesley	\$580,000	1,920	\$302
35	1841 Asbury	\$625,000	2,279	\$274
36	1414 Lyons	\$655,000	3,161	\$207
37	1941 Wesley	\$660,000	2,161	\$305
38	1939 Wesley	\$660,000	2,900	\$228
39	1720 Wesley	\$701,000	2,900	\$242
40	1815 Wesley	\$720,000	2,604	\$276
41	1320 Lyons	\$725,000	3,746	\$194
42	1823 ASHLAND	\$725,000	1,910	\$380
43	1745 Wesley	\$850,000	2,502	\$340
44	1811 Wesley	\$890,000	3,192	\$279
45	1826 Wesley	\$975,000	2,884	\$338
		\$17,273,421	83,118	\$208 AVERAGE \$169 MEDIAN

MALLINCRODT SENIOR RESIDENCES 1041 RIDGE ROAD, WILMETTE

0.14 Miles

No. Sales	Addresss	Sale Price	Size (SF)	\$/SF
1	913 Columbus	\$360,000	1,022	\$352
2	924 Cambridge	\$372,500	896	\$416
3	1131 Ridge	\$430,000	1,250	\$344
4	920 Cambridge	\$487,000	1,708	\$285
5	1805 Walnut	\$510,000	1,600	\$319
6	1804 Forest	\$510,000	1,567	\$325
7	928 Cambridge	\$590,000	1,985	\$297
8	1806 Elmwood	\$595,000	1,814	\$328
9	1917 Greenwood	\$605,000	1,898	\$319
10	1012 Ridge	\$615,000	2,095	\$294
11	1914 Elmwood	\$658,000	1,922	\$342
12	1943 Greenwood	\$806,000	2,111	\$382
13	1929 Greenwood	\$922,500	2,599	\$355
14	1926 Elmwood	\$970,000	2,873	\$338
15	2000 Elmwood	\$1,225,000	2,666	\$459
16	1833 ELMWOOD	\$1,257,500	3,665	\$343
17	1809 Walnut	\$1,307,500	2,648	\$494
18	1815 Walnut	\$1,520,000	3,913	\$388
19	1804 Forest	\$1,565,000	3,400	\$460
20	1805 Walnut	\$1,579,000	3,710	\$426
		\$16,885,000	45,342	\$372 AVERAGE \$344 MEDIAN

0.28 Miles

1	2032 Lake	\$275,000	1,204	\$228
2	923 Harvard	\$325,000	1,238	\$263
3	928 Harvard	\$352,000	1,238	\$284
4	913 Columbus	\$360,000	1,022	\$352
5	912 cambridge	\$390,000	1,313	\$297
6	1625 Elmwood	\$400,000	1,323	\$302
7	912 Amherst	\$417,000	1,405	\$297
8	932 Harvard	\$420,000	1,472	\$285
9	1943 Lake	\$445,500	2,014	\$221
10	829 Harvard	\$480,000	1,630	\$294
11	920 Cambridge	\$487,000	1,708	\$285
12	901 HARVARD	\$496,100	2,087	\$238
13	924 Harvard	\$500,000	1,793	\$279
14	1714 Lake	\$502,200	2,000	\$251
15	920 HARVARD	\$515,000	1,877	\$274
16	1928 Schiller	\$515,000	1,200	\$429
17	1728 WALNUT	\$519,000	1,834	\$283
18	365 Ridge	\$520,000	1,952	\$266
19	919 Harvard	\$525,000	1,761	\$298
20	2016 Schiller	\$531,000	1,848	\$287
21	2021 Greenwood	\$542,500	1,512	\$359
22	2033 Thornwood	\$555,000	1,197	\$464
23	1947 Greenwood	\$558,000	1,630	\$342
24	1916 SCHILLER	\$562,000	1,494	\$376
25	927 HARVARD	\$587,000	1,881	\$312
26	1806 Elmwood	\$595,000	1,814	\$328
27	345 Ridge	\$600,000	2,316	\$259
28	1723 Elmwood	\$600,000	1,470	\$408
29	1938 GREENWO	\$605,000	1,770	\$342
30	917 Cambridge	\$610,000	2,658	\$229
31	1718 LAKE	\$620,000	1,716	\$361
32	1726 Walnut	\$670,000	1,772	\$378
33	2001 Greenwood	\$675,000	1,481	\$456
34	2100 ELMWOOD	\$685,000	2,109	\$325
35	1714 FOREST	\$687,500	1,800	\$382
36	1935 Schiller	\$695,000	2,281	\$305

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37	2030 Thornwood	\$707,500	1,763	\$401
38	1710 Walnut	\$710,000	1,458	\$487
39	355 Ridge	\$724,900	2,383	\$304
40	2105 Greenwood	\$730,000	1,551	\$471
41	1639 ELMWOOD	\$765,000	2,330	\$328
42	1920 THORNWOOD	\$780,000	2,677	\$291
43	1777 Elmwood	\$799,000	1,760	\$454
44	2005 Thornwood	\$799,000	2,866	\$279
45	2000 GREENWOOD	\$800,000	2,250	\$356
46	1943 Greenwood	\$806,000	2,111	\$382
47	2044 Elmwood	\$815,000	2,510	\$325
48	2003 CHESTNUT	\$820,000	2,333	\$351
49	1207 Ridge	\$830,000	2,630	\$316
50	919 Amherst	\$835,000	3,000	\$278
51	2009 Thornwood	\$847,500	2,447	\$346
52	1921 Thornwood	\$855,000	2,607	\$328
53	1630 Forest	\$865,000	3,039	\$285
54	1714 Lake	\$865,000	3,136	\$276
55	2033 GREENWOOD	\$875,000	1,990	\$440
56	640 Kenilworth	\$880,000	2,742	\$321
57	1926 Greenwood	\$880,000	2,496	\$353
58	2005 GREENWOOD	\$885,000	2,135	\$415
59	1936 Chestnut	\$890,000	2,981	\$299
60	538 Kenilworth	\$900,000	4,044	\$223
61	556 Greenwood	\$920,000	2,906	\$317
62	2001 Chestnut	\$925,000	3,397	\$272
63	2021 Greenwood	\$925,000	2,750	\$336
64	2003 CHESTNUT	\$932,500	2,333	\$400
65	2035 Thornwood	\$933,500	2,643	\$353
66	2035 Thornwood	\$965,000	2,643	\$365
67	1225 RIDGE	\$970,000	2,912	\$333
68	1921 SCHILLER	\$970,000	3,525	\$275
69	1936 Thornwood	\$979,900	2,112	\$464
70	1701 Forest	\$1,017,500	2,932	\$347
71	1946 Greenwood	\$1,025,000	2,300	\$446
72	1941 CHESTNUT	\$1,033,000	3,082	\$335
73	1937 CHESTNUT	\$1,037,500	3,061	\$339
74	1225 Ridge	\$1,040,000	2,912	\$357
75	2029 Thornwood	\$1,045,000	3,364	\$311
76	611 Kenilworth	\$1,050,000	3,564	\$295
77	2041 Greenwood	\$1,055,000	2,982	\$354
78	1710 Forest	\$1,085,000	3,057	\$355
79	342 STERLING	\$1,086,000	3,702	\$293
80	1940 Thornwood	\$1,120,000	2,514	\$446
81	1734 Forest	\$1,125,000	2,790	\$403
82	1947 Greenwood	\$1,167,500	2,780	\$420
83	1938 Greenwood	\$1,199,000	2,500	\$480
84	2028 Elmwood	\$1,200,000	2,818	\$426
85	1701 Elmwood	\$1,200,000	2,652	\$452
86	2000 Elmwood	\$1,225,000	2,666	\$459
87	1720 Walnut	\$1,250,000	3,319	\$377
88	1634 Walnut	\$1,250,000	2,894	\$432
89	2021 Chestnut	\$1,275,000	3,675	\$347
90	526 Greenwood	\$1,285,000	3,797	\$338
91	1722 Lake	\$1,295,000	4,323	\$300
92	309 Sterling	\$1,300,000	4,153	\$313
93	919 Amherst	\$1,305,000	4,022	\$324
94	2040 Elmwood	\$1,315,000	3,090	\$426
95	611 Kenilworth	\$1,330,000	3,564	\$373
96	923 Harvard	\$1,360,000	3,411	\$399
97	1936 Schiller	\$1,420,000	3,550	\$400
98	560 GREENWOOD	\$1,429,390	4,694	\$305
99	1627 Walnut	\$1,468,750	3,066	\$479
100	540 Greenwood	\$1,510,000	4,452	\$339
101	614 Earlston	\$1,539,000	3,827	\$402
102	545 Kenilworth	\$1,572,500	4,004	\$393
103	561 Kenilworth	\$1,608,065	4,239	\$379
104	348 Sterling	\$1,825,000	4,318	\$423
105	523 Greenwood	\$1,900,000	5,028	\$378
106	574 Earlston	\$2,450,000	5,218	\$470
		\$27,187,705	72,431	\$375 AVERAGE
				\$340 MEDIAN

3410 N. Claremont Avenue, Chicago, IL 60618
(312) 953-8522

CITADEL CARE OF WILMETTE				
432 POPLAR, WILMETTE				
0.14 Miles				
No. Sales	Address	Sale Price	Size (SF)	\$/SF
1	1062 Linden	\$409,000	2,100	\$195
2	1057 Linden	\$425,000	1,436	\$296
3	1134 Oakwood	\$450,000	1,621	\$278
4	412 10th	\$560,000	1,816	\$308
5	1001 Oakwood	\$565,000	1,200	\$471
6	1053 Linden	\$575,000	2,360	\$244
7	1009 Oakwood	\$575,000	2,073	\$277
8	1011 LINDEN	\$585,000	1,912	\$306
9	515 11th	\$640,000	2,440	\$262
10	925 LINDEN	\$670,000	1,800	\$372
11	260 Wood	\$675,000	1,745	\$387
12	1130 Oakwood	\$725,000	2,945	\$246
13	234 Catalpa	\$730,000	1,694	\$431
14	1030 Linden	\$802,000	2,895	\$277
15	1017 Greenleaf	\$820,000	2,230	\$368
16	520 11TH	\$835,000	2,657	\$314
17	1015 Oakwood	\$875,000	2,657	\$329
18	255 WOOD	\$1,022,500	3,529	\$290
19	255 WOOD	\$1,070,000	3,380	\$317
20	1062 Linden	\$1,095,000	3,264	\$335
21	1017 Oakwood	\$1,200,000	3,529	\$340
22	1105 Greenleaf	\$1,250,000	3,380	\$370
23	1009 Oakwood	\$1,435,000	3,600	\$399
24	430 10th	\$1,450,000	4,124	\$352
25	1047 Linden	\$1,637,500	3,338	\$491
26	1020 LINDEN	\$1,857,000	3,800	\$489
27	1016 Linden	\$1,862,500	4,580	\$407
		\$24,795,500	72,105	\$344 AVERAGE
				\$329 MEDIAN
0.28 Miles				
1	431 9th	\$350,000	1,478	\$237
2	123 Prairie	\$370,000	1,530	\$242
3	141 Prairie	\$374,000	1,141	\$328
4	611 9th	\$391,000	1,579	\$248
5	221 10th	\$400,000	1,256	\$318
6	129 Prairie	\$447,500	1,306	\$343
7	406 Prairie	\$550,000	1,740	\$316
8	919 GREGORY	\$555,000	1,226	\$453
9	101 Prairie	\$555,000	1,118	\$496
10	503 Park	\$570,000	1,069	\$533
11	1030 Greenleaf	\$585,000	2,042	\$286
12	1142 OAKWOOD	\$600,000	1,392	\$431
13	218 10th	\$600,000	1,300	\$462
14	215 Ninth	\$605,000	2,312	\$262
15	1121 Greenleaf	\$625,000	2,416	\$259

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16	226 Ninth	\$650,000	2,772	\$234
17	161 Prairie	\$650,000	2,001	\$325
18	1040 Isabella	\$660,000	2,152	\$307
19	1001 Greenleaf	\$665,000	2,176	\$306
20	422 9th	\$665,000	2,267	\$293
21	925 LINDEN	\$670,000	1,912	\$350
22	200 Wood	\$670,000	1,993	\$336
23	507 Park	\$685,000	2,500	\$274
24	916 Greenleaf	\$730,000	1,980	\$369
25	911 Linden	\$737,000	2,403	\$307
26	420 Park	\$740,000	1,600	\$463
27	504 Park	\$750,000	2,160	\$347
28	230 10th	\$775,000	3,339	\$232
29	1015 Central	\$785,000	2,596	\$302
30	222 10th	\$790,000	2,848	\$277
31	1128 Isabella	\$800,000	1,801	\$444
32	1004 Greenleaf	\$810,000	3,000	\$270
33	1017 Greenleaf	\$820,000	3,000	\$273
34	924 Gregory	\$825,000	2,475	\$333
35	212 Wood	\$839,000	2,556	\$328
36	1206 Gregory	\$840,000	2,088	\$402
37	123 Prairie	\$865,000	2,346	\$369
38	507 Park	\$873,000	2,500	\$349
39	830 Oakwood	\$880,000	3,229	\$273
40	910 Oakwood	\$900,000	2,539	\$354
41	834 Oakwood	\$959,000	3,118	\$308
42	928 Oakwood	\$1,000,000	2,909	\$344
43	831 Oakwood	\$1,080,000	2,875	\$376
44	1204 GREGORY	\$1,085,000	3,197	\$339
45	221 10th	\$1,085,000	2,770	\$392
46	132 Park	\$1,086,000	3,160	\$344
47	809 Linden	\$1,095,000	4,090	\$268
48	815 Linden	\$1,110,000	2,680	\$414
49	428 9th	\$1,170,000	3,032	\$386
50	219 NINTH	\$1,185,000	3,224	\$368
51	204 Wood	\$1,340,000	3,603	\$372
52	1030 Greenleaf	\$1,460,000	3,564	\$410
53	1014 Greenleaf	\$1,584,999	3,564	\$445
54	218 10th	\$1,750,000	4,457	\$393
55	151 Prairie	\$1,750,000	4,612	\$379
56	226 9th	\$1,905,188	5,275	\$361
		\$47,296,687	139,268	\$340 AVERAGE
				\$341 MEDIAN

BELMONT VILLAGE OAK PARK 1035 MADISON AVE, OAK PARK

0.14 Miles

No. Sales	Address	Sale Price	Size (SF)	\$/SF
1	610 Wenonah	\$375,000	2,202	\$170
2	518 Home	\$389,000	1,553	\$250
3	611 WENONAH	\$391,500	1,360	\$288
4	528 Wenonah	\$394,000	1,834	\$215
5	609 Wenonah	\$395,070	1,336	\$296
6	613 WENONAH	\$399,000	1,556	\$256
7	528 Wenonah	\$414,000	1,834	\$226
8	613 WENONAH	\$420,000	1,566	\$268
9	607 Home	\$430,000	1,522	\$283
10	525 HOME	\$465,000	1,644	\$283
11	605 WENONAH	\$470,000	1,302	\$361
12	532 Wenonah	\$510,000	1,033	\$494
13	416 Wisconsin	\$576,000	2,208	\$261
14	515 Clinton	\$592,000	2,594	\$228
		\$6,220,570	23,544	\$264 AVERAGE \$265 MEDIAN

0.28 Miles

1	706 Wisconsin	\$265,000	1,324	\$200
2	725 WENONAH	\$269,000	1,200	\$224
3	328 Elgin	\$289,500	1,200	\$241
4	700 Wisconsin	\$316,000	1,324	\$239
5	717 Home	\$335,000	1,100	\$305
6	418 Elgin	\$385,000	1,050	\$367
7	714 Wenonah	\$393,000	1,850	\$212
8	704 Wenonah	\$400,000	1,859	\$215
9	412 Clinton	\$420,000	2,379	\$177
10	626 HOME	\$435,000	1,638	\$266
11	719 Home	\$437,500	1,296	\$338
12	611 KENILWORTH	\$440,000	2,736	\$161
13	533 Clinton	\$446,250	2,466	\$181
14	706 Wisconsin	\$485,000	1,324	\$366
15	518 Kenilworth	\$490,000	2,305	\$213
16	621 HOME	\$528,000	1,640	\$322
17	321 Home	\$549,000	2,272	\$242
18	605 Clinton	\$565,000	2,722	\$208
19	709 Clinton	\$570,000	2,297	\$248
20	635 Home	\$570,000	1,752	\$325
21	719 Wisconsin	\$580,000	1,872	\$310
22	715 Home	\$599,000	2,444	\$245
23	330 Maple	\$600,000	2,684	\$224
24	701 Clinton	\$600,000	1,842	\$326
25	601 Clinton	\$601,000	2,755	\$218
26	707 Home	\$620,000	2,025	\$306
27	714 Wenonah	\$620,000	1,853	\$335
28	708 Wenonah	\$630,000	1,896	\$332
29	611 Clinton	\$637,500	2,740	\$233
30	335 Clinton	\$650,000	2,877	\$226
31	630 Maple	\$670,000	2,649	\$253
32	332 Home	\$709,500	3,008	\$236
33	529 KENILWORTH	\$719,000	2,817	\$255
34	704 Wisconsin	\$749,000	1,444	\$519
35	709 Wenonah	\$760,000	2,617	\$290
36	705 WISCONSIN	\$770,000	2,894	\$266
37	526 Clinton	\$851,000	2,633	\$323
		\$19,954,250	76,784	\$260 AVERAGE \$248 MEDIAN



(312) 953-8522

PROFESSIONAL EXPERIENCE

REPRESENTATIVE REAL ESTATE APPRAISAL ASSIGNMENTS

- Hospitality (Hotels/Motels)
 - Single -Tenant Industrial Properties
 - Multi-Tenant Industrial Properties
 - Single-Tenant Retail Properties
 - Shopping Centers
 - Single and Multi-Tenant Office Properties
 - Proposed and Existing Condo Projects
 - Funeral Homes
 - Medical/Dental/Veterinary Properties
 - Vacant Land (Commercial & Residential)
 -
 -
 -
 -
- Going-Concern Properties
 - Self-Storage Facilities
 - Churches
 - Schools
 - Apartment Properties
 - Mixed-Use Properties
 - Single-Unit Detached Homes
 - Luxury Homes
 - Residential & Commercial Condos
 - Subdivision Analysis
 - Litigation Support and Testimony



EMPLOYMENT HISTORY

Cadence Valuation, LLC, Chicago, IL

Current

Real Estate Appraisals and Investment Consulting

Founder, Chief Appraiser and Executive Officer of the full-service commercial and residential real estate appraisal and investment consulting firm. These positions require extensive management experience with responsibilities, including:

- Identify, enhance and align company core values and competencies
- Oversee office processes and personnel
- Build and maintain client relationships
- Develop and maintain appraisal processes and employee training and education
- Conduct appraisals and appraisal reviews and ensure product quality control
- Ensure competency and compliance with numerous agency, association & client regulations
- Maintain consistent and sustainable revenue growth
- Contain costs to continually improve bottom-line performance
- Conduct employee and contractor reviews and evaluations

Kunkel & Associates, Lisle, IL

2007-2009

A full-service appraisal, consulting and real estate advisory firm

Managing Director and Commercial Appraiser

Cadence Valuation, Inc., Chicago, IL

2006-2010

Real Estate Appraisers and Investment Consultants

Founder/Chief Appraiser 2006-2010

Schimp & Associates, Inc., Chicago, IL

1998-2006

A Residential and Commercial Real Estate Appraisal Firm

Founding Partner 1923– 2006

Donald Zimmerman & Associates, Chicago, IL

1997-1998

A full-service commercial and residential appraisal, consulting and real estate firm

Staff Appraiser

David A. Kunkel & Associates, Westchester, IL

1995-1997

A full service appraisal, consulting and real estate advisory firm

Staff Appraiser

EDUCATION

Michigan State University – East Lansing, MI

Bachelor of Science– Zoology, 1994



OKW ARCHITECTS
600 W. Jackson, Suite 250
Chicago, IL 60661

KAUFMAN JACOBS / SENIOR LIFESTYLE

RIVER FOREST ASSISTED LIVING COMMUNITY

CHICAGO AVE & N HARLEM AVE
October 11, 2018 Project #: 17094M

DRB-18



MEMORANDUM

Date: October 8, 2018

To: Eric Palm, Village Administrator

From: Joan Rock, Director of Finance

Subject: Comprehensive Annual Financial Report
For the Fiscal Year Ended April 30, 2018

A draft of the Village's Comprehensive Annual Financial Report (CAFR) for the Fiscal Year Ended April 30, 2018 has been provided for your review and acceptance. The CAFR has been audited by an independent auditor, BKD, LLP and complies with generally accepted accounting principles and legal requirements.

Fund Highlights

General Fund

General Fund Revenues Fiscal Year Ended April 30, 2018

	2017	2018		\$ Actual	% Actual
	Actual	Final Budget	Actual	over (under) Budget	over (under) Budget
Property Taxes	\$6,287,691	\$6,281,777	\$6,317,256	\$ 35,479	0.56%
Non-Home Rule Sales Tax	824,652	876,001	855,825	(20,176)	-2.30%
Utility Taxes	614,522	646,550	603,770	(42,780)	-6.62%
Transfer Taxes	131,836	111,964	127,827	15,863	14.17%
Communications Tax	309,679	313,573	281,834	(31,739)	-10.12%
Sales Tax	1,727,402	1,907,716	1,873,183	(34,533)	-1.81%
State Income Tax	1,056,031	1,128,372	1,013,098	(115,274)	-10.22%
Replacement Tax	163,588	122,636	135,251	12,615	10.29%
Use Tax	276,462	282,652	294,862	12,210	4.32%
Wireless 911 Tax	158,960	170,700	43,312	(127,388)	-74.63%
Other Taxes/Intergovernmental	246,898	226,705	203,753	(22,952)	-10.12%
Total Taxes/Intergovernmental	11,797,721	12,068,646	11,749,971	(318,675)	-2.64%
Licenses and Permits	1,762,852	1,221,371	1,210,292	(11,079)	-0.91%
Charges for Services	1,677,926	1,750,998	1,645,827	(105,171)	-6.01%
Fines and Forfeits	244,427	292,210	285,255	(6,955)	-2.38%
Net Chg in IRMA Deposit	371,285	50,000	281,693	231,693	463.39%
Investment Income	53,245	72,453	72,095	(358)	-0.49%
Other	227,864	246,043	207,615	(38,428)	-15.62%
Total Revenues	16,135,320	15,701,721	15,452,748	(248,973)	-1.59%

CAFR for the Fiscal Year Ended April 30, 2018

General Fund actual revenues were less than budgeted revenues by \$248,973 or about 1.59%. Property tax revenues were slightly higher than budgeted due to the timing of property tax collections. Property tax revenues include the second installment of the 2016 Levy and the first installment of the 2017 levy. The increase in the Consumer Price Index used in the 2017 Levy was 2.1%. Sales and Non-Home Rule Sales Tax revenues were lower than the budgeted amount but higher than the prior fiscal year. The growth in sales, non-home rule sales and restaurant tax was partially due to Fresh Thyme which opened in June of 2017.

Utility taxes were less than budgeted due to weather conditions. Consumption is impacted by temperatures throughout the year. State Income Tax revenues, which are distributed based on population, were lower because of the State's approval of a 10% reduction in distributions to local governments in State FY 2018 which began on July 1, 2017. Use Tax revenues are up due to collections from online retailers and increased compliance. The Emergency 911 Tax is down significantly because it is now distributed directly to the West Suburban Consolidated Dispatch Center (WSCDC). The revenue reduces the amount of the Village's required contribution to the center.

Building Permit revenue decreased. There was a significant amount of institutional construction in the prior year including a new residence hall on the Concordia University campus. Charges for Services includes refuse and ambulance fees. Ambulance fees were lower due to a decline in ALS call volume. Refuse fees reflect an increase in rates from Roy Strom Co. of 3.25% effective May 1, 2017 that was passed on to customers. Investment income increased due to higher short-term interest rates. The Net Change in the IRMA Deposit was \$281,693. The increase in the Net Change in the IRMA Deposit is included in Nonspendable Fund Balance.

General Fund Expenditures by Department Fiscal Year ended April 30, 2018

Department	2017	2018		Percent Expended
	Actual	Final Budget	Actual	
Administration	\$ 1,631,814	\$ 1,636,002	\$ 1,622,657	99.18%
E911	461,035	557,094	453,655	81.43%
Police & Fire Commission	13,528	22,725	9,112	40.10%
Legal Services	175,770	167,000	155,956	93.39%
Building	480,035	447,294	465,063	103.97%
Police Department	5,377,810	5,820,577	5,655,699	97.17%
Fire Department	3,986,660	4,164,712	3,932,969	94.44%
Public Works	1,609,706	1,483,323	1,520,869	102.53%
Sanitation	1,081,483	1,109,880	1,109,146	99.93%
	\$ 14,817,841	\$ 15,408,607	\$ 14,925,126	96.86%

General Fund expenditures are lower than the budgeted amount for the fiscal year. E911 includes the Village's contribution to WSCDC and is reduced because the E911 revenue is now distributed directly to the center rather than to the Village. Building expenditures include a larger number of building inspections and reinspections.

CAFR for the Fiscal Year Ended April 30, 2018

Police Department expenditures are higher. Salaries include increases provided for in the collective bargaining agreement for the Police employees. Fire Department salaries were lower due to the elimination of the Deputy Chief position and an employee retirement. A new part-time administrative position was added to the Fire Department. Public Safety pension contributions were increased per the transition plan provided for with the Pension Funding Policies for the funds approved by the Village Board and the respective pension boards. Public Works expenditures reflect a reduction in vehicle, street and tree maintenance costs and salary increases per the approved collective bargaining agreement.

General Fund Comparison of the Results of Operations and Fund Balance Fiscal Years 2018 and 2017		
	2018	2017
Revenues	\$15,452,748	\$16,135,320
Expenditures	(14,925,126)	(14,817,841)
Other Financing Sources (Uses)	(416,033)	(377,684)
Results of Operations	111,589	939,795
Fund Balance - Beginning	10,301,605	9,361,810
Fund Balance - Ending	\$10,413,194	\$10,301,605
Nonspendable	\$ 4,388,467	\$ 2,724,622
Restricted - Working Cash	535,032	535,032
- Public Safety	123,827	110,426
Unassigned	5,365,868	6,931,525
Total Fund Balance	\$10,413,194	\$10,301,605
Unassigned Fund Balance plus the Amount Restricted for Working Cash as a % of Subsequent Year's Budgeted Expenditures	37.2%	47.2%

Governmental Accounting Standards Board (GASB) Statement No. 54 provides for the classifications of the various components of fund balance and definitions for each. Fund balance is designated as Nonspendable when it is not in cash form and cannot be spent (prepaid items, inventory, IRMA Deposit), Restricted (working cash and police purposes) when spending is restricted by outside parties and Committed when the Village has placed spending restrictions on the monies. The remaining portion of fund balance is Unassigned.

The Village's financial policy requires that the General Fund's unassigned fund balance, plus the amount restricted for working cash be at least 25% of the General Fund total budgeted annual expenditures in the most recently approved annual budget. This reserve is intended to provide financial resources for the Village in the event of an emergency or due to the loss of, or reduction in, a major revenue source and to provide adequate coverage for variations in cash flows due to the timing of receipts and disbursements. The amount available decreased to \$5,900,900 in FY 2018 from \$7,466,557 in FY 2017 and continues to exceed the 25.0% required by the policy. This decline is primarily due to the loans to the Madison Street TIF Fund for property purchases and the increase in the IRMA Deposit which are classified as Nonspendable Fund Balance. Other Financing Sources (Uses) includes transfers out to the Capital Equipment Replacement Fund for future vehicle and equipment replacements.

CAFR for the Fiscal Year Ended April 30, 2018

Waterworks and Sewerage Fund

Revenues, Expenses and Changes in Net Position Fiscal Year Ended April 30, 2018 and 2017

	2017 Actual	2018	
		Final Budget	Actual
Operating Revenues	\$5,112,341	\$5,223,086	\$5,452,397
Operating Expenses Excluding Depreciation	(3,873,394)	(3,692,124)	(3,616,395)
Nonoperating Revenues (Expenses)	(305,177)	(313,484)	(285,187)
Income (Loss) before Depreciation	933,770	1,217,478	1,550,815
Depreciation	(352,484)	(340,332)	(340,057)
Change in Net Position	\$ 581,286	\$ 877,146	\$1,210,758

The Waterworks and Sewerage fund experienced a \$1,210,758 increase in Net Position for the Fiscal Year ended April 30, 2018. Revenues were higher than budgeted because Water and Sewer Sales were above expectations due a 2.7% increase in billed water consumption resulting from weather conditions. Revenues include a 4.7% increase in rates in June 2017 to fund the rate increase from the City of Chicago for water and higher operating and capital improvements costs.

Expenses include higher salaries per the collective bargaining agreement. The amount paid to the City of Chicago for water is up due to the 1.83% increase in the rate and higher water consumption. These increases were offset by decreases in water and sewer infrastructure maintenance costs. Expenses also include interest on the bank and IEPA loans for the Northside Stormwater Management Project (NSMP) that was completed in the prior fiscal year.

Comprehensive Annual Financial Report

The Village's CAFR provides a wide view of the Village's financial activities and includes all funds of the Village. The Management's Discussion and Analysis on pages 4-20 of the report provides an overview of the Village's financial activities and status. Additional information is also provided in the Letter of Transmittal located in the CAFR's introductory section. A representative from BKD, LLP, will present the CAFR and the SAS 114 Letter (Management Letter at the meeting and be available to answer any questions. Bound copies of the Comprehensive Annual Financial Report will be prepared and distributed following the acceptance of the report. The Finance Committee will review the report at their meeting at 6:00 PM, prior to the Village Board Meeting. We are requesting a recommendation to accept the report.

Requested Action

Motion to Acceptance of the Village's Comprehensive Annual Financial Report for the Fiscal Year Ended April 30, 2018.

DRAFT

Village of River Forest, Illinois



Comprehensive Annual Financial Report

For the Fiscal Year Ended April 30, 2018



Issued by:

Joan Rock
Finance Director

Cheryl Scott
Assistant Finance Director

DRAFT

VILLAGE OF RIVER FOREST, ILLINOIS

**COMPREHENSIVE ANNUAL
FINANCIAL REPORT**

**FOR THE YEAR ENDED
APRIL 30, 2018**

**Eric Palm
Village Administrator**

Prepared by the Finance Division

**Joan Rock
Finance Director**

**Cheryl Scott
Assistant Finance Director**

Village of River Forest, Illinois
Comprehensive Annual Financial Report
April 30, 2018

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Village of River Forest, Illinois
Comprehensive Annual Financial Report
April 30, 2018

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Village of River Forest, Illinois
Comprehensive Annual Financial Report
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Village of River Forest, Illinois
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Introductory Section



400 Park Avenue
River Forest, IL 60305
Ph (708) 366-8500
F (708) 366-3702
www.river-forest.us



October __, 2018

DRAFT

Honorable Catherine Adduci
Members of the Board of Trustees, and
Citizens of the Village of River Forest, Illinois

The Comprehensive Annual Financial Report (CAFR) of the Village of River Forest, Illinois, for the fiscal year ended April 30, 2018, is hereby presented. State law requires an annual audit for local governments. The audit must be conducted in accordance with generally accepted auditing standards, include all of the accounts and funds of the Village, and be completed within six months after the close of the fiscal year. The Village is required to issue a report on its financial position and activity presented in conformance with generally accepted accounting principles (GAAP). The CAFR strives to exceed the basic legal requirements of state law and provides additional information to assist readers in understanding the Village's fiscal condition. As the auditor's report explains, the additional information provided in the CAFR was not audited, although it was reviewed by the auditors for information that might conflict with the audited information.

The financial report consists of management's representations concerning the finances of the Village of River Forest. Responsibility for the accuracy of the data, and the completeness and fairness of the presentation, including all disclosures, rests with the Village. To the best of my knowledge and belief, this report is accurate in all material respects; it fairly represents the Village's financial position and results of operations; and, it provides all the disclosures needed to understand the Village's financial activities in Fiscal Year 2018. All disclosures necessary to enable the reader to gain an understanding of the Village's financial activities have been included. To provide a reasonable basis for making these representations, management has established a comprehensive internal control framework that is designed both to protect the Village's assets from loss, theft, or misuse, and to compile sufficient reliable information for the preparation of the financial statements in accordance with GAAP. Because the cost of internal controls should not exceed anticipated benefits, the Village's internal controls have been designed to provide reasonable, rather than absolute assurance that the financial statements will be free from material misstatement.

The Village's financial statements have been audited by **BKD, LLP**, a firm of licensed independent auditors that were selected by the Village Board of Trustees as the independent auditors for the Village. The goal of the independent audit is to provide reasonable assurance that the financial statements of the Village of River Forest are free from material misstatement. The independent auditor issued an unmodified ("clean") opinion on the Village's financial statements for the year ended April 30, 2018. The independent auditor's report is located in the beginning of the financial section of this report. The Management's Discussion and Analysis (MD&A) immediately follows the independent auditor's report and provides a narrative introduction, overview, and analysis of the basic financial statements. The letter of transmittal should be read in conjunction with the MD&A.

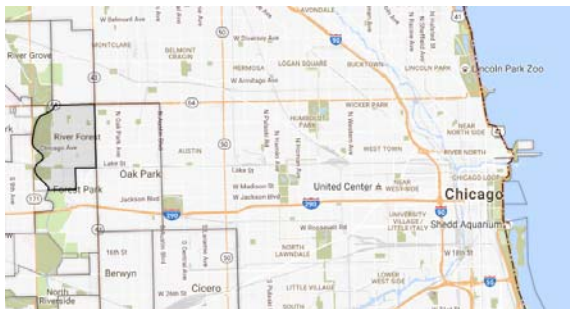
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Profile of the Government

The Village of River Forest was incorporated on October 30, 1880, and is a non home-rule community, as defined by the Illinois Constitution. The Village operates under the Board/Administrator form of government. This form of government combines the leadership and policy-making skills of elected officials with the expertise of a professional administrator. The elected representatives set the policies that establish the Village's purpose, values, mission, and goals. The Village Administrator's role is to implement those policies in an efficient and effective manner.



Located approximately 10 miles west of downtown Chicago, residents have the benefit of the employment and entertainment opportunities offered by the City of Chicago combined with the



advantages of a quiet residential community. The Village of River Forest has a land area of 2.5 square miles with approximately 31.6 miles of streets. The Des Plaines River borders the western edge of the Village and a commuter train station provides convenient access to the City of Chicago. The population of the Village, per the 2010 census, is 11,172. River Forest has diverse residential architecture that is quite unique and

distinctive for communities within the Chicago metropolitan region. It has a variety of businesses including medical care facilities, dining and retail establishments. In addition, two universities are located in River Forest: Dominican and Concordia. The Village provides a full range of services to its citizens, businesses, and visitors. These services include police and fire protection, ambulance service, water and sewer utilities, building planning and zoning, construction and maintenance of streets and other infrastructure, and general administrative services.

The annual budget serves as the foundation for the Village's financial planning and control. A strategic planning session with the Village Board begins the budget process, at which time the Board sets the long- and short-term goals for the Village. Departments prepare their budgets based on these goals and submit their budget requests for the upcoming fiscal year to the Budget Team that consists of the Village Administrator, Assistant Village Administrator and Finance Director. The Budget Team reviews these budget requests with departmental staff and develops a proposed budget to achieve the established goals within anticipated revenues. The Village Administrator's proposed budget is then presented to the Village Board. The Village Board is required to hold a public hearing on the proposed budget, and a final budget must be adopted by the Village Board by April 30th of each fiscal year.

The legal level of budgetary control is at the fund level. The Village Administrator is authorized to make budget transfers within any fund. Additions and transfers between funds require Village Board approval. Original and final amended budget-to-actual comparisons are provided for each individual governmental fund for which an annual budget has been adopted. The General Fund comparison is included in the required supplementary

information section. Other governmental fund comparisons are presented in the Combining, Individual Fund, and Capital Asset Financial Statements and Schedules subsection of this report.

There were 79.25 full-time equivalent positions in the Fiscal Year 2018 annual budget. There are four different labor contracts that represent sworn police officers, firefighters, fire lieutenants, and public works employees.

Local Economy

Over 200 businesses are licensed in the Village of River Forest. The commercial core is the River Forest Town Center that was developed using Tax Increment Financing District (TIF) revenues. This development includes restaurants, a grocery store and other retail stores. Lake Street is a major thoroughfare that runs through the center of the Village. A mixed-use



development at the corner of Lake and Lathrop is currently in the planned development review process. The proposed building includes up to 30 high-end residential condominium units and approximately 14,000 square feet of commercial space. It is anticipated that the project will receive zoning approval in September of 2018 and has a targeted completion date of January 2021. The Village also received a planned unit development application for a senior care community with 125

assisted and memory care living units at the northwest corner of Chicago and Harlem Avenues. It is anticipated that this project will receive zoning approval in October 2018. This project has a targeted completion and occupancy date of July 2020.

The Village has additional retail development along the North Avenue, Madison Street and Harlem Avenue corridors. The Village established a TIF district on Madison Street during Fiscal Year 2017. The Madison Street TIF is expected to generate incremental property tax revenues beginning in Fiscal Year 2019. The Village has acquired two pieces of property in this TIF District with advances from the General Fund. The property will be used for future economic development projects. Another Tax Increment Financing District along North Avenue was established in August of 2018.

Economic development is a priority for the Village. The Village has an Economic Development Commission that consists of seven members who (1) advise the Village Board on the economic and community impact of potential developments, (2) identify and assess underutilized properties to develop strategies for their highest and best use, (3) encourage and support development within the Village in conjunction with existing corridor plans, land uses and the Village's development goals, (4) investigate and recommend incentives to facilitate economic growth, (5) maintain relationships with existing businesses and make recommendations to retain, enhance and market, (6) receive direction from the Board of Trustees and provide feedback and recommendations and (7) coordinate economic development outreach to surrounding units of local government. The Village also utilizes an economic development consultant to assist with economic development efforts.

In Fiscal Year 2014, a Dominick's grocery store shut its doors when the parent company decided to close or sell all of its stores in the Chicago market. In Fiscal Year 2015, the Village Board approved a Class 7c Cook County Property Tax Incentive agreement with Fresh Thyme Farmers Market to fill this vacancy. Structural issues delayed the completion of this project; however, Fresh Thyme opened for business in June of 2017. In Fiscal Year 2017, a new sports apparel store filled a recently vacated spot in the River Forest Town Center, and in Fiscal Year 2018, a pediatric urgent care facility filled a space previously occupied by a restaurant, illustrating the strong economic vitality at this location. The Village continues to work with developers and building management companies to attract new businesses.



Real estate activity in the Village has flourished in recent years. New residential development activity includes the Promenade Townhomes on Madison Street. The development contains 29 units. Construction on the exterior of the buildings was completed in Fiscal Year 2018 and currently about half of the units have been fully constructed and sold.

The Village's equalized assessed valuation (EAV) increased \$100.7 million, or about 20.7%, from \$485.6 million with the 2016 levy year to \$586.3 million in the 2017 levy year. The Village was reassessed in 2017. Property in Cook County is reassessed every three years and the 2017 reassessment includes increases in property values that have taken place from calendar year 2014 through 2016. Increased property values, however, do not necessarily result in an increase in property tax revenues. Only new property or an increase in the



Consumer Price Index results in higher revenues. New property includes taxable commercial and residential improvements during the year and property value associated with home improvement exemptions that expired during the three years prior to the reassessment year. New property totaled \$2,580,367 in 2017 and was primarily due to residential construction. The Village collected \$127,827 from its .1% residential real estate transfer tax from property sales

during the year.

Property values are expected to remain substantially the same in 2018. In non-reassessment years generally the only changes to the Equalized Assessed Value are due to new property, assessment appeals by residential and commercial property taxpayers, and changes to the equalization factor calculate by the State.

Equalized Assessed Value

Year	Equalized Assessed Value	Increase (Decrease)	% Increase (Decrease)
2017	\$586,302,873	\$100,718,363	20.74%
2016	\$485,584,510	\$15,236,112	3.24%
2015	\$470,348,398	(\$18,042,541)	-3.69%
2014	\$488,390,939	(\$4,795,354)	-0.97%
2013	\$493,186,293	(\$36,264,663)	-6.85%

There was substantial commercial, institutional and residential building activity during the fiscal year that resulted in building permit revenues totaling \$567,825. In Fiscal Year 2018, 171 building permits were issued with a value totaling \$19,996,973 for residential, institutional and commercial property improvements and new residential and industrial development. Concordia University renovated an existing residential dormitory and is completing build-out of a new five-story dormitory on their campus. St. Vincent Ferrer Church also constructed an addition to their facility for use as a multipurpose hall.



The median family income within the Village is \$156,835, which is significantly higher than the State as a whole. The median family income for the State based on the U.S. Census Bureau 2006-2010 survey was \$68,236.

Long-Term Financial Planning

As part of the budget process, the Village Board meets to develop long-term goals for the Village. Three-year financial plans are prepared for the General, Capital Improvement and Waterworks and Sewerage Funds based on these goals, financial policies, the Capital Improvement Program, and future revenues and expenditures assumptions.

The Village prepares a five-year Capital Improvement Program (CIP) each year at the beginning of the budget process. The CIP is a multi-year planning instrument used to identify needed capital projects for improvements to Village buildings, equipment and infrastructure and capital equipment purchases, and to coordinate the financing and timing of these improvements. The program includes vehicles and equipment, building and other improvements, street, curb, sidewalk and alley construction and rehabilitation and the replacement of water and sewer infrastructure. The Village had a facilities evaluation performed during FY 2014. Recommended building improvements were included in the FY 2018 Capital Improvement Program. Each year the CIP is updated to incorporate new capital projects, changing goals and priorities, and additional funding sources.

The Village has a Capital Equipment Replacement Fund (CERF) to accumulate resources for vehicle and equipment replacement and some building improvements. Monies are set aside annually via transfers from the General and Waterworks and Sewerage Funds to finance the replacements. The amount of the annual transfer is determined based on the expected replacement cost divided by expected life of the vehicle or equipment. The CERF Fund is fully funded assuming future annual contributions from the General and Waterworks and Sewerage Funds.

The automated traffic signal enforcement fines are deposited into the Capital Improvement Fund, which is used for building and infrastructure improvements including alley, parking lot, building, information technology and other miscellaneous improvements. The Motor Fuel Tax Fund is used for street improvements and is primarily funded with State Motor Fuel Tax Allotments. Street improvements are also periodically funded with General Obligation Debt.

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Relevant Financial Policies

The Village's financial policies are intended to solidify the Village's long-term financial strategies and to provide guidance to management in preparing the budget and handling the Village's fiscal affairs. The financial policies address financial planning, revenues, expenditures, fund balance, reserves, capital improvements and accounting and financial reporting. The Village expanded their existing financial policies a couple of years ago to include an updated fund balance policy. The Village also has separately issued Investment, Purchasing, Travel, Capital Assets, Pension Funding and Grant Administration Policies.

The Village initially approved Pension Funding Policies for the Police and Firefighters' Pension Funds during Fiscal Year 2015. These comprehensive funding policies stipulate the actuarial assumptions to be used in determining the Village's contribution to the funds each year. In FY 2018, the Village and the Police and Firefighters' Pension Boards reviewed the Pension Funding Policies for the funds. The Finance Committee and Pension Boards met to discuss funding progress, cash flows and evaluate the actuarial assumptions being used in current funding policies. Based on this analysis, new funding policies were approved by the Village Board. Both funds will now use the same 7.0% interest rate assumption. The new policies were used in the May 1, 2018 actuarial reports that determine the pension contribution included in the 2018 Property Tax Levy that will be presented for approval in December of 2018.

According to the Village's Fund Balance Reserve Policy, the General Fund unassigned fund balance, plus the amount restricted for working cash, should be maintained at a minimum of 25% of the General Fund total budgeted annual expenditures in the most recently approved annual budget. At April 30, 2018, this portion of fund balance is \$5,900,900 or 37.2% of Fiscal Year 2019 budgeted expenditures. This minimum fund balance policy is intended to provide financing for unanticipated expenditures and to prevent cash flow shortages.

General Fund

Fiscal Year	Unassigned Fund Balance plus Restricted for Working Cash	Percentage of Subsequent Year's Budgeted Expenditures
2018	\$5,900,900	37.2%
2017	\$7,466,557	47.2%
2016	\$6,933,290	44.8%
2015	\$6,628,343	44.5%
2014	\$6,125,045	42.0%
2013	\$5,249,005	35.3%
2012	\$4,265,167	30.7%

The significant decline in the Village's Unassigned Fund Balance was due to the Advance to the Madison Street TIF Fund that is classified as Nonspendable Fund Balance. The advance was used to purchase property in the TIF District for future economic development. The Village has a policy that nonrecurring (one-time) revenues should not be used for operating expenditures. The Village considers automated traffic enforcement fines to be nonrecurring

and has deposited these funds into its Capital Improvement Fund to be used for future capital expenditures.

Major Initiatives

The Village continues to seek ways to enhance revenues, reduce costs, and improve efficiencies in order to reduce the financial burden on the community. A major focus during Fiscal Year 2018 was on economic development, and the new Tax Increment Financing District was established on Madison Street. Two parcels of property were purchased in the TIF District during Fiscal Year 2018. The Village also continued efforts to create another new TIF district on North Avenue. Both are major roadways in the Village that run east to west.

A Tax Increment Financing (TIF) District, which was located along Lake Street, was closed effective December 31, 2010. Prior to that date, several contracts were approved committing TIF Funds for future development within the district. The funds were recorded in the Economic Development Fund to be used for development within the area. During Fiscal Year 2014, the Village entered into an agreement to utilize a portion of these funds to incent two businesses to locate within the Village Town Center. The businesses contribute to the Village's municipal and non-home rule sales tax revenue. The Village continued to make payments based on this agreement during the fiscal year. The Village also provided funding for the planned residential and commercial development at the intersection of Lake and Lathrop during the fiscal year.

Liability risk is managed by maintaining sufficient insurance and also through routine monitoring of potential loss situations. A safety committee, comprised of employee representatives from each Village department, meets regularly to review accident and injury reports involving employees. The safety committee makes recommendations and suggestions to improve and promote workplace safety. The Village also participates in a risk management program that is administered by the Intergovernmental Risk Management Agency (IRMA). IRMA is a consortium of 70 local municipalities and special service districts in northeastern Illinois that work together to manage risk and fund their property, casualty, and workers' compensation claims.

The Village issued \$500,000 in General Obligation Limited Tax Bonds, Series 2018 in Fiscal Year 2018. The bonds are payable from a property tax levy using the Village's available debt service extension base as defined in the Property Tax Extension Limitation Law. The proceeds have been deposited in the Infrastructure Improvement Bond Fund and will be used to fund street improvements. The Village's Standard & Poor's bond rating is AAA due to the Village's very strong financial performance, good financial management and policies, budgetary flexibility, strong reserves, and low debt burden. The rating also reflects the Village's accessibility to and participation in the deep and diverse Chicago metropolitan area and its very strong local economy.

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Awards and Acknowledgments

The Government Finance Officers Association of the United States and Canada (GFOA) has established a Certificate of Achievement for Excellence in Financial Reporting Program for state and local governments. The GFOA's Certificate of Achievement is the highest form of recognition for excellence in government financial reporting.



In order to be awarded a Certificate of Achievement, the Village of River Forest must go beyond the minimum requirements of generally accepted accounting principles and prepare a comprehensive annual financial report (CAFR) that evidences the spirit of transparency and full disclosure.

The Village earned the GFOA's Certificate for the CAFR provided for the fiscal year ended April 30, 2017, for the tenth consecutive year. It was determined that the CAFR for that year sufficiently applied the appropriate generally accepted accounting principles, met applicable legal requirements, and also satisfied the reporting requirements of the GFOA's certificate program. A copy of the Certificate of Achievement for the fiscal year ended April 30, 2017, is provided on page xi. A Certificate of Achievement is valid for only one year. I believe this CAFR, for the fiscal year ended April 30, 2018, meets the GFOA's Certificate of Achievement program requirements, and it will be submitted to the GFOA to determine its eligibility for the Certificate of Achievement.

The Village also received the GFOA's Distinguished Budget Presentation Award for its annual budget document for the Year ended April 30, 2018. To qualify for the award, the Village's budget document had to be judged proficient as a policy document, a financial plan, an operations guide, and a communications device.

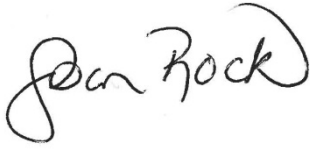
This CAFR is the result of a well-functioning team that admirably weathered fiscal challenges and staffing changes. All Village management and department staff were responsible for successfully maintaining good accounting records, which are essential to the preparation of the Comprehensive Annual Financial Report (CAFR). The Village President and Board of Trustees were diligent in reviewing the periodic financial reports, maintaining an active finance committee, evaluating the Village's fiscal condition, and making leadership decisions to ensure that the Village maintains its sound fiscal bearing.

The preparation of this CAFR on a timely basis was made possible by the efficient and dedicated service of the entire Administration Department. I express my sincere appreciation to each member of the Department for their contributions. I would especially like to thank Eric Palm, the Village Administrator, for his leadership and guidance, Cheryl Scott, Assistant Finance Director, for her dedication, cooperation, and hard work during the audit, Jonathan Pape, Management Analyst, for his assistance with the Statistical Section of the report, and finance clerks Georgette Carlini, Joan Espana, Adriana Holguin and Nancy Sabia for their dependability, accuracy and thoroughness in processing transactions. It is the careful and

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conscientious attention on all levels of Village management and operational staff that has made the commendable preparation of this CAFR possible.

Respectfully submitted,

A handwritten signature in black ink that reads "Joan Rock". The signature is written in a cursive, flowing style with a large loop at the end of the last name.

Joan Rock
Finance Director

Village of River Forest, Illinois
Principal Officials
April 30, 2018



VILLAGE PRESIDENT
Catherine M. Adduci



VILLAGE CLERK
Kathleen Brand-White

VILLAGE TRUSTEES



Thomas Cargie



Susan J. Conti



Carmela Corsini



Michael W. Gibbs



Patricia Henek



Respicio Vazquez

VILLAGE ADMINISTRATOR

Eric Palm

ASSISTANT VILLAGE ADMINISTRATOR

Lisa Scheiner

FINANCE DIRECTOR

Joan Rock

POLICE CHIEF

James O'Shea

FIRE CHIEF

Kurt Bohlmann

PUBLIC WORKS DIRECTOR

John Anderson

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Government Finance Officers Association

Certificate of Achievement for Excellence in Financial Reporting

Presented to

**Village of River Forest
Illinois**

For its Comprehensive Annual
Financial Report
for the Fiscal Year Ended

April 30, 2017

Christopher P. Morill

Executive Director/CEO

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Financial Section

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Independent Auditor's Report

Honorable Village President and
Members of the Board of Trustees
Village of River Forest, Illinois

We have audited the accompanying financial statements of the governmental activities, the business-type activities, each major fund and the aggregate remaining fund information of the Village of River Forest, Illinois, as of and for the year ended April 30, 2018, and the related notes to the financial statements, which collectively comprise the Village's basic financial statements as listed in the table of contents.

Management's Responsibility for the Financial Statements

Management is responsible for the preparation and fair presentation of these financial statements in accordance with accounting principles generally accepted in the United States of America; this includes the design, implementation and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

Auditor's Responsibility

Our responsibility is to express opinions on these financial statements based on our audit. We conducted our audit in accordance with auditing standards generally accepted in the United States of America. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the entity's preparation and fair presentation of the financial statements in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the entity's internal control. Accordingly, we express no such opinion. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

Opinions

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities, the business-type activities, each major fund, the aggregate remaining fund information of the Village of River Forest, Illinois, as of April 30, 2018, and the respective changes in financial position and, where applicable, cash flows thereof for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Other Matters

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis on pages 4-20 and budgetary comparison information for the General Fund, and pension and other postemployment information on pages 86-99 be presented to supplement the basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board, who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's response to our inquiries, the basic financial statements and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Other Information

Our audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise the Village of River Forest, Illinois' basic financial statements. The introductory section, combining, individual fund, capital asset financial statements and schedules, and other supplementary information, and the statistical section as listed in the table of contents are presented for purposes of additional analysis and are not a required part of the 2018 basic financial statements.

The 2018 combining, individual fund, capital asset financial statements and schedules and other supplementary information are the responsibility of management and were derived from and relate directly to the underlying accounting and other records used to prepare the basic financial statements. Such information has been subjected to the auditing procedures applied in the audit of the basic financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the basic financial statements or to the basic financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, the 2018 combining, individual fund, capital asset financial statements and other supplementary information are fairly stated, in all material respects, in

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Honorable Village President and
Members of the Board of Trustees
Page 3

relation to the 2018 basic financial statements as a whole. We also have previously audited, in accordance with auditing standards generally accepted in the United States of America, the Village's basic financial statements as of and for the year ended April 30, 2017, which are not presented with the accompanying financial statements. In our report dated October 2, 2017, we expressed unmodified opinions on the respective financial statements of the governmental activities, the business-type activities, each major fund and the aggregate remaining fund information. In our opinion, the 2017 actual amounts included as supplementary information are fairly stated in all material respects in relation to the basic financial statements as of and for the year ended April 30, 2017, taken as a whole.

The introductory and statistical sections have not been subjected to the auditing procedures applied in the audit of the basic financial statements and, accordingly, we do not express an opinion or provide any assurance on them.

Oakbrook Terrace, Illinois
October __, 2018

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Management's Discussion and Analysis

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VILLAGE OF RIVER FOREST, ILLINOIS MANAGEMENT'S DISCUSSION AND ANALYSIS (MD&A) APRIL 30, 2018

The Village of River Forest (the Village) Management's Discussion and Analysis (MD&A) is designed to (1) assist the reader in focusing on significant financial issues, (2) provide an overview of the Village's financial activity, (3) identify changes in the Village's financial position (its ability to address challenges in the subsequent years), (4) identify any material deviations from the financial plan (the approved budget), and (5) identify individual fund issues or concerns.

The MD&A focuses on the current year's activities, resulting changes, and currently known facts and should be read in conjunction with additional information that we have furnished in the Letter of Transmittal, which can be found on pages i-ix of this report.

FINANCIAL HIGHLIGHTS

- ➔ The assets and deferred outflows of the Village exceeded its liabilities and deferred inflows at April 30, 2018, by \$7,417,264.
- ➔ The Village's total net position decreased by \$273,209 during the fiscal year. Governmental activities net position decreased by \$1,483,967 and business-type activities net position increased by \$1,210,758.
- ➔ Deferred outflows decreased \$2,313,349 to \$4,125,255 and deferred inflows increased \$1,430,907 to \$6,688,699.
- ➔ The Village's combined governmental funds ending fund balance increased by \$4,908 to \$17,059,353.
- ➔ At the end of the current fiscal year, the unassigned fund balance of the General Fund was \$5,365,868, a decrease of \$1,565,657. The nonspendable fund balance in the fund increased by \$1,663,845 to \$4,388,467.
- ➔ Net capital assets of governmental activities increased by \$544,554 and business-type activities increased by \$227,674 in the current fiscal year due to the acquisition of vehicles and equipment and building and infrastructure improvements reduced by depreciation expense and the disposal of capital assets.
- ➔ The Village's long-term liabilities decreased by \$2,399,937 to \$53,997,030. Long-term liabilities include \$37,318,316 in Net Pension Liabilities, which decreased \$1,939,304 from the prior fiscal year. Other long-term liabilities were reduced due to bond and loan principal payments during the fiscal year partially offset by an increase due to the issuance of general obligation bonds.

OVERVIEW OF THE FINANCIAL STATEMENTS

This discussion and analysis is intended to serve as an introduction to the Village of River Forest's basic financial statements. The Village's basic financial statements are comprised of three components: 1) government-wide financial statements, 2) fund financial statements, and 3) notes to

the financial statements. The Governmental Accounting Standards Board (GASB) reporting model stipulates that the government financial activities are presented in two ways: as government-wide accrual-based statements, and as modified-accrual fund statements. This overview provides an explanation of the differences between these statements. Basically, the government-wide statements provide information on the financial condition of the Village as a whole, while the fund statements provide information on the availability and use of resources that are segregated for specific purposes. The Comprehensive Annual Financial Report (CAFR) also includes other elements that are essential to understanding the statements. These include the Required Supplementary Information, and the Combining, Individual Fund, and Capital Asset Financial Statements and Schedules and Other Supplementary Information.

Government-wide Financial Statements

The Government-wide Financial Statements are designed to provide readers with a broad overview of the Village's finances, in a manner similar to a private-sector business.

The Statement of Net Position presents information on all of the Village's assets and liabilities, and deferred inflows/outflows of resources, with the difference reported as net position. The focus of the Statement of Net Position (the "Unrestricted Net Position") is designed to be similar to bottom line results for the Village and its governmental and business-type activities. This statement combines and consolidates governmental funds' current financial resources (short-term spendable resources) with capital assets and long-term obligations using the accrual basis of accounting. Over time, increases or decreases in net position may serve as a useful indicator of whether or not the financial position of the Village is improving or deteriorating.

The Statement of Activities presents information showing how the Village's net position changed during the most recent fiscal year. All changes in net position are reported as soon as the underlying event giving rise to the change occurs, regardless of the timing of related cash flows. Thus, revenues and expenses are reported in this statement for some items that will result in cash flows in future fiscal periods.

Both of the government-wide financial statements distinguish functions of the Village that are principally supported by taxes and intergovernmental revenues (governmental activities) from other functions that are intended to recover all or a significant portion of their costs through user fees and charges (business-type activities). The governmental activities reflect the Village's basic services, including general government, development, public safety (police and fire), public works, highways and streets, and sanitation. Property taxes, non-home rule sales taxes, shared state sales taxes, local utility taxes, shared state income taxes, and intergovernmental taxes finance the majority of these activities. The business-type activities reflect private sector-type operations (Waterworks and Sewerage Fund), where the fee for service typically covers all or most of the cost of operation, including depreciation.

The government-wide financial statements can be found on pages 21-24 of the report.

Fund Financial Statements

A fund is a grouping of related accounts that is used to maintain control over resources that have been segregated for specific activities or objectives. The Village, like other state and local

governments, uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements. Fund financial statements provide more complete and detailed information about the Village's major functions and activities. All of the funds of the Village can be divided into three categories: governmental funds, proprietary funds, and fiduciary funds.

Governmental Funds

Governmental funds are used to account for essentially the same functions as reported as governmental activities in the government-wide financial statements. Unlike the government-wide financial statements, however, governmental fund statements focus on near-term inflows and outflows of spendable resources, as well as on balances of spendable resources available at the end of the fiscal year. Depreciation is not included in the governmental fund statements because depreciation does not represent the use of current financial resources. Similarly, long-term debt is not shown on the balance sheet because it does not relate to the use of current financial resources. Such information may be useful in evaluating a government's near-term financing requirements.

Because the focus of governmental funds is narrower than that of the government-wide financial statements, it is useful to compare the information presented for governmental funds with similar information presented for governmental activities in the government-wide financial statements. By doing so, readers may better understand the long-term impact of the Village's near-term financing decisions. Both the Governmental Funds Balance Sheet and the Governmental Funds Statement of Revenues, Expenditures, and Changes in Fund Balances provide a reconciliation to facilitate this comparison between governmental funds and governmental activities.



The Village maintains eight individual governmental funds. Information is presented separately in the Governmental Fund Balance Sheet and in the Governmental Fund Statement of Revenues, Expenditures, and Changes in Fund Balances for the General, Capital Equipment Replacement and Madison Street TIF Funds, which are considered major funds. There are five nonmajor governmental funds: the Motor Fuel Tax (MFT), Debt Service, Economic Development, Capital Improvement and the Infrastructure Improvement Bond Funds. Data from the nonmajor governmental funds are combined into a single, aggregated presentation. More detailed information on each individual fund is presented in the section entitled: Combining, Individual Fund and Capital Asset Financial Statements and Schedules, starting on page 100. The Village adopts an annual budget for each governmental fund. A budgetary comparison statement has been provided for each fund to demonstrate compliance with this budget. The governmental fund financial statements can be found on pages 25-28, in the Basic Financial Statements section of this report.

Proprietary Funds

Proprietary funds are presented in the same manner in both the fund statements and government-wide statements, with depreciation as an expense and long-term debt included in the calculation of net position. The fund statements provided in this report provide additional detail. The Village maintains one proprietary fund, an enterprise fund called the Waterworks and Sewerage Fund. The statements for this fund can be found on pages 29-39 of this report.

Fiduciary Funds

Fiduciary funds are used to account for resources held for the benefit of parties outside of the government. Activities from fiduciary funds are not included in the Village's government-wide

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financial statements because the resources of these funds are not available to support the Village's own programs. The accounting used for fiduciary funds is much like that used for proprietary funds. The Village has two fiduciary funds: the Police Pension Fund and the Firefighters' Pension Fund, each of which are managed by separate boards. The combining fund statements, the Statement of Fiduciary Net Position – Pension Trust Funds and the Statement of Changes in Fiduciary Net Position – Pension Trust Funds can be found on pages 33 and 34 of this report.

Notes to the Financial Statements

The notes provide additional information that is essential to a full understanding of the data provided in the government-wide and fund financial statements. The Notes to the Financial Statements can be found on pages 35-85 of this report.

Other Information

In addition to the basic financial statements and accompanying notes, this report also presents certain required supplementary information including the major General Fund budgetary schedule and data concerning the Village's progress in funding its obligation to provide pension and other postemployment benefits to its employees. Required supplementary information can be found on pages 86-99 of this report.

Combining, Individual Fund and Capital Asset Financial Statements and Schedules can be found on pages 100-130 of this report. The Other Supplementary Information Schedules, on pages 131-134, include detailed long-term debt payment information. The Statistical Section, on pages 135-168, includes information on government-wide revenues and expenditures, property taxes, and additional information.

GOVERNMENT-WIDE FINANCIAL ANALYSIS

The following analysis provides an overview of the Village's financial activity, discusses the Village's current financial position and its ability to address future challenges, identifies specific concerns to individual funds, and explains material deviations from the Village's original budget.

Statement of Net Position

As noted earlier, net position may serve over time as a useful indicator of a government's financial position. The Village's assets and deferred outflows of resources exceeded its liabilities and deferred inflows of resources by \$7,417,264 as of April 30, 2018. The largest portion of the Village's net position reflects its net investment in capital assets of \$27,454,233, including land, buildings, infrastructure, vehicles and equipment, less any related outstanding debt used to acquire or construct those assets. The Village uses these capital assets to provide services to citizens; consequently, these assets are not available for future spending. Although the Village's investment in its capital assets is reported net of related debt, it should be noted that the resources needed to repay this debt must be provided from other sources, since the capital assets themselves cannot be used to liquidate these liabilities.

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The restricted net position of \$1,747,472 represents resources that are subject to external restrictions on how they may be used. The Village has an overall unrestricted net deficit of (\$21,784,441) due to the implementation of GASB 68 in Fiscal Year 2016, which required the Net Pension Liability and associated Deferred Inflows and Outflows for Police, Firefighter and Illinois Municipal Retirement Fund (IMRF) Regular and Sheriff's Law Enforcement Personnel (SLEP) pension plans to be recorded on the Statement. Prior to the implementation in Fiscal Year 2016, the liability for the pension plans was only disclosed in the Notes to the Financial Statements and Required Supplementary Information. The Village's combined net position decreased by \$273,209 as a result of the governmental activities decreasing \$1,483,967 offset by business-type activities increasing \$1,210,758. The following table reflects the condensed Statement of Net Position:

Village of River Forest, Illinois
Statement of Net Position
April 30, 2018 and April 30, 2017

	Governmental Activities		Business-Type Activities		Total	
	2018	2017	2018	2017	2018	2017
Assets						
Current and Other Assets	\$ 21,255,692	\$ 21,130,856	\$ 2,723,387	\$ 2,572,700	\$ 23,979,079	\$ 23,703,556
Capital Assets	19,119,016	18,574,462	22,114,536	21,886,862	41,233,552	40,461,324
Total Assets	40,374,708	39,705,318	24,837,923	24,459,562	65,212,631	64,164,880
Total Deferred Outflows of Resources	4,044,166	6,284,476	81,089	154,128	4,125,255	6,438,604
Liabilities						
Current	887,686	888,509	347,207	369,743	1,234,893	1,258,252
Long-Term Liabilities	40,072,840	41,381,047	13,924,190	15,015,920	53,997,030	56,396,967
Total Liabilities	40,960,526	42,269,556	14,271,397	15,385,663	55,231,923	57,655,219
Total Deferred Inflows of Resources	6,474,026	5,251,949	214,673	5,843	6,688,699	5,257,792
Net Position						
Net Investment in Capital Assets	19,119,016	18,574,462	8,335,217	7,286,464	27,454,233	25,860,926
Restricted	1,722,203	2,190,893	25,269	31,044	1,747,472	2,221,937
Unrestricted (Deficit)	(23,856,897)	(22,297,066)	2,072,456	1,904,676	(21,784,441)	(20,392,390)
Total Net Position	\$ (3,015,678)	\$ (1,531,711)	\$ 10,432,942	\$ 9,222,184	\$ 7,417,264	\$ 7,690,473

The net position of the Village's governmental activities was (\$3,015,678). The Village's unrestricted net position from governmental activities was (\$23,856,897), a decrease of \$1,559,831. The net decrease is due to an increase in the net pension liability and associated deferred inflows offset by the deferred outflows which are recorded in accordance with GASB 68. With GASB 68, the Net Pension Liability and associated Deferred Inflows and Outflows are recorded in the Statement of Net Position. The Net Pension Liability is the actuarially determined Total Pension Liability less the Plan Fiduciary Net Position of each plan. The net decrease in unrestricted net position associated with pensions totaled \$1,679,685 for the fiscal year. The total Net Pension Liability decreased but the impact on the unrestricted net position was also affected by the change in the Deferred Inflows and Deferred Outflows associated with the Pensions. The Net Pension Liability and Deferred Inflows and outflows are affected by demographic changes including new hires, retirements, and promotions, variances from expected salary increases, asset returns, and contributions and assumption changes.

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The Net Pension Liability is the unfunded pension liability that is calculated by an actuary and includes the Village's Net Pension Liability for Police, Firefighters and IMRF and SLEP plans, less each plan's Fiduciary Net Position or the amount available to fund the liability. Deferred inflows and outflows of resources are also recorded because some of the changes to the Total Pension Liability are recognized over time rather than in the current year. Deferred inflows are increases to net position that will be recognized in future years. Deferred outflows will decrease net position in future years. The Deferred Outflows, Deferred Inflows and Net Pension Liabilities associated with the Village's pension plans included in the Village's Statement of Net Position in Fiscal Year 2018 and 2017 are as follows:

**Impact of the Pension Liabilities on Net Position
April 30, 2018 and April 30, 2017**

	Governmental Activities			Business-Type Activities		
	2018	2017	Inc (Dec)	2018	2017	Inc (Dec)
Deferred Outflows of Resources						
Illinois Municipal Retirement Fund	\$ 237,621	\$ 484,651	\$ (247,030)	\$ 81,089	\$ 154,128	\$ (73,039)
Police Pension Fund	1,018,774	2,324,120	(1,305,346)			
Firefighters' Pension Fund	2,787,771	3,475,705	(687,934)			
Total Deferred Outflows of Resources	\$ 4,044,166	\$ 6,284,476	\$ (2,240,310)	\$ 81,089	\$ 154,128	\$ (73,039)
Net Pension Liability						
Illinois Municipal Retirement Fund	\$ 166,824	\$ 1,097,880	\$ (931,056)	\$ 54,775	\$ 331,523	\$ (276,748)
Police Pension Fund	20,207,381	21,441,759	(1,234,378)			
Firefighters' Pension Fund	16,889,336	16,386,458	502,878			
Total Net Pension Liability	\$ 37,263,541	\$ 38,926,097	\$ (1,662,556)	\$ 54,775	\$ 331,523	\$ (276,748)
Deferred Inflows of Resources						
Illinois Municipal Retirement Fund	\$ 716,969	\$ 19,113	\$ 697,856	\$ 214,673	\$ 5,843	\$ 208,830
Police Pension Fund	2,008,959	1,480,233	528,726			
Firefighters' Pension Fund	438,181	562,832	(124,651)			
Total Deferred Inflows of Resources	\$ 3,164,109	\$ 2,062,178	\$ 1,101,931	\$ 214,673	\$ 5,843	\$ 208,830
Impact on Unrestricted Net Position (Deficit)	\$ (36,383,484)	\$ (34,703,799)	\$ (1,679,685)	\$ (188,359)	\$ (183,238)	\$ (5,121)

Contributions to the Police and Firefighters Pension Plans were less than expected because the Village funded using a five-year transition plan in Fiscal Year 2018. The transition plan contribution is less than the full contribution recommended by the actuary based on the approved Pension Funding Policies. According to the plan, the Village will reach the full contribution amounts in Fiscal Year 2019.

The decrease in the Unrestricted Net Position is due to the change in the net pension liabilities and related deferred inflows and outflows of \$1,679,685 and Other Postemployment Benefit liability of \$124,584 partially offset by higher revenue primarily due to the net change in the IRMA deposit in the General Fund. The Restricted Net Position in the governmental activities decreased \$468,690 due to expenses to spur economic development using restricted funds. There was an increase in the Net Investment in Capital Assets of \$544,554 due to the vehicle and equipment purchases and capital improvements during the fiscal year, less depreciation, disposals and capital related debt payments.

The Net Position of business-type activities was \$10,432,942, an increase of \$1,210,758 from FY 2017. Operating revenues exceeded operating expenses including depreciation by \$1,495,945. Water and sewer revenues were higher than expected due to a 2.7% increase in billed water consumption resulting from hotter, drier weather conditions. In addition, rates were increased 4.7% in June 2017

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to fund the rate increase from the City of Chicago for water and higher operating and capital improvements costs. The overall net position increased due to revenues from the higher consumption and increased water and sewer rates less the higher operating costs. The Net Investment in Capital Assets increased \$1,048,753 due to current year debt payments and capital purchases funded with reserves, less current year disposals and depreciation. The unrestricted net position increased by \$167,780 due to the current year positive change in net position resulting from operations. The unrestricted net position may be used to fund infrastructure improvements and operating costs in the future. The net liabilities associated with the IMRF pension recorded due to the implementation of GASB 68 increased by \$5,121 from Fiscal Year 2017.

Village of River Forest, Illinois
Changes in Net Position
For the Fiscal Years Ended April 30, 2018 and April 30, 2017

	Governmental Activities		Business-Type Activities		Total	
	2018	2017	2018	2017	2018	2017
Revenues						
Program Revenues						
Charges for Services	\$ 4,053,696	\$ 4,672,605	\$ 5,452,397	\$ 5,112,341	\$ 9,506,093	\$ 9,784,946
Operating Grants	319,776	449,074	-	-	319,776	449,074
Capital Grants	-	236,734	-	-	-	236,734
General Revenues						
Property Taxes	6,577,618	6,547,365	-	-	6,577,618	6,547,365
Other Taxes	2,038,488	2,037,243	-	-	2,038,488	2,037,243
Intergovernmental	3,359,706	3,405,264	-	-	3,359,706	3,405,264
Other Revenue	668,916	737,223	31,262	22,260	700,178	759,483
Total Revenues	17,018,200	18,085,508	5,483,659	5,134,601	22,501,859	23,220,109
Expenses						
General Government	2,561,405	2,691,842	-	-	2,561,405	2,691,842
Development	1,093,609	1,773,443	-	-	1,093,609	1,773,443
Public Safety	11,629,817	11,693,602	-	-	11,629,817	11,693,602
Public Works	1,521,195	1,612,495	-	-	1,521,195	1,612,495
Highways and Streets	573,267	752,242	-	-	573,267	752,242
Sanitation	1,109,146	1,081,483	-	-	1,109,146	1,081,483
Interest	13,728	7,706	-	-	13,728	7,706
Water and Sewer			4,272,901	4,553,315	4,272,901	4,553,315
Total Expenses	18,502,167	19,612,813	4,272,901	4,553,315	22,775,068	24,166,128
Increase (Decrease) in Net Position	(1,483,967)	(1,527,305)	1,210,758	581,286	(273,209)	(946,019)
Net Position (Deficit), May 1	(1,531,711)	(4,406)	9,222,184	8,640,898	7,690,473	8,636,492
Net Position (Deficit) , April 30	\$ (3,015,678)	\$ (1,531,711)	\$ 10,432,942	\$ 9,222,184	\$ 7,417,264	\$ 7,690,473

Governmental Activities

Governmental activities decreased the Village's net position by \$1,483,967. Key elements contributing to the decrease in net position due to current year activities are as follows:

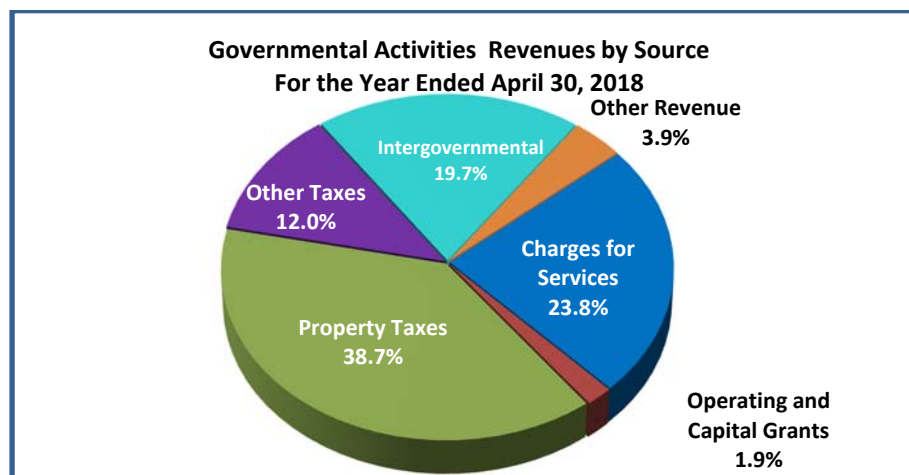
Revenues

For the fiscal year ended April 30, 2018, revenues from governmental activities totaled \$17,018,200, a decrease of \$1,067,308. Property taxes continue to be the Village's largest revenue source totaling

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\$6,577,618 and representing 38.7% of total governmental activities revenue. Other Taxes including, utility, non-home rule sales and transfer taxes totaled \$2,038,488 or 12.0%. Intergovernmental revenues including State sales tax, income tax and other intergovernmental revenues, totaled \$3,359,706 or 19.7% of the total governmental activities revenues. Charges for Services include revenues from licenses and permits, fines, sanitation services, ambulance charges and other fees.

Property tax revenues were up \$30,253 or 0.5% in Fiscal Year 2018. Revenues include collections from the 2016 and 2017 Property Tax Levies. The extended 2017 Property Tax Levy was 2.66% higher than the 2016 levy. The increase in the levy is due to the increase in the Consumer Price Index from December 2015 through December 2016 of 2.1%, plus an additional amount for new property. Approximately half of the 2016 and 2017 Property Tax Levies, plus collections from prior years, were received during FY 2018. The increase in revenues was lower because of the timing of actual payments from the two levies and because the 1st installment of the 2017 levy is an estimate based on the 2016 levy.



Sales and Non-Home Rule Sales Tax revenues increased from the prior year due to the opening of Fresh Thyme, a new grocery store, and higher sales for existing businesses. Fresh Thyme opened in June of 2017 and filled a vacancy left by a Dominick's grocery store. Utility taxes are slightly lower due to weather conditions that affect consumption. Real Estate Transfer Tax revenue was stable.

Intergovernmental Revenues include wireless, sales, state income, use and replacement taxes. State Use Tax continues to rise due to increased collections from online sales. Amazon began assessing the tax on purchases in the State beginning in February of 2015. State Income Tax revenue declined due to the State's approval of a 10% reduction in local government distributions in State FY 2018 which began on July 1, 2017. The Emergency 911 tax declined because this revenue is now distributed directly to West Suburban Consolidated Dispatch Center (WSCDC) which handles our emergency dispatching service. The revenue reduces the amount we are required to pay to the center.

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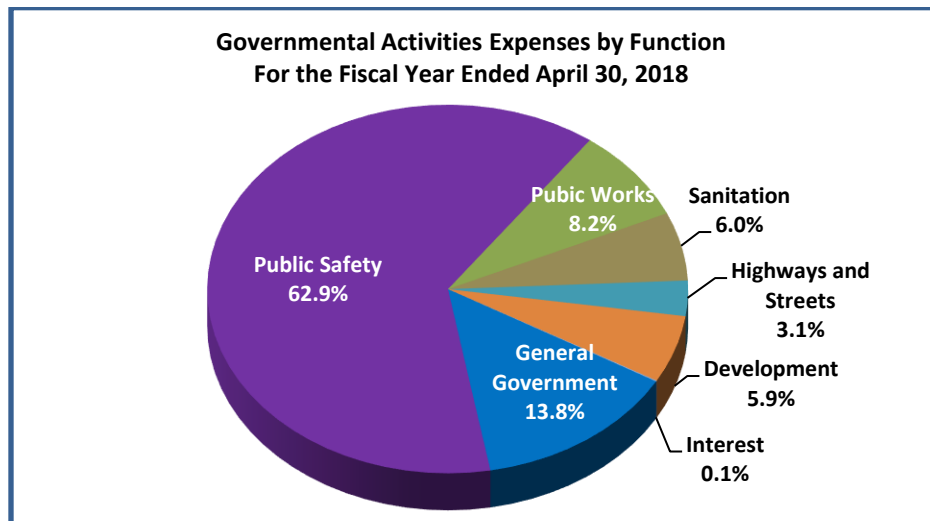
Changes in Select Governmental Activities Revenues For the Fiscal Years Ended April 30, 2018 and April 30, 2017

	Fiscal Year		Increase (Decrease)	% Increase (Decrease)
	2018	2017		
State Sales Tax	\$ 1,873,183	\$ 1,727,402	145,781	8.4%
Non-Home Rule Sales Tax	855,825	824,652	31,173	3.8%
Utility Taxes	603,770	614,522	(10,752)	-1.7%
Transfer Tax	127,827	131,836	(4,009)	-3.0%
Income Tax	1,013,098	1,056,031	(42,933)	-4.1%
Building Permits	567,825	1,113,029	(545,204)	-49.0%
Garbage Collection Charges	1,036,831	997,436	39,395	3.9%

Building permit revenue decreased. There was a significant amount of institutional construction during the prior year including a new residence hall on the Concordia University campus. Garbage collection charges are higher due to a 3.25% increase in the cost of sanitation services that is passed on to the customers and an increased demand for the new composting service. Investment income increased in 2018 due to higher short-term interest rates.

Expenses

For the fiscal year ended April 30, 2018, expenses from governmental activities totaled \$18,502,167, a decrease of \$1,110,646 or 5.7% from Fiscal Year 2017. General Government includes Administration and Finance, Police and Fire Commission, Emergency 911 and Legal. Development includes the Building Division and Economic Development expenses. Salaries have been adjusted per increases in the collective bargaining agreements and for non-union employees. The decrease in development expenses is due to reduced economic development expenses associated with Lake and Lathrop in the Economic Development Fund. Overall Public Safety expenses have also declined. The contractual increases in Public Safety salaries were partially offset by lower employee salaries due to retirements and resignations and the resulting position vacancies being filled with new hires that are paid at a lower rate. Fire Department salaries include the addition of a part-time administrative support position and the elimination of a Deputy Chief position. Public Works expenses were lower due to a decrease in vehicle, tree and street maintenance costs.



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The chart below shows the GASB 68 pension expense reflected in the Statement of Activities by plan:

Governmental Activities GASB 68 Pension Expense by Pension Plan					
Fiscal Year	IMRF	IMRF/ SLEP	Police Pension	Firefighters Pension	Total
2018	\$ 197,828	(6,753)	1,994,291	2,199,970	4,385,336
2017	195,684	3,172	2,340,027	2,057,860	4,596,743
2016	133,929	(4,332)	2,267,841	1,666,058	4,063,496

Pension expense is the difference between the Net Pension Liability, and Deferred Inflows and Outflows from the prior to the current year and includes the current year service cost, interest on the Total Pension Liability, administrative expenses, less projected investment earnings, current employee contributions and the impact of any changes in plan benefits. Pension expense is adjusted by current year recognition of any deferred inflows or outflows due to differences between projected and actual investment earnings and changes to the Total Pension Liability due to revised actuarial assumptions or unexpected actuarial experience. Part of the reason for the decline in the police pension expense was because the interest rate assumption was increased from 6.75% to 7.0% to match the rate used by the Fire Pension Plan and reflect anticipated investment performance. Both funds now use the same investment consultant and have the same statutory ability to invest.

Business-Type Activities

Business-type activities increased the Village's net position by \$1,210,758 to \$10,432,942.

Revenues

Water and sewer sales increased \$340,056 or 6.65% in Fiscal Year 2018 due to a 4.7% overall rate increase effective June 1, 2017, to cover higher operating expenses and capital improvements and a water rate increase by the City of Chicago. The City ordinance provides for a rate increase of 5% or the increase in the Consumer Price Index, whichever is lower. The June 1, 2017 increase was 1.83%. The overall sales revenue increase was higher than expected due to an increase in billed water consumption due to warmer and drier weather conditions.

Expenses

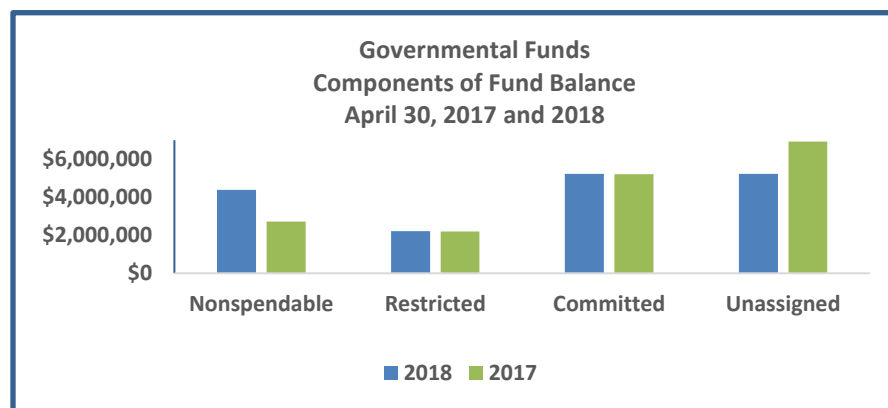
Expenses from business-type activities decreased \$280,414 or 6.2% to \$4,272,901. Salaries and benefits and the cost of water from the City of Chicago increased due to higher rates and water consumption but were offset by decreases in water and sewer infrastructure maintenance costs. Expenses also include interest on the bank loan and IEPA loan for the Northside Stormwater Management Project (NSMP) that was completed in the prior fiscal year. The pension expense for the business type activities was \$86,787. Employees in the Waterworks and Sewerage Fund are all covered by the IMRF Plan.

FINANCIAL ANALYSIS OF THE VILLAGE'S FUNDS

As noted earlier, the Village of River Forest uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements. The focus of the Village's governmental funds is to provide information on near-term inflows, outflows, and balances of spendable resources. Such information is useful in assessing the Village's financing requirements. In particular, unassigned fund balance may serve as a useful measure of a government's net resources available for spending at the end of the fiscal year as they represent the portion of fund balance which has not been limited to use for a particular purpose by either an external party, or by the Village itself.

As of the end of the current fiscal year, the governmental funds reflect a combined fund balance of \$17,059,353 (as presented on pages 25-28), an increase of \$4,908 from the prior year. Of the total fund balance, \$5,228,809 is unassigned fund balance, which is available for spending at the Village's discretion. The remainder of fund balance is either nonspendable, restricted or committed to indicate that it is not in spendable form (\$4,388,467), legally required to remain intact (\$2,222,203) or committed by the Village for a particular purpose (\$5,219,874). The decrease in unassigned fund balance and the increase in nonspendable fund balance is due to an advance from the General Fund to the Madison Street TIF Fund that was used to purchase property for future economic development in the TIF district. The resource for the advance was available General Fund reserves.

Governmental Funds



General Fund

The General Fund is the Village's primary operating fund and the largest source of day-to-day service delivery. The 2018 unassigned fund balance for Village's General Fund decreased by \$1,565,657 to \$5,365,868 and the nonspendable fund balance increased by \$1,666,845 to \$4,388,467. The \$1,340,000 Advance to the Madison Street TIF during the fiscal year was the primary cause for the substantial increase in the nonspendable fund balance and the decrease in the unassigned fund balance. The nonspendable fund balance was also affected by the \$281,693 increase in the Deposit with Intergovernmental Risk Management Association (IRMA), a public entity risk pool. The total fund balance increased by \$111,589 to \$10,413,194. This net increase is because of actual revenues exceeded expenditures during the year. Property, sales, non-home rule sales taxes were up from the prior year. The net revenues overall were down because of the ten percent decrease in income tax distributions from the State of Illinois for their Fiscal Year 2018 which began on July 1, 2017, and

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lower building permit fees. The number and value of building permits declined from the prior year. Property Tax revenues include the second installment of the 2016 levy collected in the fall of 2017, and the first installment of the 2017 levy collected in the spring of 2018. Expenditures were also lower which resulted in an overall increase in fund balance.

General Government expenditures are lower due to the elimination of a temporary part-time position, lower legal fees and a decline in contributions to the Village emergency dispatch center. In the current year, 911 fees are now being distributed directly to the center which reduces the Village contribution to WSCDC for dispatch service. Building Department plan review costs were lower due to the decline in the number and complexity of permits during the year. Overall Public Safety expenditures are higher. Salaries include increases provided for in the collective bargaining agreement for the Police employees and promotions. Public Safety pension contributions were increased per the transition plan provided for with the Pension Funding Polices for the funds approved by the Village Board and the respective pension boards. Fire Personal Services are lower due to an employee's retirement and the elimination of the Deputy Chief position. A new part-time Administrative Assistant position was added. Public Works expenditures reflect a reduction in vehicle, street and tree maintenance costs and salary increases per the approved collective bargaining agreement. Sanitation represents the fee paid to the Village's refuse contractor and includes a contractual 3.25% increase.

According to the Village's financial policy, the General Fund unassigned fund balance, plus the amount restricted for working cash, should be maintained at a minimum of 25% of the General Fund total budgeted subsequent year expenditures to adequately cover unanticipated expenditures, revenue shortfalls or cover negative cash flows due to the timing of property tax receipts. At April 30, 2018, this amount is \$5,900,900 or 37.2% of Fiscal Year 2019 budgeted General Fund expenditures.

Other Major Governmental Funds

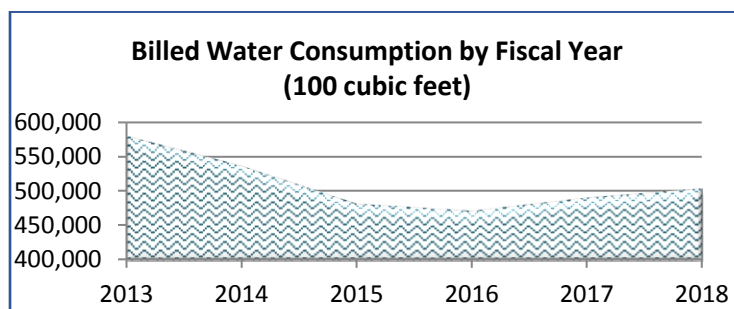
The Capital Equipment Replacement Fund (CERF) is used to accumulate resources for the purchase of Village vehicles, equipment, and improvements. The fund balance in CERF decreased \$298,040 during the fiscal year to \$3,334,672 because revenues and other financing sources were less than capital expenditures. Purchases included Police, Fire and Public Works vehicles and equipment including a new Fire Department pumper. The Madison Street TIF Fund balance decreased \$39,566 to (\$137,059). Incremental property tax revenue collections do not begin coming in until FY 2019 with the second installment of the 2017 Property Tax Levy.

Proprietary Fund

At April 30, 2018 the Waterworks and Sewerage Fund (as presented on pages 29-32) total net position increased by \$1,210,758 to \$10,432,942. Operating revenues exceeded operating expenses including depreciation. Water and Sewer Sales are higher because water consumption increased during the year and also because rates were raised 4.7% on June 1, 2017, to cover increases in operating costs, including water, and capital improvements. The increase in consumption was due to warmer summer weather conditions. Expenses include the interest on the IEPA Loan and bank loan that were used to finance the NSMP.

Waterworks and Sewerage Fund Schedule of Changes in Net Position

	Fiscal Year		Increase (Decrease)	% Increase (Decrease)
	2018	2017		
Operating Revenues	\$ 5,452,397	\$ 5,112,341	\$ 340,056	6.7%
Operating Expenses	3,956,452	4,225,878	(269,426)	-6.4%
Operating Income	1,495,945	886,463	609,482	68.8%
Nonoperating Revenue (Expenses)	(285,187)	(305,177)	19,990	-6.6%
Change in Net Position	1,210,758	581,286	629,472	108.3%
Net Position				
Beginning	9,222,184	8,640,898	581,286	6.7%
Ending	\$ 10,432,942	\$ 9,222,184	\$ 1,210,758	13.1%



GENERAL FUND BUDGETARY HIGHLIGHTS

General Fund actual revenues were \$248,973 less than the final budgeted amount. Emergency 911 tax revenues were budgeted, however, distributions began going directly to the West Suburban Consolidated Dispatch Center (WSCDC) during the year. The revenue will reduce future contributions to the center. Income tax revenues were also lower due to the State's 10% reduction in distributions for their Fiscal Year 2018. Ambulance fees reflect a decline in call volume partially due to a change to a private service provider by an urgent care facility in town. In addition, the number of Advanced Life Support (ALS) calls decreased while the number Basic Life Support (BLS) calls increased. BLS calls are billed at a lower rate than ALS calls. These decreases were offset by higher revenue resulting from the net change in the IRMA deposit.

General Fund Budgetary Highlights

	2018 Original Budget	2018 Final Budget	2018 Actual	Final vs. Actual Over (Under)
Revenues	\$ 15,701,721	15,701,721	15,452,748	(248,973)
Expenditures	15,408,607	15,408,607	14,925,126	(483,481)
Excess of Revenues over Expenditures	293,114	293,114	527,622	234,508
Other Financing Uses	(465,033)	(1,805,033)	(416,033)	1,389,000
Net Change in Fund Balance	\$ (171,919)	(1,511,919)	111,589	1,623,508

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Actual expenditures were \$483,481 less than budgeted expenditures. Salaries reflect increases per the collective bargaining agreements. Sanitation costs were higher due to a 3.25% increase in the new contract with the service provider. These cost increases are passed along to customers. The Emergency 911 expenditures were lower because the 911 revenue now goes to the WSCDC and reduces the Village's contribution. Police and Fire pension contributions are lower because of the timing of property tax distributions. Budgeted Employer contributions reflect the 2017 Property Tax Levy that is collected in the spring of 2018 and the summer which falls into the following fiscal year. Fire Department salaries are lower because of the elimination of the Deputy Chief position and vacancies during the year. Public works expenditures include higher overtime costs.

The General Fund budget was amended during the fiscal year to add an additional \$1,340,000 for monies transferred to the Madison Street TIF Fund to cover the cost of purchasing property. The transfer is reflected as an advance in the financial statements.

CAPITAL ASSETS AND DEBT ADMINISTRATION

Capital Assets

The Village's investment in capital assets net of depreciation for its governmental and business-type activities as of April 30, 2018, amounts to \$41,233,552. The investment in capital assets includes land, buildings, improvements other than buildings, vehicles and equipment, and infrastructure. This amount represents a net increase (including additions and deductions) of \$772,228.

Major capital asset events during the current fiscal year included the following:

- The replacement of two Police Department vehicles.
- A Police Department Street Camera Surveillance System Upgrade and Expansion.
- The Purchase of Two New Dump Trucks for the Public Works Department.
- William Street Alley Improvements.
- Public Works Garage Improvements.
- Rehabilitation of the Police Firing Range.
- Village Hall Second Floor Efficiency Improvements.
- The Replacement of Water Mains on Auvergne Place and River Oaks Drive.
- Water Pumping Station Improvements.
- The purchase of a new Fire Department Pumper.

Capital Assets (Net of Depreciation)

	Governmental Activities		Business-Type Activities		Total	
	2018	2017	2018	2017	2018	2017
Land and Right of Way	\$ 4,965,950	\$ 4,965,950	500	500	4,966,450	4,966,450
Buildings and Improvements	4,030,875	3,847,400	245,227	200,427	4,276,102	4,047,827
Water Distribution and Sewer Systems	-	-	19,913,198	19,711,695	19,913,198	19,711,695
Vehicles and Equipment	2,665,983	2,221,977	481,833	456,496	3,147,816	2,678,473
Infrastructure	7,275,816	7,385,575	1,473,778	1,517,744	8,749,594	8,903,319
Construction in Progress	180,392	153,560	-	-	180,392	153,560
	<u>\$ 19,119,016</u>	<u>\$ 18,574,462</u>	<u>22,114,536</u>	<u>21,886,862</u>	<u>41,233,552</u>	<u>40,461,324</u>

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The governmental activities net capital assets increased \$544,554 from last year, due to an increase in assets as a result of alley and building improvements and the purchase of the vehicles and equipment, less a decrease due to the sale of vehicles and depreciation.

The net increase in the business-type activities of \$227,674 is primarily due to water main and building improvements and the purchase of vehicles and equipment less the depreciation of capital assets. Detailed information on the current fiscal year changes in the Village's capital assets is provided in the *Notes to the Financial Statements*, Note 6 starting on page 49.

Long-Term Debt

The table below provides a comparison of governmental and business-type long-term debt for Fiscal Years 2018 and 2017. The Village increased its general obligation debt by \$92,180 in Fiscal Year 2018 due to the issuance of \$500,000 in General Obligation Bonds, Series 2018 which are going to be used for street improvements. This increase was reduced by principal payments on existing debt during the year. Business-Type Activities Long-Term Debt decreased by \$1,091,730 due to principal payments and a reduction in the Net Pension Liability. The IEPA Loan proceeds were used to finance the Northside Stormwater Management Project which separated the storm and sanitary sewer on the north side of the Village. The final amount of the loan is \$14,711,293.

The Village levies property taxes to pay for the debt service on the 2018 General Obligation Bonds. The Village issued \$1,355,000 in general obligation debt in 2008 for water system improvements. These debt payments are intended to be paid with water and sewer system revenues. The IEPA loan and balance of the Community Bank loan payments are to be funded via the sewer rate. As an Illinois non-home rule community, the Village is subject to debt limitation. The Village maintained an Aa2 rating from Moody's Investors Service and AAA rating from Standard and Poor's.

Long-Term Debt

	Governmental Activities		Business-Type Activities		Total	
	2018	2017	2018	2017	2018	2017
General Obligation Bonds	\$ 500,000	\$ 242,820	170,000	335,000	670,000	577,820
IEPA Loan	-	-	13,559,495	14,166,890	13,559,495	14,166,890
Bank Loan			49,824	98,508	49,824	98,508
Compensated Absences	516,598	544,013	37,405	38,075	554,003	582,088
Net Pension Liability	37,263,541	38,926,097	54,775	331,523	37,318,316	39,257,620
Other Post-Employment Benefits	1,792,701	1,668,117	52,691	45,924	1,845,392	1,714,041
	<u>\$ 40,072,840</u>	<u>\$ 41,381,047</u>	<u>13,924,190</u>	<u>15,015,920</u>	<u>53,997,030</u>	<u>56,396,967</u>

Compensated Absences Payable is the amount of accrued vacation and sick leave time that is payable to employees at the end of the fiscal year. The Village Policies limit the amount of leave that can be carried over from year to year and employees are encouraged to use all of their vacation leave. Compensated absences decreased due to lower vacation accruals and funds paid out due to retirements during the fiscal year. The Net Pension Liability reflects the amount of the Total Liability for the Police, Firefighter, IMRF and SLEP pensions less each plan's fiduciary net position at the end of the fiscal year.

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Other Postemployment Benefit Obligation is the amount of actuarially calculated contributions that the Village did not make to fund the retiree health insurance benefits that the Village currently provides. This is a single employer defined-benefit plan (Plan) and it is funded on a pay-as-you-go basis. Funding is reported in the Village's General Fund and Waterworks and Sewerage Fund.

Note 7 of the Notes to the Financial Statements, on page 51, provide more detailed information on the Village's long-term debt.

ECONOMIC FACTORS AND NEXT YEAR'S BUDGET AND RATES

The Village revenues overall have remained stable. Sales and Non-Home Rule Sales Tax revenues have increased during the fiscal year. A Fresh Thyme grocery store opened in June of 2017 filling the vacancy that was left when the Dominick's grocery store on North Avenue closed. The neighborhoods have remained attractive and vibrant and residential construction and improvements have continued. A new luxury townhome development on Madison Street is substantially complete. Interior build out on about half the units remains. The Fiscal Year 2019 budget includes additional increases in sales and non-home rule sales tax revenues and an increase in ambulance fees to keep up with market trends. State Income Taxes are expected to increase because the State has decreased the reduction in revenue distributions to local governments from 10% in its Fiscal Year 2018 to 5% in Fiscal Year 2019. The State's fee on Non-Home Rule Sales Tax collections has also been reduced from 2.0% to 1.5%. A recent Supreme Court ruling that internet retailers can be required to collect sales taxes even in states where they have no physical presence will increase use taxes for the Village beginning with Internet sales made on October 1, 2018. The additional revenue will be distributed by the State based on population.



Economic development has been a major focus of the Village and an Economic Development Commission was formed to provide the board with insight and advice regarding economic development opportunities. The board has approved two business districts along Lake Street to assist with commercial development along the corridor and a Tax Increment Financing District (TIF) was established along Madison Street. Two properties were purchased in the TIF District using an advance from the General Fund. The advance will be repaid as incremental revenues are available. The first incremental tax payments were received in July of 2018 with the second installment of the 2017 levy. In addition, another TIF on North Avenue was established in August of 2018. Both Madison Street and North Avenue are major corridors and border the Village's north and south sides.



Funds were expended during the year for development at Lake and Lathrop and some additional monies are set aside for improvements there. The developer is in the plan review process and is proposing a mixed-use project. The Village previously entered into an agreement with the property manager at the Village Town Center to incent the opening of two new businesses. This agreement was subsequently revised due to a change in tenants. Payments on this agreement continued during the year. An available space in the River Forest Town Center was occupied by an urgent care facility during the year.

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The Village is an affluent community whose composition is primarily residential with a smaller commercial component. The property tax revenue derived from the residential and commercial properties is exceedingly stable. The 2010 census found that \$156,835 was the median income of families living in the Village. In addition, the median value of residential property was \$618,200. The Fiscal Year 2019 budget proposes an increase in General Fund property tax revenues which includes the second installment of the 2017 Property Tax levy and the first installment of the 2018 Property Tax Levy. The 2017 levy includes a 2.1% increase based on the December 2015 to December 2016 increase in the Consumer Price Index. The 2018 property tax levy will also include a 2.1% increase in the Consumer Price index. The first installment of the 2018 levy will be collected in the spring of Fiscal Year 2019.



The Village increased water and sewer rates 2.5% effective June 1, 2018, in order to cover higher operating and capital expenses including funding for sewer relining and water main replacements. The Village purchases water directly from the City of Chicago. The City raised rates 1.54% effective June 1, 2018. Going forward, the City ordinance provides for an increase each June 1 based on the increase in the Consumer Price Index or 5%, whichever is lower.

Budgeted expenditures include increases due to salary adjustments which are part of employee collective bargaining agreements. The Police and Public Works agreements were approved that cover the period through April 30, 2019. Negotiations continue with the Firefighter and Fire Lieutenant's unions. Their agreements expired in April of 2016. Employee health insurance is also expected to moderately increase. The Fiscal Year 2019 General Fund budget includes higher contributions to the Village's Police and Firefighters' Pension Funds. An increase of 2.0% for police and 11.8% for fire is included. During Fiscal Years 2018 and 2019, the Village and Police and Firefighters' Pension Boards and the Finance Committee participated in joint meetings to review the Pension Funding Policies for both funds and evaluate pension funding progress. Following these meetings, the Village Board has approved Pension Funding Policies for both funds that include a 7% interest rate assumption. In the previous policy the Police Pension Fund used a 6.75% interest rate assumption. Both boards now use the same investment consultant and have the same authority to invest so the same rate for both is being used. The Fire Pension Board also approved the Policy. The Police Board intends to continue to use a 6.75% interest rate assumption in its Property Tax Levy recommendation to the Village Board. The amount levied annually will be based on an actuarial analysis prepared by the Village's actuary using the assumptions included in the pension funding policies approved by the Village.

A new Infrastructure Improvement Bond Fund was created in Fiscal Year 2018. The fund accounts for the proceeds of the 2018 General Obligation Limited Bonds that will be used for street improvements beginning in Fiscal Year 2019.

CONTACTING THE VILLAGE'S FINANCIAL MANAGEMENT

This financial report is designed to provide our citizens, customers, investors, and creditors with a general overview of the Village's finances and to demonstrate the Village's accountability for the money it receives. Questions concerning this report or requests for additional financial information should be directed to Joan Rock, Finance Director, Village of River Forest, 400 Park Avenue, River Forest, IL 60305 or at jrock@vrf.us.

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Basic Financial Statements

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Village of River Forest, Illinois

Statement of Net Position

April 30, 2018

	Governmental Activities	Business-Type Activities	Total
Assets			
Cash and cash equivalents	\$ 4,583,822	\$ 1,134,775	\$ 5,718,597
Investments	7,670,584	395,251	8,065,835
Receivables			
Taxes	3,359,283	-	3,359,283
Accounts	-	867,709	867,709
Intergovernmental	836,322	-	836,322
Other	637,707	-	637,707
Internal balances	(240,775)	240,775	-
Prepaid items	291,548	52,110	343,658
Deposit - public entity risk pool	2,771,849	32,767	2,804,616
Inventory	16,960	-	16,960
Land held for sale	1,328,392	-	1,328,392
Capital assets not being depreciated	5,146,342	500	5,146,842
Capital assets, net of accumulated depreciation	13,972,674	22,114,036	36,086,710
Total assets	40,374,708	24,837,923	65,212,631
Deferred Outflows of Resources			
Deferred Outflows of Resources - Pensions	4,044,166	81,089	4,125,255
Liabilities			
Accounts payable	751,054	234,832	985,886
Accrued interest	1,264	-	1,264
Deposits payable	-	112,375	112,375
Due to fiduciary funds	33,476	-	33,476
Other payables	101,892	-	101,892
Noncurrent liabilities			
Due within one year	349,320	848,198	1,197,518
Due in more than one year	39,723,520	13,075,992	52,799,512
Total liabilities	40,960,526	14,271,397	55,231,923
Deferred Inflows of Resources			
Deferred property taxes	3,294,292	-	3,294,292
Deferred inflows of resources - pensions	3,164,109	214,673	3,378,782
Deferred rent	15,625	-	15,625
Total deferred inflows of resources	6,474,026	214,673	6,688,699

(Cont.)

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Village of River Forest, Illinois

Statement of Net Position

April 30, 2018

	Governmental Activities	Business-Type Activities	Total
Net Position			
Net investment in capital assets	\$ 19,119,016	\$ 8,335,217	\$ 27,454,233
Restricted for working cash	535,032	-	535,032
Restricted for public safety	123,827	-	123,827
Restricted for economic development	219,182	-	219,182
Restricted for capital	646,784	-	646,784
Restricted for debt service	197,378	-	197,378
Restricted for grant programs	-	25,269	25,269
Unrestricted	(23,856,897)	2,072,456	(21,784,441)
Total net position (deficit)	<u>\$ (3,015,678)</u>	<u>\$ 10,432,942</u>	<u>\$ 7,417,264</u>

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Village of River Forest, Illinois

Statement of Activities Year Ended April 30, 2018

Functions/Programs	Expenses	Program Revenues	
		Charges for Services	Operating Grants
Governmental Activities			
General government	\$ 2,561,405	\$ 1,590,183	\$ 34,521
Development	1,093,609	-	-
Public safety	11,629,817	1,426,682	-
Public works	1,521,195	-	-
Highways and streets	573,267	-	285,255
Sanitation	1,109,146	1,036,831	-
Interest	13,728	-	-
Total governmental activities	18,502,167	4,053,696	319,776
Business-Type Activities			
Waterworks and sewerage	4,272,901	5,452,397	-
	<u>\$ 22,775,068</u>	<u>\$ 9,506,093</u>	<u>\$ 319,776</u>

General Revenues

Taxes
 Property taxes
 Non-home rule sales taxes
 Utility taxes
 Communication taxes
 Other taxes
 Intergovernmental
 Intergovernmental - sales taxes
 Intergovernmental - income taxes
 Intergovernmental - other taxes
 Miscellaneous income
 Investment income
 Gain on sale

Total general revenues

Change in Net Position

Net Position (Deficit), Beginning

Net Position (Deficit), Ending

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Net (Expense) Revenue and Changes in Net Position		
Governmental Activities	Business-Type Activities	Total
\$ (936,701)	\$ -	\$ (936,701)
(1,093,609)	-	(1,093,609)
(10,203,135)	-	(10,203,135)
(1,521,195)	-	(1,521,195)
(288,012)	-	(288,012)
(72,315)	-	(72,315)
(13,728)	-	(13,728)
(14,128,695)	-	(14,128,695)
-	1,179,496	1,179,496
(14,128,695)	1,179,496	(12,949,199)
6,577,618	-	6,577,618
855,825	-	855,825
603,770	-	603,770
281,834	-	281,834
297,059	-	297,059
1,873,183	-	1,873,183
1,013,098	-	1,013,098
473,425	-	473,425
494,308	11,260	505,568
145,163	20,002	165,165
29,445	-	29,445
12,644,728	31,262	12,675,990
(1,483,967)	1,210,758	(273,209)
(1,531,711)	9,222,184	7,690,473
\$ (3,015,678)	\$ 10,432,942	\$ 7,417,264

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Village of River Forest, Illinois

Balance Sheet – Governmental Funds

April 30, 2018

	General	Capital Equipment Replacement Fund	Madison Street TIF	Nonmajor Governmental Funds	Total Governmental Funds
Assets					
Cash and cash equivalents	\$ 1,147,477	\$ 1,014,157	\$ 48,519	\$ 2,373,669	\$ 4,583,822
Investments	4,041,815	2,595,399	-	1,033,370	7,670,584
Receivables					
Taxes	3,234,234	-	-	125,049	3,359,283
Intergovernmental	810,746	-	-	25,576	836,322
Refuse	230,624	-	-	-	230,624
Interest	20,886	15,871	-	12,187	48,944
Other	182,976	5,000	2	170,161	358,139
Due from other funds	150,000	-	-	-	150,000
Advances to other funds	1,340,000	-	-	-	1,340,000
Prepaid items	259,658	-	-	31,890	291,548
Deposit - public entity risk pool	2,771,849	-	-	-	2,771,849
Land held for sale	-	-	1,328,392	-	1,328,392
Inventory	16,960	-	-	-	16,960
Total assets	<u>\$ 14,207,225</u>	<u>\$ 3,630,427</u>	<u>\$ 1,376,913</u>	<u>\$ 3,771,902</u>	<u>\$ 22,986,467</u>
Liabilities, Deferred Inflows of Resources and Fund Balances					
Liabilities					
Accounts payable	\$ 489,420	\$ 54,980	\$ 8,347	\$ 198,307	751,054
Due to other funds	-	-	150,000	-	150,000
Due to fiduciary funds	33,476	-	-	-	33,476
Advances from other funds	-	240,775	1,340,000	-	1,580,775
Other payables	101,892	-	-	-	101,892
Total liabilities	<u>624,788</u>	<u>295,755</u>	<u>1,498,347</u>	<u>198,307</u>	<u>2,617,197</u>
Deferred Inflows of Resources					
Unavailable property taxes	3,169,243	-	-	125,049	3,294,292
Deferred rent	-	-	15,625	-	15,625
Total deferred inflows of resources	<u>3,169,243</u>	<u>-</u>	<u>15,625</u>	<u>125,049</u>	<u>3,309,917</u>
Fund Balances					
Nonspendable					
Prepaid items	259,658	-	-	-	259,658
Deposit - public entity risk pool	2,771,849	-	-	-	2,771,849
Inventory	16,960	-	-	-	16,960
Advances to other funds	1,340,000	-	-	-	1,340,000
Restricted					
Working cash	535,032	-	-	-	535,032
Public safety	123,827	-	-	-	123,827
Economic development	-	-	-	219,182	219,182
Road construction	-	-	-	1,146,784	1,146,784
Debt service	-	-	-	197,378	197,378
Committed					
Parking	-	-	-	749,818	749,818
Capital improvements	-	3,334,672	-	1,135,384	4,470,056
Unassigned	5,365,868	-	(137,059)	-	5,228,809
Total fund balances	<u>10,413,194</u>	<u>3,334,672</u>	<u>(137,059)</u>	<u>3,448,546</u>	<u>17,059,353</u>
Total liabilities, deferred inflows of resources and fund balances	<u>\$ 14,207,225</u>	<u>\$ 3,630,427</u>	<u>\$ 1,376,913</u>	<u>\$ 3,771,902</u>	<u>\$ 22,986,467</u>

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Village of River Forest, Illinois
Reconciliation of the Balance Sheet of Governmental Funds
to the Statement of Net Position
April 30, 2018

Total Fund Balances - Governmental Funds	\$ 17,059,353
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Amounts reported for governmental activities in the Statement of
Net Position are different because

Capital assets used in governmental activities are not financial resources and, therefore, are not reported in the funds.	19,119,016
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Deferred outflows of resources, pension related	4,044,166
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Deferred inflows of resources, pension related	(3,164,109)
------------------------------------------------	-------------

Long-term liabilities, including bonds payable, are not due
and payable in the current period and, therefore, are not reported
in the governmental funds. These activities consist of:

General obligation bonds payable	(500,000)	
Accrued interest	(1,264)	
Net other postemployment benefit obligation	(1,792,701)	
Accrued compensated absences payable	(516,598)	
Net pension liabilities	<u>(37,263,541)</u>	
		<u>(40,074,104)</u>

Net Position (Deficit) of Governmental Activities	<u><u>\$ (3,015,678)</u></u>
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Village of River Forest, Illinois
Statement of Revenues, Expenditures and Changes in
Fund Balances – Governmental Funds
Year Ended April 30, 2018

	General	Capital Equipment Replacement Fund	Madison Street TIF	Nonmajor Governmental Funds	Total Governmental Funds
Revenues					
Taxes	\$ 8,355,744	\$ -	\$ -	\$ 260,362	\$ 8,616,106
Intergovernmental	3,394,227	-	-	285,255	3,679,482
Licenses and permits	1,210,292	-	-	-	1,210,292
Charges for services	1,645,827	-	9,375	70,697	1,725,899
Fines and forfeits	285,255	-	-	832,250	1,117,505
Investment income	72,095	40,582	455	32,031	145,163
Miscellaneous	489,308	5,000	-	-	494,308
Total revenues	<u>15,452,748</u>	<u>45,582</u>	<u>9,830</u>	<u>1,480,595</u>	<u>16,988,755</u>
Expenditures					
Current					
General government	2,241,380	-	39,786	23,962	2,305,128
Public safety	9,588,668	-	-	-	9,588,668
Public works	1,520,869	-	-	-	1,520,869
Highways and streets	-	-	-	267,320	267,320
Sanitation	1,109,146	-	-	-	1,109,146
Development	465,063	-	-	628,546	1,093,609
Debt service					
Principal retirement	-	-	-	242,820	242,820
Interest and fiscal charges	-	-	9,610	4,723	14,333
Capital outlay	-	880,876	-	582,299	1,463,175
Total expenditures	<u>14,925,126</u>	<u>880,876</u>	<u>49,396</u>	<u>1,749,670</u>	<u>17,605,068</u>
Excess (Deficiency) of Revenues Over Expenditures	<u>527,622</u>	<u>(835,294)</u>	<u>(39,566)</u>	<u>(269,075)</u>	<u>(616,313)</u>
Other Financing Sources (Uses)					
Transfers in	-	416,033	-	-	416,033
Transfers out	(416,033)	-	-	-	(416,033)
Bond proceeds	-	-	-	500,000	500,000
Sale of capital assets	-	121,221	-	-	121,221
Total other financing sources (uses)	<u>(416,033)</u>	<u>537,254</u>	<u>-</u>	<u>500,000</u>	<u>621,221</u>
Net Change in Fund Balances	111,589	(298,040)	(39,566)	230,925	4,908
Fund Balances, Beginning	<u>10,301,605</u>	<u>3,632,712</u>	<u>(97,493)</u>	<u>3,217,621</u>	<u>17,054,445</u>
Fund Balances, Ending	<u>\$ 10,413,194</u>	<u>\$ 3,334,672</u>	<u>\$ (137,059)</u>	<u>\$ 3,448,546</u>	<u>\$ 17,059,353</u>

Village of River Forest, Illinois

Reconciliation of the Statement of Revenues, Expenditures and Changes in Fund Balances of Governmental Funds to the Statement of Activities Year Ended April 30, 2018

Net Change in Fund Balances – Governmental Funds \$ 4,908

Amounts reported for governmental activities in the Statement of Activities are different because

Governmental funds report capital outlays as expenditures.

However, in the Statement of Activities, the cost of those assets are allocated over their estimated useful lives and reported as depreciation expense. This is the amount by which depreciation exceeded capital outlays in the current period. These activities consist of:

Capital outlay	\$ 1,337,085	
Depreciation expense	(627,008)	
	710,077	

Governmental funds report proceeds from the sale of capital assets while the governmental activities report gains and losses on sales of capital assets.

Sale of capital assets - proceeds	(121,221)	
Gain on sale of capital asset - public works	29,445	
Loss on sale of capital assets - public safety	(63,819)	
Loss on sale of capital assets - highways and streets	(9,928)	
	(165,523)	

The issuance of long-term debt provides current financial resources to governmental funds, while the repayment of the principal of long-term debt consumes the current financial resources of governmental funds. (257,180)

Some expenses reported in the Statement of Activities do not require the use of current financial resources and, therefore, are not reported as expenditures in governmental funds. These activities consist of:

Change in IMRF net pension liability	931,056	
Change in fire net pension liability	(502,878)	
Change in police net pension liability	1,234,378	
Change in deferred outflows for pensions	(2,240,310)	
Change in deferred inflows for pensions	(1,101,931)	
Change in net other postemployment benefit obligation	(124,584)	
Change in compensated absences payable	27,415	
	(1,776,854)	

Interest on long-term debt is shown as a fund expenditure when paid, but is accrued in the Statement of Activities. This is the change in the accrual.

	605	
Change in Net Position of Governmental Activities		\$ (1,483,967)

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Village of River Forest, Illinois
Statement of Net Position
Proprietary Fund – Waterworks and Sewerage Fund
April 30, 2018

Assets

Current Assets

Cash and cash equivalents	\$ 1,134,775
Accounts receivable	867,709
Investments	395,251
Prepaid items	52,110
Deposit - public entity risk pool	32,767
Total current assets	<u>2,482,612</u>

Noncurrent Assets

Advances to other funds	240,775
Capital assets, net of accumulated depreciation	<u>22,114,536</u>
Total noncurrent assets	<u>22,355,311</u>
 Total assets	 <u>24,837,923</u>

Deferred Outflows of Resources

Deferred outflows of resources related to pension (IMRF)	<u>81,089</u>
----------------------------------------------------------	---------------

Liabilities

Current Liabilities

Accounts payable	234,832
Deposits payable	112,375
General obligation bonds payable - current	170,000
Loans payable - current	49,824
IEPA loan payable	620,893
Compensated absences - current	7,481
Total current liabilities	<u>1,195,405</u>

Noncurrent Liabilities

IEPA loan payable	12,938,602
Compensated absences	29,924
Other postemployment benefits payable	52,691
Net pension liability	54,775
Total noncurrent liabilities	<u>13,075,992</u>
 Total liabilities	 <u>14,271,397</u>

Deferred Inflows of Resources

Deferred inflows of resources related to pension (IMRF)	<u>214,673</u>
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Village of River Forest, Illinois
Statement of Net Position
Proprietary Fund – Waterworks and Sewerage Fund
April 30, 2018

Net Position

Net investment in capital assets	\$ 8,335,217
Restricted for grant programs	25,269
Unrestricted net position	<u>2,072,456</u>
Total net position	<u><u>\$ 10,432,942</u></u>

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Village of River Forest, Illinois

Statement of Revenues, Expenses and Changes in Net Position

Proprietary Fund – Waterworks and Sewerage Fund

Year Ended April 30, 2018

Operating Revenues

Charges for services	
Water sales	\$ 3,306,650
Sewer charges	2,142,993
Sales of meters	2,754
Total operating revenues	<u>5,452,397</u>

Operating Expenses, Excluding Depreciation

Personal services	1,100,483
Contractual services	500,041
Commodities	1,717,645
Capital outlay	298,226
Total operating expenses, excluding depreciation	<u>3,616,395</u>

Operating Income Before Depreciation 1,836,002

Depreciation 340,057

Operating Income 1,495,945

Nonoperating Revenues (Expenses)

Investment income	20,002
Interest expense	(316,151)
Loss on disposal of property	(298)
Miscellaneous	11,260
Total nonoperating revenues (expenses)	<u>(285,187)</u>

Change in Net Position 1,210,758

Net Position, Beginning 9,222,184

Net Position, Ending \$ 10,432,942

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Village of River Forest, Illinois
Statement of Cash Flows
Proprietary Fund – Waterworks and Sewerage Fund
Year Ended April 30, 2018

Operating Activities	
Receipts from customers	\$ 5,435,879
Payments to suppliers	(2,482,141)
Payments to employees	(1,162,304)
Net cash provided by operating activities	<u>1,791,434</u>
Noncapital Financing Activities	
Advances to other funds	<u>(96,879)</u>
Capital and Related Financing Activities	
Interest paid	(325,145)
Purchase of capital assets	(568,029)
Principal payments on loans	(656,079)
Principal payment on general obligation bonds	(165,000)
Net cash used for capital and related financing activities	<u>(1,714,253)</u>
Investing Activities	
Interest	20,002
Purchase of investments	101,077
Net cash used for investing activities	<u>121,079</u>
Net Decrease in Cash and Cash Equivalents	101,381
Cash and Cash Equivalents, Beginning of Year	<u>1,033,394</u>
Cash and Cash Equivalents, End of Year	<u><u>\$ 1,134,775</u></u>
Reconciliation of Operating Income to Net Cash Provided by Operating Activities	
Operating income	\$ 1,495,945
Items not requiring (providing) cash	
Depreciation	340,057
Miscellaneous revenues	11,260
Changes in assets and liabilities	
Increase in accounts receivable	(27,778)
Increase in prepaid items	(11,547)
Decrease in deferred outflows - pensions	73,039
Decrease in accounts payable	(13,052)
Decrease in deposit - public entity risk pool	(14,179)
Decrease in deposits payable	(490)
Increase in deferred inflows - pensions	208,830
Decrease in compensated absences payable	(670)
Increase in other postemployment benefits payable	6,767
Decrease in net pension liability	(276,748)
Net cash provided by operating activities	<u><u>\$ 1,791,434</u></u>

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Village of River Forest, Illinois

Statement of Fiduciary Net Position

Pension Trust Funds

April 30, 2018

	<u>Pension Trusts</u>
Assets	
Cash and cash equivalents	\$ 1,368,988
Investments	
Corporate bonds	4,273,298
Municipal bonds	39,850
U.S. government obligations	5,065,554
U.S. agency obligations	3,011,186
Mutual funds	20,911,918
Annuity/insurance company contracts	3,827,977
Accrued interest	70,083
Due from municipality	33,476
Prepaid expense	<u>6,405</u>
Total assets	38,608,735
Liabilities	
Accounts payable	<u>24,238</u>
Net Position Restricted for Pensions	<u><u>\$ 38,584,497</u></u>

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Village of River Forest, Illinois
Statement of Changes in Fiduciary Net Position
Pension Trust Funds
Year Ended April 30, 2018

	Pension Trusts
Additions	
Contributions	
Participant contributions	\$ 451,594
Employer contributions	2,528,496
	<u>2,980,090</u>
Investment income	
Net appreciation in fair value of investments	2,072,707
Interest and dividends	865,670
	<u>2,938,377</u>
Less investment expense	94,085
Net investment income	<u>2,844,292</u>
Total additions	<u>5,824,382</u>
Deductions	
Benefits	3,983,396
Refunds	105,900
Administrative expense	108,803
	<u>4,198,099</u>
Total deductions	<u>4,198,099</u>
Change in Net Position	1,626,283
Net Position Restricted for Pensions, Beginning	<u>36,958,214</u>
Net Position Restricted for Pensions, Ending	<u><u>\$ 38,584,497</u></u>

Village of River Forest, Illinois

Index to Notes to Financial Statements

April 30, 2018

Note 1: Summary of Significant Accounting Policies

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Note 1: Summary of Significant Accounting Policies

The accounting policies of the Village of River Forest (Village), as reflected in the accompanying financial statements for the year ended April 30, 2018, conform to accounting principles generally accepted in the United States of America (GAAP) as applicable to governmental units. The Governmental Accounting Standards Board (GASB) is the accepted standard-setting body for establishing governmental accounting and financial reporting principles. The following is a summary of the significant accounting policies:

Financial Reporting Entity

As required by GAAP, these financial statements present the Village and any component units. Component units are entities for which the Village is considered to be financially accountable. “Blended” component units, although legally separate entities, are, in substance, part of the Village’s operations. Therefore, data from these units are combined with data of the primary government. On the other hand, “discretely presented” component units, if any, are reported in a separate column in the combined financial statements to emphasize that they are legally separate from the Village.

Because of the nature of the relationship of the Village to the Police and Firefighters’ Pension Funds, the Village has included the Police and Firefighters’ Pension Funds as blended component units within the Village’s financial statements. The Police and Firefighters’ Pension Funds are reported as if they were part of the Village because their sole purpose is to provide retirement benefits for the Village’s police and firefighter employees. Therefore, data from these units is combined with data of the primary government. The Police and Firefighters’ Pension Funds are reported as fiduciary funds, and specifically pension trust funds, due to the fiduciary responsibility exercised over the Police and Firefighters’ Pension Funds. The Police and Firefighters’ Pension Funds have not issued a separate Annual Financial Report for the year ended April 30, 2018.

Discretely Presented Component Unit

The Village does not report any discretely presented component units.

Government-Wide and Fund Financial Statements

The government-wide financial statements (*i.e.*, the Statement of Net Position and Statement of Activities) report information on all of the nonfiduciary activities of the Village. For the most part, the effect of interfund activity has been removed from these statements. Interfund services provided and used are not eliminated in the process of consolidation. Governmental activities, which normally are supported by taxes and intergovernmental revenues, are reported separately from business-type activities, which rely to a significant extent on fees and charges for support.

The Statement of Activities demonstrates the degree to which the direct expenses of a given function or segment are offset by program revenues. Direct expenses are those that are clearly identifiable with a specific function or segment.

Village of River Forest, Illinois

Notes to Financial Statements

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Program revenues include 1) charges to customers or applicants who purchase, use or directly benefit from goods, services or privileges provided by a given function or segment and 2) grants and contributions that are restricted to meeting the operational or capital requirements of a particular function or segment. Taxes and other items not properly included among program revenues are reported, instead, as general revenues.

Separate financial statements are provided for governmental funds, proprietary funds and fiduciary funds, even though the latter are excluded from the government-wide financial statements. Major individual governmental and enterprise funds are reported as separate columns in the fund financial statements. Individual nonmajor funds are reported in the supplementary information.

Fund Accounting

The Village uses funds to report on its financial position and the results of its operations. Fund accounting is designed to demonstrate legal compliance and to aid financial management by segregating transactions related to certain government functions or activities. A fund is a separate accounting entity with a self-balancing set of accounts.

Funds are classified into three broad categories: governmental, proprietary and fiduciary. Each category, in turn, is divided into separate “fund types.”

The Village has the following fund types:

Governmental Funds are used to account for the Village’s general governmental activities. There are four of these types and they use the flow of current financial resources measurement focus and the modified accrual basis of accounting.

The *General Fund* is the Village’s primary operating fund. It accounts for all financial resources of the general government, except those required to be accounted for in another fund.

Special Revenue Funds account for the collection and disbursement of earmarked monies.

Debt Service Funds account for the servicing of general long-term debt not financed by proprietary funds.

Capital Projects Funds account for the acquisition of capital assets or construction of major capital projects not financed by proprietary funds.

Proprietary Funds are used to account for activities similar to those found in the private sector, where the determination of net income is necessary or useful for sound financial administration. Goods or services from such activities are provided to outside parties by the enterprise fund.

The *Enterprise Fund (Waterworks and Sewerage Fund)* is used to account for those operations that are financed and operated in a manner similar to private business or where the Village Board has decided that the determination of revenues earned, costs incurred and/or net income is necessary for management accountability.

Village of River Forest, Illinois

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April 30, 2018

Fiduciary Funds account for assets held by the government in a trustee capacity or as an agent on behalf of others. Trust funds account for assets held by the government under the terms of a formal trust agreement.

Pension Trust Funds are accounted for in essentially the same manner as the proprietary fund, using the same measurement focus and the accrual basis of accounting. The pension trust funds account for the assets and activity of the Village's Police Pension Trust Fund and Firefighters' Pension Trust Fund.

Measurement Focus, Basis of Accounting and Financial Statement Presentation

The government-wide financial statements are reported using the economic resources measurement focus and the accrual basis of accounting, as are the proprietary fund financial statements. Revenues are recorded when earned and expenses are recorded at the time liabilities are incurred, regardless of when the related cash flow takes place. Property taxes are recognized as revenue in the year for which they are intended to finance. Grants and similar items are recognized as revenue as soon as all eligibility requirements imposed by the provider have been met.

Governmental fund financial statements are reported using the current financial resources measurement focus and the modified accrual basis of accounting. Revenues are recognized as soon as they are both measurable and available. Revenues are considered to be available when they are collectible within the current period or soon enough thereafter to pay liabilities of the current period. For this purpose, the Village considers property taxes as available if they are collected within 60 days of the end of the current fiscal period. A 90-day availability period is used for revenue recognition for all other governmental fund revenues. Expenditures generally are recorded when a liability is incurred, as under accrual accounting. However, debt service expenditures, as well as expenditures related to compensated absences, and claims and judgments are recorded when payment is due.

Property taxes and other tax revenues including sales, use, utility, income, and motor fuel taxes, interest revenue and charges for services revenues associated with the current fiscal period are all considered to be susceptible to accrual and so have been recognized as revenues of the current fiscal period. All other revenue items are considered to be measurable and available only when cash is received by the Village.

The Village reports the following major governmental funds:

The *General Fund* is the Village's primary operating fund. It accounts for all financial resources of the general government, except those required to be accounted for in another fund.

The *Capital Equipment Replacement Fund* is a capital projects fund which accounts for financial resources used for the replacement of equipment.

The *Madison Street TIF Fund* is a capital projects fund that accounts for financial activity associated with the Madison Street Tax Increment Financing District.

Village of River Forest, Illinois

Notes to Financial Statements

April 30, 2018

The Village reports the following major and only enterprise fund:

The *Waterworks and Sewerage Fund* accounts for the provision of water and sewer services, including infrastructure maintenance and improvements to the residents of the Village of River Forest. All activities necessary to provide such services are accounted for in this fund including, but not limited to, administration, operations, maintenance, financing and related debt service and billing and collection.

Additionally, the Village reports the following fiduciary funds:

The *Police Pension Trust Fund* accounts for the accumulation of resources to pay pension costs. Resources are contributed by police force members at rates fixed by state statutes and by the Village through an annual property tax levy.

The *Firefighters' Pension Trust Fund* accounts for the accumulation of resources to pay pension costs. Resources are contributed by fire personnel members at rates fixed by state statutes and by the Village through an annual property tax levy.

Amounts reported as program revenues include charges to customers or applicants for goods, services or privileges provided and operating grants and contributions. Internally dedicated resources are reported as general revenues rather than as program revenues. Likewise, general revenues include all taxes.

Proprietary funds distinguish operating revenues and expenses from nonoperating items. Operating revenues and expenses generally result from providing services and producing and delivering goods in connection with a proprietary fund's principal ongoing operations. The principal operating revenues of the enterprise fund are charges to customers for sales and services. Operating expenses for the enterprise fund include the cost of sales and services, administrative expenses and depreciation on capital assets. All revenues and expenses not meeting this definition are reported as nonoperating revenues and expenses.

The Village reports unearned revenue on its financial statements. Unearned revenue arises when a potential revenue does not meet both the "measurable" and "available" criteria for recognition in the current period. Deferred inflows of resources also arise when resources are received by the Village before it has a legal claim to them. In subsequent periods, when both revenue recognition criteria are met or when the Village has a legal claim to resources, the liability for unearned revenue is removed from the combined balance sheet and revenue is recognized.

The Village reports deferred inflows of resources on its Statement of Net Position and Governmental Fund Balance Sheet. Deferred inflows of resources arise when resources are received by the Village that represent an acquisition of net position that applies to future periods and so will not be recognized as an inflow of resources (revenue) until that time. In subsequent periods, when the Village has a legal claim to the resources, the liability for deferred inflows of resources is removed from the Statement of Net Position and Governmental Fund Balance Sheet and revenue is recognized.

Village of River Forest, Illinois

Notes to Financial Statements

April 30, 2018

Budgets

Budgets are adopted on a basis consistent with GAAP, with the exception of the Waterworks and Sewerage Fund which is budgeted to include principal payments and capitalized assets. Annual appropriated budgets are adopted (at the fund level) for the General, Special Revenue, Debt Service, Capital Projects, Enterprise and Pension Trust Funds. The annual appropriated budget is legally enacted and provides for a legal level of control at the fund level. All annual appropriations lapse at fiscal year end.

Cash Equivalents

For purposes of the Statement of Cash Flows, all highly liquid investments with maturities of three months or less at the date purchased are considered cash equivalents.

Investments

Investments are reported at fair value.

Receivables

The recognition of receivables associated with nonexchange transactions is as follows:

- Derived tax receivable (such as sales, income and motor fuel taxes) are recognized when the underlying exchange has occurred.
- Imposed nonexchange receivables (such as property taxes and fines) are recognized when an enforceable legal claim has arisen.
- Government mandates or voluntary nonexchange transaction receivable (such as mandates or grants) are recognized when all legal requirements have been met.

Prepaid Items/Expenses

Prepaid items/expenses represent payments made to vendors during the fiscal year for services that will benefit future periods. The cost of prepaid items is recorded as expenditures/expenses when consumed rather than when purchased.

Land Held for Sale

Land held for sale is recorded at the lower of cost or fair market value as of the balance sheet date. The Village purchased property totaling \$1,328,392 in the Madison Street TIF Fund during the year ended April 30, 2018. The Village anticipates selling the land for the \$1,328,392 in the future.

Village of River Forest, Illinois

Notes to Financial Statements

April 30, 2018

Inventories

Inventories are valued at cost, which approximates market, using the first-in/first-out (FIFO) method. The costs of governmental fund inventories are recorded as expenditures when consumed rather than when purchased.

Capital Assets

Capital assets, which include property, plant, equipment and infrastructure assets (*e.g.*, roads, sidewalks, bridges and similar items) are reported in the applicable governmental or business-type activities column in the government-wide financial statements. Capital assets are defined as having a useful life greater than one year with an initial, individual cost of more than \$10,000 for vehicles and equipment, \$50,000 for buildings and improvements and \$100,000 for infrastructure. Such assets are recorded at historical cost or estimated historical cost if purchased or constructed. Donated capital assets, donated works of art and similar items, and capital assets received in a service concession arrangement are reported at acquisition value.

The cost of normal maintenance and repairs that do not add to the value of the asset or materially extend assets' lives are not capitalized. Major outlays for capital assets and improvements are capitalized as projects are constructed.

Capital assets are depreciated using the straight-line method over the following estimated useful lives:

Combined sewers	75 - 100 years
Buildings and improvements	50 - 75 years
Vehicles and equipment	2 - 25 years
Water distribution system	75 years
Storm sewers (relief)	75 - 100 years
Sanitary sewers	100 years
Curbs and gutters	60 years
Streets	60 years
Other infrastructure	15 - 100 years

Compensated Absences

Vested or accumulated vacation leave is accrued when incurred in the government-wide and proprietary fund financial statements, as the Village expects employees to use their vacation within one fiscal year; however, they may carry over ten days. Vested or accumulated vacation leave of proprietary funds and government-wide statements is recorded as an expense and liability of those funds as the benefits accrue to employees. Vacation leave is only recorded in the governmental fund financial statements when an employee leaves before year end and has not been paid out. No liability is recorded for nonvesting, accumulating rights to receive sick pay benefits. However, a liability is recognized for that portion of accumulating sick leave benefits that is estimated will be taken as "terminal leave" prior to retirement.

Village of River Forest, Illinois

Notes to Financial Statements

April 30, 2018

Long-Term Obligations

In the government-wide and proprietary fund financial statements, long-term debt and other long-term obligations are reported as liabilities. Bond premiums and discounts are deferred and amortized over the life of the bonds. Bonds payable are reported net of the applicable bond premium or discount.

In the fund financial statements, governmental fund types recognize bond premiums and discounts, as well as bond issuance costs, during the current period. The face amount of debt issued is reported as other financing sources. Premiums received on debt issuances are reported as other financing sources, while discounts on debt issuances are reported as other financing uses. Issuance costs, whether or not withheld from the actual debt proceeds received, are reported as debt service expenditures.

Deferred Outflows/Inflows of Resources

The Village reports deferred outflows of resources on its Statement of Net Position. Deferred outflows of resources represent a consumption of net position that applies to a future reporting period(s) and so will not be recognized as an outflow of resources (expense/expenditure/reduction of liability) until then. The Village has an item that qualifies for reporting in this category, the deferred outflows related to pensions, which represents pension items that will be recognized as pension expense or reduction of pension liability in future periods.

The Village reports deferred inflows of resources on its Statement of Net Position and on its Governmental Funds Balance Sheet. Deferred inflows of resources represent an acquisition of net position that applies to a future reporting period(s) and so will not be recognized as an inflow of resources (revenue) until that time. The Village has three items that qualify for reporting in this category, deferred inflows related to property taxes levied in 2017 but will be collected in future period, rental income received in advance, and deferred inflows related to pensions which represents pension items that will be recognized as reductions in pension expense in future periods.

Pensions

For purposes of measuring the net pension liability, deferred outflows of resources and deferred inflows of resources related to pensions, and pension expense, information about the fiduciary net position of the Village's Police, Firefighters', IMRF and SLEP pension plans (Plans) and additions to/deductions from the Plans' fiduciary net position have been determined on the same basis as they are reported by the Plans. For this purpose, benefit payments (including refunds of employee contributions) are recognized when due and payable in accordance with the benefit terms. Investments are reported at fair value.

Village of River Forest, Illinois

Notes to Financial Statements

April 30, 2018

Fund Equity

Net Position/Fund Balances

There are five classifications of fund balances of governmental funds:

- (1) Nonspendable – amounts that are not in spendable form (such as inventory) or are required to be maintained intact.
- (2) Restricted – amounts constrained to specific purposes by their providers (such as grantors, bondholders and higher levels of government) through constitutional provisions or by enabling legislation.
- (3) Committed – amounts constrained to specific purpose by a government itself, using its highest level of decision-making authority. The Village Board is the highest level of decision-making authority for the Village that can, by adoption of ordinance prior to the end of the year, commit fund balance. Once adopted, the limitation remains in place until a similar action is taken (adoption of another ordinance) to remove or revise the limitation.
- (4) Assigned – amounts the Village intends to use for specific purposes as determined by the Village Board. It is assumed that creation of a fund automatically assigns fund balance.
- (5) Unassigned – Includes residual positive fund balance within the general fund which has not been classified within the other above mentioned categories. Unassigned fund balance may also include negative balances for any governmental fund if expenditures exceed amounts restricted, committed, or assigned for those purposes.

Net position/fund balance is displayed in the order of the relative strength of the spending constraints placed on the purposes for which resources can be used.

The Village's flow of funds assumption prescribes that the funds with the highest level of constraint are expended first. If restricted or unrestricted funds are available for spending, the restricted funds are spent first. Additionally, if different levels of unrestricted funds are available for spending, the Village considers committed funds to be expended first followed by assigned and the unassigned funds.

Per the Village's financial policy, the General Fund is to maintain a minimum unassigned fund balance, plus the amount restricted for working cash, of 25% of the total budgeted annual expenditures in the most recently approved annual budget. The Village Board shall determine the disposition of fund balance in excess of this amount.

Interfund Transactions

Interfund services provided and used are accounted for as revenues, expenditures or expenses. Transactions that constitute reimbursements to a fund for expenditures/expenses initially made from it that are properly applicable to another fund are recorded as expenditures/expenses in the reimbursing fund, and as reductions of expenditures/expenses in the fund that is reimbursed.

Village of River Forest, Illinois

Notes to Financial Statements

April 30, 2018

Advances to other funds in lender funds and advances from other funds in borrower funds represent long-term borrowings.

Use of Estimates

In preparing financial statements, management is required to make estimates and assumptions that affect the reported amounts of assets, deferred outflows of resources, liabilities and deferred inflows of resources the disclosure of contingent assets and liabilities at the date of the financial statements and the reported amounts of revenues and expenses during the reporting period. Actual results could differ from those estimates.

Note 2: Fund Equity

The Madison Street TIF Fund had a deficit in fund balance of \$137,059 at April 30, 2018. General Fund revenues were used to pay the costs associated with establishing the TIF.

Note 3: Deposits and Investments

The Village's investment policy is to establish cash management and investment guidelines for the Village officials responsible for the stewardship of public funds. The Village has established specific objectives to meet these guidelines. The Village's investment policy is more restrictive than Illinois State Statutes. The Village is authorized to make deposits in any credit union or bank, as defined by the *Illinois Banking Act*, and make investments in obligations guaranteed by the full faith and credit of the United States of America, similar obligations of agencies of the United States of America, certain money market mutual funds, the Illinois Metropolitan Investment Fund and The Illinois Funds.

None of the Village's deposits (carrying value of \$1,095,110 excluding \$1,900 of petty cash) with financial institutions were exposed to custodial credit risk, as those deposits were insured, or fully collateralized by investments held by an independent third party in the Village's name.

The Illinois Funds Money Market Fund is an external investment pool developed and implemented in 1975 by the Illinois General Assembly under the jurisdiction of the Treasurer, who has regulatory oversight for the pool. The Fund is not registered with the SEC and has an affirmed AAAM Standard & Poor's credit quality rating. The fair value of the positions of this pool is the same as the value of the pool shares. The yield on the Illinois Funds Money Market Fund was 1.725% at April 30, 2018. The Fund issues a publicly available financial report. That report may be obtained by writing to the Office of the State Treasurer, Illinois Funds Administrative Office, 300 W. Jefferson Street, Springfield, Illinois 62702.

The Illinois Metropolitan Investment Fund (IMET) is not registered with the SEC. The IMET Board provides oversight for IMET. The Board is responsible for policy formulation, as well as policy and administrative oversight. The fair value of the position in the pool is the same as the value of the pool

Village of River Forest, Illinois

Notes to Financial Statements

April 30, 2018

shares. IMET offers two separate investment vehicles to public entities. The Village's investments are in the IMET Convenience Fund which yielded 1.64% at April 30, 2018, and the IMET 1-3 Year Fund which yielded 2.49% at April 30, 2018.

In October 2014, the Illinois Metropolitan Investment Fund notified all participants that over \$50 million in loans, which were being held in the Convenience Fund's approximately \$1.8 billion assets, were fraudulent and in default. The forged guarantees on these loans were denied by the USDA. The Village portion of the IMET Convenience Fund that has been impaired is \$125,237. Recovery efforts are ongoing. IMET issues a publicly available financial report. That report may be obtained by writing to IMET, 1220 Oak Brook Road, Oak Brook, Illinois 60523.

As of April 30, 2018, the Village has the following investments and maturities.

Investment Type	Fair Value	Investment Maturities		
		Less Than One Year	1 to 5 Years	More Than 5 Years
IMET	\$ 2,471,024	\$ 2,471,024	\$ -	\$ -
Certificates of Deposit	6,280,487	4,084,713	2,195,774	-
Federal Farm Credit Bonds	428,392	-	428,392	-
Federal Home Loan Bank	398,632	-	398,632	-
Federal Home Loan Mortgage Corporation	942,385	596,250	328,825	17,310
Government National Mortgage Association	16,693	-	-	16,693
	<u>\$ 10,537,613</u>	<u>\$ 7,151,987</u>	<u>\$ 3,351,623</u>	<u>\$ 34,003</u>
*Illinois Funds	<u>\$ 2,149,809</u>			

*Not subject to interest rate risk categorization.

Interest Rate Risk

Interest rate risk is the risk that changes in interest rates will adversely affect fair values of an investment. In accordance with its investment policy, the Village's investment portfolio shall remain sufficiently liquid to enable the Village to meet all operating requirements that may be reasonably anticipated in any Village fund. Maturities of investments of all funds, except the Capital Projects Funds and Working Cash Funds, shall not exceed five years. Maturities of investments of Capital Projects Funds and Working Cash Funds may exceed five years if the maturities of such investments are made to coincide as nearly as practicable with the expected use of the funds.

Village of River Forest, Illinois

Notes to Financial Statements

April 30, 2018

Credit Risk

Credit risk is the risk that an issuer or other counterparty to an investment will not fulfill its obligations. State law limits investments in mutual bond funds to the top two ratings issued by nationally recognized statistical rating organizations. As of April 30, 2018, the Illinois Funds Money Market was rated AAAM by Standard & Poor's.

Custodial Credit Risk

In the case of deposits, this is the risk that, in the event of a bank failure, the Village's deposits may not be returned. For an investment, custodial credit risk is the risk that, in the event of the failure of the counterparty, the Village will not be able to recover the value of its investment or collateral securities that are in the possession of an outside party. As of April 30, 2018, the Village's deposits with financial institutions were not exposed to custodial credit risk because they were insured and collateralized.

Concentration of Credit Risk

It is the policy of the Village to diversify its investment portfolio. Investments shall be diversified to eliminate the risk of loss resulting in overconcentration in a security, maturity, issuer or class of securities. The Village accomplishes this through avoiding overconcentration in a specific issuer, business sector or fund, investing in securities with varying maturities and continuously investing a portion of the portfolio in readily available funds to ensure the appropriate liquidity is maintained.

Note 4: Fair Value of Assets

Fair value is the price that would be received to sell an asset or paid to transfer a liability in an orderly transaction between market participants at the measurement date. Fair value measurements must maximize the use of observable inputs and minimize the use of unobservable inputs. There is a hierarchy of three levels of inputs that may be used to measure fair value:

- Level 1** Quoted prices (unadjusted) in active markets for an identical asset or liability that a government can access at the measurement date.
- Level 2** Inputs other than quoted prices included within Level 1, that are observable for an asset or liability, either directly or indirectly. Level 2 inputs include quoted prices for similar assets or liabilities, quoted prices for identical or similar assets or liabilities in markets that are not active, or other inputs that are observable or can be corroborated by observable market data for substantially the full term of the assets or liabilities.
- Level 3** Unobservable inputs for an asset or liability.

Village of River Forest, Illinois

Notes to Financial Statements

April 30, 2018

Recurring Measurements

The following table presents the fair value measurements of assets and liabilities recognized in the accompanying statement of net position measured at fair value on a recurring basis and the level within the fair value hierarchy in which the fair value measurements fall at April 30, 2018:

		Fair Value Measurements			
		Quoted Prices in Active Markets for Identical Assets (Level 1)	Significant Other Observable Inputs (Level 2)	Significant Unobservable Inputs (Level 3)	
Fair Value					
Village					
April 30, 2018					
Investment type					
Negotiable CDs	\$ 3,343,866	\$ -	\$ 3,343,866	\$ -	
U.S. agencies	1,786,102	-	1,786,102	-	
Total	<u>\$ 5,129,968</u>	<u>\$ -</u>	<u>\$ 5,129,968</u>	<u>\$ -</u>	
Police Pension					
April 30, 2018					
Investment type - by fair value					
U.S. obligations	\$ 4,325,016	\$ -	\$ 4,325,016	\$ -	
U.S. agencies	1,837,815	-	1,837,815	-	
Municipal bonds					
Corporate bonds	1,270,943	-	1,270,943	-	
Annuity - insurance contract	1,956,102	673,675	1,282,427	-	
Mutual funds - equity	12,067,755	12,067,755	-	-	
Total	<u>\$ 21,457,631</u>	<u>\$ 12,741,430</u>	<u>\$ 8,716,201</u>	<u>\$ -</u>	

The valuation method for investments measured at the net asset value (NAV) per share (or its equivalent) is presented in the following table.

Investments Measured at the NAV

	Investments Measured at the NAV			
	Fair Value	Unfunded Commitments	Redemption Frequency (if Currently Eligible)	Redemption Notice Period
Annuity - real estate funds	<u>\$ 1,149,411</u>	<u>\$ -</u>	<u>N/A</u>	<u>N/A</u>

Village of River Forest, Illinois

Notes to Financial Statements

April 30, 2018

	Fair Value	Fair Value Measurements		
		Quoted Prices in Active Markets for Identical Assets (Level 1)	Significant Other Observable Inputs (Level 2)	Significant Unobservable Inputs (Level 3)
<i>Fire Pension</i>				
April 30, 2018				
Investment type				
U.S. obligations	\$ 740,538	\$ -	\$ 740,538	\$ -
U.S. agencies	1,173,371	-	1,173,371	-
Municipal bonds	39,850	-	39,850	-
Corporate bonds	3,002,355	-	3,002,355	-
Mutual funds - equity	8,844,163	8,844,163	-	-
Total	\$ 13,800,277	\$ 8,844,163	\$ 4,956,114	\$ -

The valuation method for investments measured at the net asset value (NAV) per share (or its equivalent) is presented in the following table.

	Investments Measured at the NAV			
	Fair Value	Unfunded Commitments	Redemption Frequency (if Currently Eligible)	Redemption Notice Period
Annuity - real estate funds	<u>\$ 722,464</u>	<u>\$ -</u>	<u>N/A</u>	<u>N/A</u>

Following is a description of the valuation methodologies and inputs used for assets and liabilities measured at fair value on a recurring basis and recognized in the accompanying Statement of Net Position, as well as the general classification of such assets and liabilities pursuant to the valuation hierarchy. There have been no significant changes in the valuation techniques during the year ended April 30, 2018.

Investments

Where quoted market prices are available in an active market, securities are classified within Level 1 of the valuation hierarchy. If quoted market prices are not available, then fair values are estimated by using quoted prices of securities with similar characteristics or independent asset pricing services and pricing models, the inputs of which are market-based or independently sourced market parameters, including, but not limited to, yield curves, interest rates, volatilities, prepayments, defaults, cumulative loss projections and cash flows. Such securities are classified in Level 2 of the valuation hierarchy.

Village of River Forest, Illinois

Notes to Financial Statements

April 30, 2018

Note 5: Receivables

Property taxes for 2017 attach as an enforceable lien on January 1, 2017. Taxes are levied by December 2017, by passage of a Tax Levy Ordinance for collection in the subsequent calendar year. Tax bills are payable in two installments on or about March 1 and August 1, 2018. The County collects such taxes and remits them periodically. The Village deferred recognition of the second installment of the 2017 property tax levy due to the second installment being intended to fund the next fiscal year's operations.

At April 30, 2018, taxes and intergovernmental receivables consisted of the following:

	Governmental Funds		Total
	General Fund	Nonmajor Funds	
Receivables			
Taxes			
Property taxes	\$ 3,168,864	\$ 125,049	\$ 3,293,913
Other taxes			
Utility tax	50,984	-	50,984
Places of eating tax	14,386	-	14,386
Total taxes	<u>3,234,234</u>	<u>125,049</u>	<u>3,359,283</u>
Intergovernmental			
Sales tax	633,776	-	633,776
Telecom	68,708	-	68,708
Use tax	70,314	-	70,314
Replacement	30,086	-	30,086
Motor fuel tax	-	25,576	25,576
Accounts, net	7,862	-	7,862
Total intergovernmental	<u>810,746</u>	<u>25,576</u>	<u>836,322</u>
	<u>\$ 4,044,980</u>	<u>\$ 150,625</u>	<u>\$ 4,195,605</u>

All of the receivables on the balance sheet are expected to be collected within one year.

Village of River Forest, Illinois

Notes to Financial Statements

April 30, 2018

Note 6: Capital Assets

Governmental Activities

A summary of changes in capital assets for governmental activities of the Village is as follows:

	Beginning Balance	Additions	Deletions	Ending Balance
Capital assets not being depreciated				
Land	\$ 1,139,497	\$ -	\$ -	\$ 1,139,497
Right of ways	3,826,453	-	-	3,826,453
Construction in progress	153,560	180,392	153,560	180,392
	<u>5,119,510</u>	<u>180,392</u>	<u>153,560</u>	<u>5,146,342</u>
Capital assets being depreciated				
Buildings and improvements	5,641,020	310,180	-	5,951,200
Vehicles and equipment	4,516,878	875,513	713,897	4,678,494
Infrastructure	12,761,875	124,560	85,365	12,801,070
	<u>22,919,773</u>	<u>1,310,253</u>	<u>799,262</u>	<u>23,430,764</u>
Less accumulated depreciation for				
Buildings	1,793,620	126,705		1,920,325
Vehicles and equipment	2,294,901	275,912	558,302	2,012,511
Infrastructure	5,376,300	224,391	75,437	5,525,254
	<u>9,464,821</u>	<u>627,008</u>	<u>633,739</u>	<u>9,458,090</u>
Total capital assets being depreciated, net	<u>13,454,952</u>	<u>683,245</u>	<u>165,523</u>	<u>13,972,674</u>
Governmental activities capital assets, net	<u>\$ 18,574,462</u>	<u>\$ 863,637</u>	<u>\$ 319,083</u>	<u>\$ 19,119,016</u>

Village of River Forest, Illinois

Notes to Financial Statements

April 30, 2018

Business-Type Activities

A summary of changes in capital assets for business-type activities of the Village is as follows:

	Beginning Balance	Additions	Deletions	Ending Balance
Capital assets not being depreciated				
Land	\$ 500	\$ -	\$ -	\$ 500
Capital assets being depreciated				
Buildings and improvements	921,217	55,400	-	976,617
Vehicles and equipment	918,716	78,159	-	996,875
Water distribution system	5,571,977	434,470	7,458	5,998,989
Sewer system	16,995,705	-	-	16,995,705
Curbs and gutters	2,641,730	-	-	2,641,730
	<u>27,049,345</u>	<u>568,029</u>	<u>7,458</u>	<u>27,609,916</u>
Less accumulated depreciation for				
Buildings	720,790	10,600	-	731,390
Vehicles and equipment	462,220	52,822	-	515,042
Water distribution system	1,183,252	67,680	7,160	1,243,772
Sewer system	1,672,735	164,989	-	1,837,724
Curbs and gutters	1,123,986	43,966	-	1,167,952
	<u>5,162,983</u>	<u>340,057</u>	<u>7,160</u>	<u>5,495,880</u>
Total capital assets being depreciated, net	<u>21,886,362</u>	<u>227,972</u>	<u>298</u>	<u>22,114,036</u>
Business-type activities, capital assets, net	<u>\$ 21,886,862</u>	<u>\$ 227,972</u>	<u>\$ 298</u>	<u>\$ 22,114,536</u>

Depreciation Expense

Depreciation expense was charged to functions/programs as follows:

	Governmental Activities	Business-Type Activities
General government	\$ 123,700	\$ -
Public safety	210,353	-
Highways and streets	292,955	-
Waterworks and sewerage	-	340,057
	<u>\$ 627,008</u>	<u>\$ 340,057</u>

Village of River Forest, Illinois

Notes to Financial Statements

April 30, 2018

Commitments

The Village has certain contracts for construction projects which were in progress as of April 30, 2018. The remaining commitments are as follows:

2018 Street Improvement Program	\$ 364,900
2018 Curb and Sidewalk Replacement	57,000
2018 Street Patching Program	49,960
Chicago Avenue Construction Engineering	140,850
Tree Trimming Program	7,887
Tree and Stump Removal Program	44,000
Second Floor Improvements - Construction	78,746
Second Floor Improvements - Furniture	144,171
Second Floor Improvements - Architectural	2,540
Lake and Lathrop Economic Development	126,858

The Village has also entered into an agreement with the managing company of the River Forest Town Center to provide economic incentives for filling vacant retail space within the Town Center. The Village reported total expenditures of \$4,617 related to this agreement during Fiscal Year 2018 and \$313,667 since the inception of the agreement. The agreement has a maximum amount of \$335,600. As of April 30, 2018, \$21,933 was the maximum amount remaining.

Note 7: Long-Term Debt

Changes in Long-Term Obligations

The following is a summary of the Village's long-term debt balances and transactions for the year ended April 30, 2018.

	Maturity Date	Balance May 1	Additions	Reductions	Balance April 30	Due Within One Year
<i>Governmental Activities</i>						
General obligation bonds						
Series 2005 (Library)						
3.50% - 4.15%	12/01/17	\$ 50,000	\$ -	\$ 50,000	\$ -	\$ -
Series 2016						
1.25%	12/01/17	192,820	-	192,820	-	-
Series 2018						
2.00% - 2.15%	12/01/19	-	500,000	-	500,000	246,000
		242,820	500,000	242,820	500,000	246,000
Compensated absences		544,013	516,598	544,013	516,598	103,320
Net pension liabilities		38,926,097	502,878	2,165,434	37,263,541	-
Net other postemployment benefit obligation		1,668,117	124,584	-	1,792,701	-
		<u>\$ 41,381,047</u>	<u>\$ 1,644,060</u>	<u>\$ 2,952,267</u>	<u>\$ 40,072,840</u>	<u>\$ 349,320</u>

Village of River Forest, Illinois
Notes to Financial Statements
April 30, 2018

	Maturity Date	Balance May 1	Additions	Reductions	Balance April 30	Due Within One Year
<i>Business-Type Activities</i>						
General Obligation Bonds						
Series 2008B						
2.75% - 4.10%	12/01/18	\$ 335,000	\$ -	\$ 165,000	\$ 170,000	\$ 170,000
IEPA loan						
2.21%	5/06/36	14,166,890	-	607,395	13,559,495	620,893
Loans payable						
2.20%	11/15/24	98,508	-	48,684	49,824	49,824
Compensated absences		38,075	37,405	38,075	37,405	7,481
Net pension liability		331,523	-	276,748	54,775	-
Net other postemployment benefit obligation		45,924	6,767	-	52,691	-
		<u>\$ 15,015,920</u>	<u>\$ 44,172</u>	<u>\$ 1,135,902</u>	<u>\$ 13,924,190</u>	<u>\$ 848,198</u>

Compensated absences, net pension liabilities and net other postemployment benefit obligations are paid from the General Fund and charged to General Government, Public Safety, Public Works and from the Waterworks and Sewerage Fund.

General Obligation Debt

The Village issues general obligation bonds to provide funds for the acquisition and construction of major capital facilities. General obligation bonds have been issued for general government and business-type activities.

The Series 2005 General Obligation Bonds are recorded as debt of the Village, as the Village is the party responsible for payments. The proceeds of these bonds have been recorded by the Public Library as the proceeds have been spent to improve the Public Library.

Debt Service Requirements to Maturity

Annual debt service requirements to maturity for general obligation bonds are as follows:

Year Ending April 30	Governmental Activities		Business-Type Activities		Total	
	Principal	Interest	Principal	Interest	Principal	Interest
2019	\$ 246,000	\$ 7,584	\$ 170,000	\$ 6,970	\$ 416,000	\$ 14,554
2020	254,000	5,461	-	-	254,000	5,461
	<u>\$ 500,000</u>	<u>\$ 13,045</u>	<u>\$ 170,000</u>	<u>\$ 6,970</u>	<u>\$ 670,000</u>	<u>\$ 20,015</u>

Village of River Forest, Illinois
Notes to Financial Statements
April 30, 2018

Annual debt service requirements to maturity for loans payable are as follows:

Year Ending April 30	Business-Type Activities	
	Principal	Interest
2019	\$ 670,717	\$ 296,940
2020	634,690	282,456
2021	648,795	268,351
2022	663,211	253,934
2023	677,950	239,196
2024-2028	3,622,541	963,189
2029-2033	4,043,333	542,396
2034-2036	2,648,082	103,354
	<u>\$ 13,609,319</u>	<u>\$ 2,949,816</u>

Legal Debt Margin

Equalized assessed valuation - 2017	<u>\$ 586,302,873</u>
Legal debt limit - 8.625% of assessed valuation	\$ 50,568,623
Amount of debt applicable to debt limit	<u>500,000</u>
Legal debt margin	<u>\$ 50,068,623</u>

Chapter 65, Section 5/8-5-1 of the Illinois Compiled Statutes provides, "...no municipality having a population of less than 500,000 shall become indebted in any manner or for any purpose, to an amount, including existing indebtedness in the aggregate exceeding 8.625% on the value of the taxable property therein, to be ascertained by the last assessment for state and county purposes, previous to the incurring of the indebtedness or, until January 1, 1983, if greater, the sum that is produced by multiplying the municipality's 1978 equalized assessed valuation by the debt limitation percentage in effect on January 1, 1979."

Note 8: Conduit Debt

The Village issued \$17,000,000 of Industrial Project Revenue Bonds for Dominican University during the year ended April 30, 2010. The Village has no obligation to pay this debt. The 2009 Project Revenue Bonds for Dominican University had an outstanding balance of \$10,419,857 at April 30, 2018.

Village of River Forest, Illinois

Notes to Financial Statements

April 30, 2018

Note 9: Interfund Transactions

Due From/to Other Funds

Receivable Fund	Payable Fund	Amount
General Fund	TIF Madison Fund	\$ 150,000
Police Pension	General Fund	19,771
Firefighters' Pension	General Fund	13,705
		<u>\$ 183,476</u>

The due to/from between the Police and Firefighters' Pension Funds and the General Fund is due to April 30th employer contributions due and increases in the employer contribution to offset the PTELL reduction of the property tax levy.

The due to/from between the General Fund and the TIF Madison Fund is due to the General Fund loaning money to the TIF for startup costs and the purchase of property in the TIF District.

Advances From/to Other Funds

Receivable Fund	Payable Fund	Amount
Enterprise	Capital Projects	
Waterworks and Sewerage Fund	Capital Equipment Replacement Fund	\$ 240,775
General Fund	TIF Madison Fund	1,340,000
		<u>\$ 1,580,775</u>

The advance from/to between the Waterworks and Sewerage Fund and the Capital Equipment Replacement Fund represents fiscal year contributions for future vehicle and equipment purchases that are funded via the Capital Equipment Replacement Fund.

The advance from/to between the General Fund and the TIF Madison Fund represents money the General Fund loaned to the TIF for the purchase of property in the TIF district.

Transfers

Receiving Fund	Transferring Fund	Amount
Capital Projects		
Capital Equipment Replacement Fund	General Fund	\$ 416,033

Village of River Forest, Illinois

Notes to Financial Statements

April 30, 2018

The General Fund transferred \$416,033 to the Capital Equipment Replacement Fund related to contribution for future capital outlay expenditures.

Note 10: Risk Management

Intergovernmental Risk Management Agency (IRMA)

The Village participates in the Intergovernmental Risk Management Agency (IRMA). IRMA is an organization of municipalities and special districts in Northeastern Illinois which have formed an association under the *Illinois Intergovernmental Cooperation Act* to pool its risk management needs. The agency administers a mix of self-insurance and commercial insurance coverage; property/casualty and workers compensation claim administration/litigation management services; unemployment claim administration; extensive risk management/loss control consulting and training programs; and a risk information system and financial reporting service for its members.

The Village's payments to IRMA are displayed on the financial statements as expenditures/expenses in appropriate funds. Each member assumes the first \$2,500 of each occurrence, and IRMA has a mix of self-insurance and commercial insurance at various amounts above that level.

Each member appoints one delegate, along with an alternate delegate, to represent the member on the Board of Directors. The Village does not exercise any control over the activities of the agency beyond its representation on the Board of Directors.

Initial contributions are determined each year based on the individual member's eligible revenue as defined in the by-laws of IRMA and experience modification factors based on past member loss experience. Members have a contractual obligation to fund any deficit of IRMA attributable to a membership year during which they were a member. Supplemental contributions may be required to fund these deficits.

Limits of coverage effective as of April 30, 2018, are as follows:

Automobile liability	\$ 10,000,000
General liability	10,000,000
Public officials liability	10,000,000
Workers' compensation	Blanket statutory limits
First party property	250,000,000 per occurrence
Boiler/machinery	50,000,000
Fidelity and crime	
a. Employee theft	5,000,000
b. Forgery or alteration	5,000,000
c. Computer fraud	5,000,000
d. Credit card forgery	5,000,000
e. Nonfaithful performance	2,500,000
Public official bond	Blanket statutory limits

Village of River Forest, Illinois

Notes to Financial Statements

April 30, 2018

Intergovernmental Personnel Benefit Cooperative (IPBC)

Risks for medical, dental and death benefits for employees and retirees are provided through the Village's participation in the Intergovernmental Personnel Benefit Cooperative (IPBC). IPBC acts as an administrative agency to receive, process and pay such claims as may come within the benefit program of each participating member. IPBC maintains specific reinsurance coverage for claims in excess of \$125,000 per individual employee participant. The Village pays premiums to IPBC based upon current employee participation and its prior experience factor with the pool. Current year overages or underages for participation in the pool are adjusted into the subsequent years' experience factor for premiums. For insured programs, there have been no significant reductions in insurance coverage.

Note 11: Contingent Liabilities

Litigation

The Village is a defendant in various lawsuits. Although the outcome of these lawsuits is not presently determinable, in the opinion of the Village's management, the resolution of these matters will not have a material adverse effect on the financial condition of the Village.

Grants

Amounts received or receivable from grantors are subject to audit and adjustment by the grantors. Any disallowed claims, including amounts already collected, may constitute a liability of the applicable funds. The amount, if any, of expenditures which may be disallowed by the grantor cannot be determined at this time, although the Village expects such amounts, if any, to be immaterial.

Note 12: Other Postemployment Benefits

In addition to providing the pension benefits described in Note 14, the Village provides postemployment health care benefits (OPEB) for retired employees through a single-employer defined benefit plan. The benefits, benefit levels, employee contributions and employer contributions are governed by the Village and can be amended by the Village through its personnel manual and union contracts. The plan does not issue a separate report. The plan is not accounted for as a trust fund, as an irrevocable trust has not been established. The cost of the plan is reported in the fund from which the benefits are paid.

Village of River Forest, Illinois

Notes to Financial Statements

April 30, 2018

Benefits Provided

The Village provides postemployment health care benefits to its retirees. To be eligible for benefits, an employee must qualify for retirement under one of the Village's retirement plans.

All health care benefits are provided through the Village's health plan. The benefit levels are the same as those afforded to active employees. Benefits include general inpatient and outpatient medical services; mental, nervous and substance abuse care; dental care and prescriptions. Upon a retiree reaching age 65 years of age, Medicare becomes the primary insurer and the Village's plan becomes secondary.

Membership

At April 30, 2018, membership consisted of:

Retirees and beneficiaries currently receiving benefits and terminated employees entitled to but not yet receiving them	37
Current employees	79
	<hr/>
Total	116
	<hr/> <hr/>
Participating employers	1
	<hr/> <hr/>

Funding Policy

The Village negotiates the contribution percentage between the Village and employees through the union contracts and personnel policy. Most retirees contribute 66.6% of the actuarially determined premium to the plan, and the Village contributes the remainder to cover the cost of providing the benefits to the retirees. Effective May 12, 2012, non-union and public works union employees hired prior to January 1, 2005, who retire after being employed by the Village for 20 consecutive years immediately prior to retirement and over age 55, are entitled to \$200 per month towards the cost of the retiree health insurance benefit. The Village pays 100% of the cost of coverage for disabled officers. No Village contribution is made once the retiree is eligible for Medicare. Non-union and public works union employees hired after January 1, 2005, are responsible for 100% of the cost of the benefits. Effective May 1, 2013, the majority of Police and Firefighters' union employees are no longer eligible for the one-third Village subsidy. Only Police employees hired before May 1, 1998, are entitled to the one-third subsidy. For the fiscal year ended April 30, 2018, retirees contributed \$275,331 and the Village contributed \$177,338. Active employees do not contribute to the plan until retirement.

Village of River Forest, Illinois

Notes to Financial Statements

April 30, 2018

Annual OPEB Costs and Net OPEB Obligation

The Village had an actuarial valuation performed for the plan as of April 30, 2018, to determine the funded status of the plan as of that date, as well as the employer's annual required contribution (ARC) for the fiscal year ended April 30, 2018. The Village's annual OPEB cost, the percentage of annual OPEB cost contributed to the plan, and the net OPEB obligation was as follows:

Fiscal Year End	Annual OPEB Cost	Employer Contributions	Percentage of Annual OPEB Cost Contributions	Net OPEB Obligation
April 30, 2018	\$ 308,689	\$ 177,338	57.4%	\$ 1,845,392
April 30, 2017	308,118	175,235	56.9%	1,714,041
April 30, 2016	411,746	199,263	48.4%	1,581,158

The net OPEB obligation (NOPEBO) at April 30, 2018, was calculated as follows:

Annual required contribution	\$ 301,343
Interest on net OPEB obligation	68,562
Adjustment to annual required contribution	<u>(61,216)</u>
Annual OPEB cost	308,689
Contributions made	<u>177,338</u>
Increase in net OPEB obligation	131,351
Net OPEB obligation, beginning of year	<u>1,714,041</u>
Net OPEB obligation, end of year	<u><u>\$ 1,845,392</u></u>
Net OPEB obligation attributable to	
Governmental activities	\$ 1,792,701
Business-type activities	<u>52,691</u>
	<u><u>\$ 1,845,392</u></u>

Village of River Forest, Illinois

Notes to Financial Statements

April 30, 2018

Funded Status and Funding Progress

The funded status of the plan as of April 30, 2018, was as follows:

Actuarial accrued liability (AAL)	\$ 4,939,910
Actuarial value of plan assets	-
Unfunded actuarial accrued liability (UAAL)	4,939,910
Funded ratio (actuarial value of plan assets/AAL)	-
Covered payroll (active plan members)	6,447,438
UAAL as a percentage of covered payroll	76.6%

Actuarial valuations of an ongoing plan involve estimates of the value of reported amounts and assumptions about the probability of occurrence of events far into the future. Examples include assumptions about future employment, mortality and the healthcare cost trend. Amounts determined regarding the funded status of the plan and the ARCs of the employer are subject to continual revision as actuarial results are compared with past expectations and new estimates are made about the future. The Schedule of Funding Progress, presented as Required Supplementary Information following the Notes to the Financial Statements, presents multi-year trend information that shows whether the actuarial value of plan assets is increasing or decreasing over time relative to the actuarial accrued liabilities for benefits.

Actuarial Methods and Assumptions

Projections of benefits for financial reporting purposes are based on the substantive plan (the plan as understood by the employer and plan members) and include the types of benefits provided at the time of each valuation and the historical pattern of sharing of benefit costs between the employer and plan members to that point. The actuarial methods and assumptions used include techniques that are designed to reduce short-term volatility in actuarial accrued liabilities and the actuarial value of assets, consistent with the long-term perspective of the calculations.

In the April 30, 2018 actuarial valuation, the entry-age normal actuarial cost method was used. The actuarial assumptions included 4.0% investment rate of return (net of administrative expenses) and an initial annual healthcare cost trend rate of 1.25% then 7.00% reduced to an ultimate rate of 4.50% after seven years. Rates include a salary rate increase of 3.5% and a 2.5% general inflation assumption. The actuarial value of assets was \$0. The plan's unfunded actuarial accrued liability is being amortized as a level dollar amount on an open basis over 30 years.

Note 13: Deferred Compensation Plan

The Village offers its employees a deferred compensation plan created in accordance with Internal Revenue Code Section 457. The plan, available to all employees at their option, permits participants to defer a portion of their salary until future years. The deferred compensation is not available to employees until termination, retirement, death, or an unforeseeable emergency occurs.

Village of River Forest, Illinois

Notes to Financial Statements

April 30, 2018

The assets of the plan are held in trust, with the Village as trustee, for the exclusive benefit of the plan participants and their beneficiaries. The assets cannot be diverted for any other purpose. The Village's beneficial ownership of plan assets held in the trust is held for the future exclusive benefit of the participants and their beneficiaries.

Note 14: Defined Benefit Pension Plans

The Village contributes to three defined benefit pension plans, the Illinois Municipal Retirement Fund (IMRF), an agent multiple-employer defined benefit pension plan; the Police Pension Plan, which is a single-employer defined benefit pension plan; and the Firefighters' Pension Plan, which is a single-employer defined benefit pension plan. The benefits, benefit levels, employee contributions and employer contributions for all three plans are governed by Illinois Compiled Statutes (ILCS) and can only be amended by the Illinois General Assembly. The Police and Firefighters' Pension Plans do not issue separate reports on the pension plans. IMRF issues a publicly available report that includes financial statements and supplementary information for the plan as a whole, but not for individual employers. That report may be obtained on-line at www.imrf.org.

The aggregate totals for all pension items for three plans are as follows:

	Governmental Activities	Business-Type Activities*	Total Village
Net pension (asset) liability			
IMRF - Regular	\$ 180,337	\$ 54,775	\$ 235,112
IMRF - SLEP	(13,513)	-	(13,513)
Police	20,207,381	-	20,207,381
Firefighters	16,889,336	-	16,889,336
	<u>\$ 37,263,541</u>	<u>\$ 54,775</u>	<u>\$ 37,318,316</u>
Deferred outflows of resources			
IMRF - Regular	\$ 237,319	\$ 81,089	\$ 318,408
IMRF - SLEP	302	-	302
Police	1,018,774	-	1,018,774
Firefighters	2,787,771	-	2,787,771
	<u>\$ 4,044,166</u>	<u>\$ 81,089</u>	<u>\$ 4,125,255</u>

Village of River Forest, Illinois

Notes to Financial Statements

April 30, 2018

	Governmental Activities	Business-Type Activities*	Total Village
Deferred inflows of resources			
IMRF - Regular	\$ 706,767	\$ 214,673	\$ 921,440
IMRF - SLEP	10,202	-	10,202
Police	2,008,959	-	2,008,959
Firefighters	438,181	-	438,181
	<u>\$ 3,164,109</u>	<u>\$ 214,673</u>	<u>\$ 3,378,782</u>
Pension expense (income)			
IMRF - Regular	\$ 197,828	\$ 86,787	\$ 284,615
IMRF - SLEP	(6,753)	-	(6,753)
Police	1,994,291	-	1,994,291
Firefighters	2,199,970	-	2,199,970
	<u>\$ 4,385,336</u>	<u>\$ 86,787</u>	<u>\$ 4,472,123</u>

*Same amounts are also reported in the proprietary fund statements.

Illinois Municipal Retirement Fund

Plan Description

The Village defined benefit pension plan for regular employees (other than those covered by the Police or Firefighters' Pension Plans), provides retirement, disability, annual cost-of-living adjustments and death benefits to plan members and beneficiaries. IMRF acts as a common investment and administrative agent for local governments and school districts in Illinois. The Village maintains accounts for regular employees and for Sheriff's Law Enforcement Personnel (SLEP) which provides benefits solely to former police chiefs. A summary of IMRF's pension benefits is provided in the "Benefits Provided" described below. Details of all benefits are available from IMRF. The Illinois Pension Code establishes the benefit provisions of the plan which can only be amended by the Illinois General Assembly. IMRF issues a publicly available financial report that includes financial statements and required supplementary information. That report may be obtained at www.imrf.org or by writing to the Illinois Municipal Retirement Fund, 2211 York Road, Suite 500, Oak Brook, Illinois 60523.

Employees of the Village of River Forest Public Library (Library), an unrelated entity, also participate in the Village's IMRF plan. The Village treats the Library as a shared participant in the IMRF Regular Plan for purposes of applying GASB 68. Accordingly, pension items have been allocated to the Library on the basis of employer contributions to total employer contributions for the fiscal year. The Village's portion was 85%.

Village of River Forest, Illinois

Notes to Financial Statements

April 30, 2018

Benefits Provided

Employees hired before January 1, 2011, are eligible for Tier 1 benefits. Tier 1 employees are vested for pension benefits when they have at least 8 years of qualifying service credit. Tier 1 employees who retire at age 55 (at reduced benefits) or after age 60 (at full benefits) with 8 years of service are entitled to an annual retirement benefit, payable monthly for life, in an amount equal to 1-2/3% of the final rate of earnings for the first 15 years of service credit, plus 2% for each year of service credit after 15 years to a maximum of 75% of their final rate of earnings. Final rate of earnings is the highest total earnings during any consecutive 48 months within the last 10 years of service, divided by 48. Under Tier 1, the pension is increased by 3% of the original amount on January 1 every year after retirement.

Employees hired on or after January 1, 2011, are eligible for Tier 2 benefits. For Tier 2 employees, pension benefits vest after 10 years of service. Participating employees who retire at age 62 (at reduced benefits) or after age 67 (at full benefits) with 10 years of service are entitled to an annual retirement benefit, payable monthly for life, in an amount equal to 1-2/3% of the final rate of earnings for the first 15 years of service credit, plus 2% for each year of service credit after 15 years to a maximum of 75% of their final rate of earnings. Final rate of earnings is the highest total earnings during any 96 consecutive months within the last 10 years of service, divided by 96. Under Tier 2, the pension is increased on January 1 every year after retirement, upon reaching age 67, by the lesser of: 3% of the original pension amount, or 1/2 of the increase in the Consumer Price Index of the original pension amount.

The Sheriff's Law Enforcement Personnel Fund (SLEP) members, having accumulated at least 30 years of SLEP service and terminating IMRF participation on or after July 1, 1988, may elect to retire at or after age 50 with no early retirement discount penalty. SLEP members meeting these two qualifications are entitled to an annual retirement benefit, payable monthly for life, in an amount equal to 2.50% of their final rate of earnings, for each year of credited service up to 20 years, 2.00% of their final earnings rate for the next 10 years of credited service and 1.00% for each year thereafter. For those SLEP members retiring with less than 20 years of SLEP service, the regular IMRF pension formula applies. SLEP also provides death and disability benefits. These benefit provisions and all other requirements are established by State statutes. SLEP members are required to contribute 7.50% of their annual salary to SLEP.

Employees Covered by Benefit Terms

As of December 31, 2017, the measurement date for the net pension liability, the following employees were covered by the benefit terms:

	Regular	SLEP
Retirees and beneficiaries currently receiving benefits	52	1
Terminated employees entitled to but not yet receiving benefits	49	1
Current employees	40	-
	<u>141</u>	<u>2</u>

Village of River Forest, Illinois

Notes to Financial Statements

April 30, 2018

Contributions

As set by statute, employees participating in the IMRF plan are required to contribute 4.50% of their annual covered salary. The member rate is also established by State statute. The Village is required to contribute at an actuarially determined rate. The employer annual required contribution rate for calendar year 2017 was 11.14% and for 2018 it is 11.01%. For the year ended April 30, 2018, the Village contributed \$256,700 to the plan. The Village also contributes for disability benefits, death benefits and supplemental retirement benefits, all of which are pooled at the IMRF level. The employer contribution requirements are established and may be amended by the IMRF Board of Trustees. For the SLEP Plan, members are required to contribute 7.50% of their annual covered salary. The employer rate for calendar year 2017 was 13.36% and for 2018 it is 11.24%. For the year end April 30, 2018, the Village contributed \$1,209 to the SLEP Plan.

Investments

The long-term expected rate of return on pension plan investments was determined using a building-block method in which best-estimate ranges of expected future real rates of return (expected returns, net of pension plan investment expense, and inflation) are developed for each major asset class. These ranges are combined to produce the long-term expected rate of return by weighting the expected future real rates of return to the target asset allocation percentage and adding expected inflation. The target allocation and best estimates of geometric real rates of return for each major asset class are summarized in the following table:

Asset Class	Portfolio Target Percentage	Long-Term Expected Real Rate of Return
Domestic equity	37%	6.85%
International equity	18%	6.75%
Fixed income	28%	3.00%
Alternative investments	7%	2.65% - 7.35%
Real estate	9%	5.75%
Short-term	1%	2.25%
	<u>100%</u>	

Village of River Forest, Illinois

Notes to Financial Statements

April 30, 2018

Actuarial Assumptions

The following are the methods and assumptions used to determine the total pension liability as of April 30, 2018:

Actuarial valuation date	December 31, 2017
Measurement date	December 31, 2017
Actuarial cost method	Entry-age normal
Assumptions	
Inflation	2.50%
Salary increases	3.39% - 14.25%, including inflation
Investment rate of return	7.50%
Asset valuation method	Market value of assets

Retirement age is based on Experienced-Based Table of Rates, specific to the type of eligibility condition, last updated for the 2017 valuation according to an experience study from years 2014 to 2016.

For nondisabled retirees, an IMRF-specific mortality table was used with fully generational projection scale MP-2017 (base year 2015). The IMRF-specific rates were developed from the RP-2014 Blue Collar Health Annuitant Mortality Table with adjustments to match current IMRF experience. For disabled retirees, an IMRF-specific mortality table was used with fully generational projection scale MP-2017 (base year 2015). The IMRF-specific rates were developed from the RP-2014 Disabled Retirees Mortality Table applying the same adjustment that were applied for non-disabled lives. For active members, an IMRF-specific mortality table was used with fully generational projection scale MP-2017 (base year 2015). The IMRF-specific rates were developed from the RP-2014 Employee Mortality Table with adjustments to match current IMRF experience.

Discount Rate

A single discount rate (SDR) of 7.50% for the Regular Plan and 7.50% for the SLEP Fund was used to measure the total pension liability. The projection of cash flows used to determine the SDR assumed that the plan members' contributions will be made at the current contribution rate, and that employer contributions will be made at rates equal to the difference between actuarially determined contribution rates and the member rate. Based on those assumptions, the Regular Plan's fiduciary net position and the SLEP Plan's fiduciary net position were projected to be available to make all projected future benefit payments of active and inactive plan members.

Village of River Forest, Illinois

Notes to Financial Statements

April 30, 2018

Therefore, the long-term expected rate of return on pension plan investments was applied to all periods of project benefit payments to determine the total pension liability.

Changes in Net Pension Liability – Regular Plan

	Total Pension Liability (a)	Plan Fiduciary Net Position (b)	Net Pension Liability (a)-(b)
Balance, beginning of year	<u>\$ 12,277,694</u>	<u>\$ 10,861,964</u>	<u>\$ 1,415,730</u>
Changes for the year			
Service cost	204,049	-	204,049
Interest	904,587	-	904,587
Differences between expected and actual experience	320,633	-	320,633
Changes in assumptions	(453,752)	-	(453,752)
Contributions - employer	-	259,632	(259,632)
Contributions - employee	-	104,879	(104,879)
Net investment income	-	1,932,878	(1,932,878)
Benefit payments, including refunds of employees' contributions	(687,593)	(687,593)	-
Administrative expenses	-	(141,254)	141,254
Other (net transfer)	<u>-</u>	<u>-</u>	<u>-</u>
Net changes	<u>287,924</u>	<u>1,468,542</u>	<u>(1,180,618)</u>
Balance, end of year	<u><u>\$ 12,565,618</u></u>	<u><u>\$ 12,330,506</u></u>	<u><u>\$ 235,112</u></u>

Changes in assumptions related to retirement age and mortality were made since the prior measurement date.

Village of River Forest, Illinois

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Changes in Net Pension Liability – SLEP

	Total Pension Liability (a)	Plan Fiduciary Net Position (b)	Net Pension Liability (a)-(b)
Balance, beginning of year	\$ 183,795	\$ 170,122	\$ 13,673
Changes for the year			
Service cost	-	-	-
Interest	13,347	-	13,347
Differences between expected and actual experience	2,465	-	2,465
Changes in assumptions	(5,630)	-	(5,630)
Contributions - employer	-	1,361	(1,361)
Contributions - employee	-	-	-
Net investment income	-	32,823	(32,823)
Benefit payments, including refunds of employees' contributions	(11,658)	(11,658)	-
Administrative expenses	-	-	-
Other (net transfer)	-	3,184	(3,184)
Net changes	(1,476)	25,710	(27,186)
Balance, end of year	\$ 182,319	\$ 195,832	\$ (13,513)

Discount Rate Sensitivity

The following is a sensitivity analysis of the net pension liability (asset) to changes in the discount rate. The table below represents the net pension liability (asset) of the Village's Regular Plan and SLEP Fund calculated using the discount rate of 7.50% and 7.50%, respectively, as well as what the Village's net pension liability would be if it were calculated using discount rates that are one percentage point lower (6.50% and 6.50%) or one percentage point higher (8.50% and 8.50%) than the current rate:

	1% Decrease (6.50%)	Current Discount Rate (7.50%)	1% Increase (8.50%)
Regular Plan			
Net pension liability	\$ 1,925,023	\$ 235,112	\$ (1,140,257)
SLEP			
Net pension liability (asset)	\$ 4,091	\$ (13,513)	\$ (24,911)

Village of River Forest, Illinois

Notes to Financial Statements

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Pension Expense, Deferred Outflows of Resources and Deferred Inflows of Resources Related to Pensions

For the year ended April 30, 2018, the Village recognized pension expense (income) of \$284,615 and \$(6,753) for the Regular Plan and SLEP, respectively. At April 30, 2018, the Village reported deferred outflows of resources and deferred inflows of resources related to pensions from the following sources:

Deferred Outflows/Inflows Related to Pensions	Regular Plan	SLEP
Deferred outflows		
Differences between expected and actual experience	\$ 229,855	\$ -
Changes of assumptions	528	-
Total deferred outflows	<u>230,383</u>	<u>-</u>
Deferred inflows		
Differences between expected and actual experience	2,214	-
Changes of assumptions	327,875	-
Net differences between projected and actual earnings on pension plan investments	<u>591,351</u>	<u>10,202</u>
Total deferred inflows	<u>921,440</u>	<u>10,202</u>
Total deferred amounts to be recognized in pension expense in future periods	(691,057)	(10,202)
Pension contributions made subsequent to the measurement date	<u>88,025</u>	<u>302</u>
	<u>\$ (603,032)</u>	<u>\$ (9,900)</u>

At April 30, 2018, the Village reported \$88,025 of deferred outflows of resources related to pensions resulting from Village contributions made subsequent to the measurement date that will be recognized as a reduction of net pension liability in the year ended April 30, 2019. Amounts reported as deferred outflows of resources and deferred inflows of resources related to pensions will be recognized in pension expense in future periods as follows:

Year Ending April 30,	Amount
2018	\$ (119,416)
2019	(115,110)
2020	(234,535)
2021	(232,198)
2022	<u>-</u>
	<u>\$ (701,259)</u>

Village of River Forest, Illinois

Notes to Financial Statements

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Police Pension

Plan Description and Provisions

Police sworn personnel are covered by the Police Pension Plan, which is a defined benefit, single-employer pension plan. Although this is a single-employer pension plan, the defined benefits and employee and employer contributions levels are governed by Illinois Compiled Statutes (Chapter 40-Article 5/3) and may be amended only by the Illinois legislature. The Village accounts for the plan as a pension trust fund.

Benefits Provided

The Police Pension Plan provides retirement benefits as well as death and disability benefits. Employees attaining the age of 50 or more with 20 or more years of creditable service are entitled to receive an annual retirement benefit of 2.5% of final salary for each year of service up to 30 years, to a maximum of 75% of such salary. Employees with at least 8 years but less than 20 years of credited service may retire at or after age 60 and receive a reduced benefit of 2.5% of final salary for each year of service.

The monthly pension of a covered employee who retired with 20 or more years of service after January 1, 1997, shall be increased annually by 3% of the originally granted pension, following the first anniversary date of retirement and be paid upon reaching the age of at least 55 years. For all increases granted on or after July 1, 1993, the second and subsequent automatic annual increases shall be calculated as 3% of the amount of the pension payable at the time of the increase.

Employees Covered by Benefit Terms

At April 30, 2018, the Police Pension Plan membership consisted of:

Inactive plan members currently receiving benefits	35
Inactive plan members entitled but not yet receiving benefits	2
Active plan members	30
	<hr/>
Total	67
	<hr/>

Contributions

Covered employees are required to contribute 9.91% of their base salary to the Police Pension Plan. If an employee leaves covered employment with less than 20 years of service, accumulated employee contributions may be refunded without accumulated interest. The Village is required to contribute the remaining amounts necessary to finance the plan as actuarially determined by an enrolled actuary. Effective January 1, 2012, the Village's contributions must accumulate to the point where 90% of the past service cost for the Police Pension Plan is funded by the year 2040. Administrative expenses are generally paid from plan

Village of River Forest, Illinois

Notes to Financial Statements

April 30, 2018

assets. For the year ended April 30, 2018, the Village contributed \$1,394,597 to the Police Pension Plan.

Investment Policy

The deposits and investments of the Police Pension Fund are held separately from those of other Village funds. Statutes authorize the Pension Fund to make deposits/invest in interest bearing direct obligations of the United States of America: obligations that are fully guaranteed or insured as to the payment of principal and interest by the United States of America: bonds, notes, debentures or similar obligations of agencies of the United States of America; savings accounts or certificates of deposit issued by banks or savings and loan associations chartered by the United States of America or by the State of Illinois, to the extent that the deposits are insured by the agencies or instrumentalities of the federal government; credit unions, to the extent that the deposits are insured by the agencies or instrumentalities of the federal government: State of Illinois bonds; pooled accounts managed by the Illinois Funds Market Fund (formerly known as IPTIP, Illinois Public Treasurers Investment Pool), or by banks, their subsidiaries or holding companies. In accordance with the laws of the State of Illinois, bonds or tax anticipation warrants of any county, township, or municipal corporation of the State of Illinois; direct obligations of the State of Israel; money market mutual funds managed by investment companies that are registered under the *Federal Investment Company Act of 1940* and the *Illinois Securities Law of 1953* and are diversified, open-ended management investment companies, provided the portfolio is limited to specified restrictions; general accounts of life insurance companies; and separate accounts of life insurance companies and mutual funds, the mutual funds must meet specific restrictions provided the investment in separate accounts and mutual funds does not exceed 10% of the Pension Fund's plan net position; and corporate bonds managed through an investment advisor, rated as investment grade by one of the two largest rating services at the time of purchase. Pension Funds with plan net position of \$2.5 million or more may invest up to 45% of plan net position in separate accounts of life insurance companies and mutual funds. Pension Funds with plan net position of at least \$5 million that have appointed an investment advisor, may through that investment advisor invest up to 45% of the plan net position in common and preferred stocks that meet specific restrictions. In addition, pension funds with plan net position of at least \$10 million that have appointed an investment advisor may invest up to 55% of its net position in common and preferred stocks and mutual funds that meet specific restrictions effective July 1, 2012.

Village of River Forest, Illinois

Notes to Financial Statements

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The Police Pension Fund's investment policy in accordance with ILCS establishes the following ranges and target allocation across asset classes:

Asset Class	Portfolio Target Percentage	Long-Term Expected Real Rate of Return
Fixed income	35.00%	2.50%
Domestic equity	40.00%	7.50%
International equity	20.00%	8.50%
Real estate	5.00%	4.50%
	<u>100.00%</u>	

The long-term expected rate of return on the Fund's investments was determined using an asset allocation study conducted by the Fund's investment management consultant in April 2018 in which best-estimate ranges of expected future real rates of return (net of pension plan investment expense and inflation) were developed for each major asset class. These ranges were combined to produce the long-term expected rate of return by weighting the expected future real rates of return by the target asset allocation percentage and by adding the expected inflation. Best estimates or geometric rates of return for each major asset class included in the Fund's target asset allocation as of April 30, 2018, are listed in the table above.

Investment Rate of Return

For the year ended April 30, 2018, the annual money-weighted rate of return on the Police Pension Plan investments, net of pension plan investment expense, was 8.30%. The money-weighted rate of return expresses investment performance, net of investment expense, adjusted for the changing amounts actually invested.

Deposits With Financial Institutions

At year end, the carrying amount of the Police Pension Fund's deposits totaled \$602,708 and the bank balance totaled \$604,613.

Village of River Forest, Illinois

Notes to Financial Statements

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Interest Rate Risk

As of April 30, 2018, the Police Pension Fund has the following investments and maturities:

Investment Type	Fair Value	Investment Maturities		
		Less Than One Year	1 to 5 Years	More Than 5 Years
Corporate Bonds	\$ 1,270,943	\$ -	\$ 1,270,943	\$ -
Federal Farm Credit Bank	310,884	-	310,884	-
Federal Home Loan Bank	1,020,987	214,970	806,017	-
Federal Home Mortgage Loan Corporation	390,577	-	390,577	-
Government National Mortgage Association	115,367	-	31	115,336
U.S. Treasuries	4,325,016	757,324	2,020,344	1,547,348
	<u>\$ 7,433,774</u>	<u>\$ 972,294</u>	<u>\$ 4,798,796</u>	<u>\$ 1,662,684</u>
	Fair Value			
*Illinois Funds	\$ 296,542			
*Mutual Funds	12,067,755			
*Insurance Contracts/Annuities	<u>3,105,513</u>			
	<u>\$ 15,469,810</u>			

*Not subject to interest rate risk categorization.

The Pension Fund assumes any callable securities will not be called.

Interest rate risk is the risk that changes in interest rates will adversely affect the fair value of an investment. While not required by the Pension Fund's investment policy, the Pension Fund limits its exposure to interest rate risk by structuring the portfolio to provide liquidity while at the same time matching investment maturities to projected fund liabilities.

Credit Risk

Credit risk is the risk that an issuer or other counterparty to an investment will not fulfill its obligations. State law limits investments in mutual bond funds to the top two ratings issued by nationally recognized statistical rating organizations. As of April 30, 2018, the Illinois Funds Money Market was rated AAAM by Standard & Poor's.

The Police Pension Plan limits their exposure to credit risk by primarily investing in securities issued by the United States Government and/or its agencies that are implicitly guaranteed by the United States Government. The Plan's investment policy follows the "prudent person" rule, which states, "Investments shall be made with judgment and care, under circumstances then

Village of River Forest, Illinois

Notes to Financial Statements

April 30, 2018

prevailing, which persons of prudence, discretion, and intelligence exercise in the management of their own affairs, not for speculation, but for investment, considering the primary objective of safety as well as the secondary objective of the attainment of market rates of return.” The following table summarizes the credit ratings of obligations of the U.S. government agencies that are only implicitly guaranteed by the U.S. Government and investments in debt securities (corporate bonds) as of April 30, 2018:

	Rating Agency	Rating
Corporate bonds		A1 through A3
U.S. government agencies:		
Federal Farm Credit Bank	Moody's	Aaa
Federal Home Loan Bank	Moody's	Aaa
Federal Home Mortgage Loan Corporation	Moody's	Aaa

Custodial Credit Risk – Deposits

In the case of deposits, this is the risk that in the event of a bank failure, the Pension Fund's deposits may not be returned to it. At April 30, 2018, the entire amount of the bank balance of the deposits was covered by federal depository or equivalent insurance. The Pension Fund's investment policy requires that all deposits in excess of FDIC insurable limits be secured by collateral in order to protect deposits from default.

Custodial Credit Risk – Investments

For an investment, this is the risk that, in the event of the failure of the counterparty, the Pension Fund will not be able to recover the value of its investments or collateral securities that are in the possession of an outside party. Money market mutual funds and equity mutual funds are not subject to custodial credit risk. In accordance with the Pension Fund's investment policy, the plan limits its exposure to custodial credit risk by utilizing an independent third party institution to act as custodian for its securities and collateral.

Concentration of Credit Risk

It is the policy of the Pension Plan to diversify its investment portfolio. Investments shall be diversified to eliminate the risk of loss resulting in overconcentration in a security, maturity, issuer or class of securities. The Pension Plan accomplishes this through avoiding overconcentration in a specific issuer, business sector or fund, investing in securities with varying maturities and continuously investing a portion of the portfolio in readily available funds to ensure the appropriate liquidity is maintained. At April 30, 2018, the Police Pension Fund's investments (other than those issued or guaranteed by the U.S. Government) include a Vanguard Annuity of \$1,956,102, Vanguard Mid-Cap Index Fund of \$2,351,846, Vanguard Small Cap Fund of \$1,368,591, Vanguard Institutional Fund of \$4,732,809 and Vanguard Developed Markets Fund of \$2,120,564, each of which represents 5% or more of plan net assets.

Village of River Forest, Illinois

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Actuarial Assumptions

The total pension liability was determined by an actuarial valuation performed as of April 30, 2018, using the following actuarial methods and assumptions.

Actuarial valuation date	April 30, 2017
Measurement date	April 30, 2018
Actuarial cost method	Entry-age normal
Assumptions	
Inflation	2.50%
Salary increases	3.50% - 10.65%, including inflation
Investment rate of return	7.00%
Asset valuation method	Market value of assets

Mortality rates are based on rates developed in the Lauterbach & Amen, LLP 2016 Mortality Table for Illinois Police Officers.

Discount Rate

The discount rate used to measure the total pension liability was 7.00% (6.75% in prior year). The projection of cash flows used to determine the discount rate assumed that member contributions will be made at the current contribution rate and that the Village contributions will be made at rates equal to the difference between actuarially determined contribution rates and the member rate. Based on those assumptions, the Police Pension Fund's fiduciary net position was projected to be available to make all projected future benefit payments of current plan members.

Village of River Forest, Illinois

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Changes in Net Pension Liability

	Total Pension Liability (a)	Plan Fiduciary Net Position (b)	Net Pension Liability (a)-(b)
Balance, beginning of year	\$ 43,681,014	\$ 22,239,255	\$ 21,441,759
Changes for the year			
Service cost	735,090	-	735,090
Interest	2,980,256	-	2,980,256
Differences between expected and actual experience	(8,166)	-	(8,166)
Changes in assumptions	(1,427,515)	-	(1,427,515)
Contributions - employer	-	1,394,597	(1,394,597)
Contributions - employee	-	273,961	(273,961)
Net investment income	-	1,917,070	(1,917,070)
Benefit payments, including refunds of employees' contributions	(2,211,844)	(2,211,844)	-
Administrative expenses	-	(71,585)	71,585
Net changes	67,821	1,302,199	(1,234,378)
Balance, end of year	\$ 43,748,835	\$ 23,541,454	\$ 20,207,381

Changes in assumptions related to salary increases, inflation, retirement age, disability rates, termination and mortality were made since the prior measurement date.

Discount Rate Sensitivity

The following is a sensitivity analysis of the net pension liability to changes in the discount rate. The table below represents the pension liability of the Village calculated using the discount rate of 7.00%, as well as what the Village's net pension liability would be if it were calculated using a discount rate that is one percentage point lower (6.00%) or one percentage point higher (8.00%) than the current rate:

	1% Decrease (6.00%)	Current Discount Rate (7.00%)	1% Increase (8.00%)
Net pension liability	\$ 26,400,008	\$ 20,207,381	\$ 15,171,412

Village of River Forest, Illinois

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Pension Expense, Deferred Outflows of Resources and Deferred Inflows of Resources Related to Pensions

For the year ended April 30, 2018, the Village recognized pension expense of \$1,994,291. At April 30, 2018, the Village reported deferred outflows of resources and deferred inflows of resources related to pensions from the following sources:

Deferred Amounts Related to Pensions	2018	
	Deferred Outflows of Resources	Deferred Inflows of Resources
Differences between expected and actual experience	\$ -	\$ 92,422
Changes of assumptions	1,018,774	1,808,514
Net difference between projected and actual earnings on pension plan investments	-	108,023
	<u>\$ 1,018,774</u>	<u>\$ 2,008,959</u>

Amounts reported as deferred outflows of resources and deferred inflows of resources related to pensions will be recognized in pension expense in future periods as follows:

Year Ending April 30,	Amount
2019	\$ 16,548
2020	16,548
2021	(308,293)
2022	(481,722)
2023	(233,266)
	<u>\$ (990,185)</u>

Firefighters' Pension

Plan Description and Provisions

Fire sworn personnel are covered by the Firefighters' Pension Plan, which is a defined benefit, single-employer pension plan. Although this is a single-employer pension plan, the defined benefits and employee and employer contributions levels are governed by Illinois Compiled Statutes (Chapter 40-Article 5/3) and may be amended only by the Illinois legislature.

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Benefits Provided

The Firefighters' Pension Plan provides retirement benefits as well as death and disability benefits. Employees attaining the age of 50 or more with 20 or more years of creditable service are entitled to receive an annual retirement benefit of 2.5% of final salary for each year of service up to 30 years, to a maximum of 75% of such salary. Employees with at least 10 years but less than 20 years of credited service may retire at or after age 60 and receive a reduced benefit of final salary for each year of service, ranging from 15% to 45.6%.

Employees Covered by Benefit Terms

At April 30, 2018, the Firefighters' Pension Plan membership consisted of:

Inactive plan members currently receiving benefits	26
Inactive plan members entitled but not yet receiving benefits	1
Active plan members	<u>20</u>
Total	<u><u>47</u></u>

Contributions

Covered employees are required to contribute 9.455% of their base salary to the Firefighters' Pension Plan. If an employee leaves covered employment with less than 20 years of service, accumulated employee contributions may be refunded without accumulated interest. The Village is required to contribute the remaining amounts necessary to finance the plan as actuarially determined by an enrolled actuary. Effective January 1, 2012, the Village's contributions must accumulate to the point where 90% of the past service cost for the Firefighters' Pension Plan is funded by the year 2040. Administrative expenses are generally paid from plan assets. For the year ended April 30, 2018, the Village contributed \$1,133,899 to the Firefighters' Pension Plan.

Investment Policy

The deposits and investments of the Firefighters' Pension Fund are held separately from those of other Village funds. Statutes authorize the Pension Fund to make deposits/invest in interest bearing direct obligations of the United States of America; obligations that are fully guaranteed or insured as to the payment of principal and interest by the United States of America; bonds, notes, debentures or similar obligations of agencies of the United States of America; savings accounts or certificates of deposit issued by banks or savings and loan associations chartered by the United States of America or by the State of Illinois, to the extent that the deposits are insured by the agencies or instrumentalities of the federal government; credit unions, to the extent that the deposits are insured by the agencies or instrumentalities of the federal government; State of Illinois bonds; pooled accounts managed by the Illinois Funds Market Fund (formerly known as IPTIP, Illinois Public Treasurer's Investment Pool), or by banks, their subsidiaries or holding companies. In accordance with the laws of the State of Illinois, bonds or tax anticipation

Village of River Forest, Illinois

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warrants of any county, township, or municipal corporation of the State of Illinois: direct obligations of the State of Israel; money market mutual funds managed by investment companies that are registered under the *Federal Investment Company Act of 1940* and the *Illinois Securities Law of 1953* and are diversified, open-ended management investment companies, provided the portfolio is limited to specified restrictions; general accounts of life insurance companies: and separate accounts of life insurance companies and mutual funds, the mutual funds must meet specific restrictions, provided the investment in separate accounts and mutual funds does not exceed 10% of the Pension Fund's plan net position; and corporate bonds managed through an investment advisor, rated as investment grade by one of the two largest rating services at the time of purchase. Pension Funds with plan net position of \$2.5 million or more may invest up to 45% of plan net position in separate accounts of life insurance companies and mutual funds. Pension Funds with plan net position of at least \$5 million that have appointed an investment advisor, may through that investment advisor invest up to 45% of the plan net position in common and preferred stocks that meet specific restrictions. In addition, pension funds with plan net position of at least \$10 million that have appointed an investment advisor, may invest up to 55% of its net position in common and preferred stocks and mutual funds that meet specific restrictions effective July 1, 2012.

Illinois Funds is an investment pool managed by the Illinois Public Treasurer's Office which allows governments within the State to pool their funds for investment purposes. Although not registered with the SEC, Illinois Funds does operate in a manner consistent with Rule 2a7 of the *Investment Company Act of 1940*. Investments in Illinois Funds are valued at the share price, the price for which the investment could be sold. Illinois Funds was rated AAAM by Standard & Poor's Investors Service.

The Firefighters' Pension Fund's investment policy in accordance with ILCS establishes the following ranges and target allocation across asset classes:

Asset Class	Portfolio Target Percentage	Long-Term Expected Real Rate of Return
Domestic equity	45.00%	7.50%
International equity	15.00%	8.50%
Fixed income	35.00%	2.50%
Real estate	5.00%	4.50%
	<u>100.00%</u>	

The long-term expected rate of return of the Firefighters' Pension Fund's investments was determined using an asset allocation study conducted by the Firefighters' Pension Fund's investment manager consultant in April 2018 in which best estimate ranges of expected future real rates of return (net of pension plan investment expense and inflation) were developed for each major asset class. These ranges were combined to produce the long-term expected rate of return by weighting the expected future real rates of return by the target asset allocation percentage and by adding expected inflation. Best estimates or arithmetic real rates of return

Village of River Forest, Illinois

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excluding inflation for each major asset class included in the Fund's target asset allocation as of April 30, 2018, are listed in the table above.

Investment Rate of Return

For the year ended April 30, 2018, the annual money-weighted rate of return on the Firefighters' Pension Fund investments, net of pension plan investment expense, was 6.80%. The money-weighted rate of return expresses investment performance, net of investment expense, adjusted for the changing amounts actually invested.

Deposits With Financial Institutions

At year end, the carrying amount of the Pension Fund's deposits totaled \$133,971 and the bank balance totaled \$134,201.

Interest Rate Risk

As of April 30, 2018, the Firefighters' Pension Fund has the following investments and maturities:

Investment Type	Fair Value	Investment Maturities		
		Less Than One Year	1 to 5 Years	More Than 5 Years
IMET	\$ 291,422	\$ 291,422	\$ -	\$ -
Corporate Bonds	3,002,355	193,437	2,248,717	560,201
Municipal Bonds	39,850	-	39,850	-
Federal National Mortgage Association	796,199	-	265,363	530,836
Federal Home Loan Mortgage Corporation	351,566	-	157,594	193,972
Government National Mortgage Association	25,606	-	425	25,181
U.S. Treasuries	740,538	49,787	289,797	400,954
	<u>\$ 5,247,536</u>	<u>\$ 534,646</u>	<u>\$ 3,001,746</u>	<u>\$ 1,711,144</u>
	Fair Value			
*Illinois Funds	\$ 44,345			
*Mutual Funds	8,844,163			
*Insurance Contracts/Annuities	<u>722,464</u>			
	<u>\$ 9,610,972</u>			

*Not subject to interest rate risk categorization.

The Pension Fund assumes any callable securities will not be called.

Village of River Forest, Illinois

Notes to Financial Statements

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Interest rate risk is the risk that changes in interest rates will adversely affect the fair value of an investment. In accordance with the Pension Fund's investment policy, the Pension Fund limits its exposure to interest rate risk by structuring the portfolio to provide liquidity while at the same time matching investment maturities to projected fund liabilities.

Credit Risk

Credit risk is the risk that an issuer or other counterparty to an investment will not fulfill its obligations. State law limits investments in mutual bond funds to the top two ratings issued by nationally recognized statistical rating organizations. As of April 30, 2018, the Illinois Funds Money Market was rated AAAm by Standard & Poor's.

The Firefighters' Pension Plan limits its exposure to credit risk by primarily investing in securities issued by the U.S. Government and/or its agencies that are implicitly guaranteed by the U.S. Government. The Plan's investment policy follows the "prudent person" rule, which states, "Investments shall be made with judgment and care, under circumstances then prevailing, which persons of prudence, discretion, and intelligence exercise in the management of their own affairs, not for speculation, but for investment, considering the primary objective of safety as well as the secondary objective of the attainment of market rates of return." The following table summarizes the credit ratings of obligations of the U.S. government agencies that are only implicitly guaranteed by the U.S. Government and investments in debt securities (corporate and municipal bonds) as of April 30, 2018:

	Rating Agency	Rating
Corporate bonds	Moody's	Aaa and AAA
Municipal bonds	Moody's	Aaa through Baa3
U.S. government agencies		
Federal National Mortgage Association	Moody's	Aaa
Federal Home Loan Mortgage Corporation	Moody's	Aaa

Custodial Credit Risk - Deposits

In the case of deposits, this is the risk that in the event of a bank failure, the Pension Plan's deposits may not be returned to it. At April 30, 2018, the entire amount of the bank balance of the deposits was covered by federal depository or equivalent insurance. The Pension Plan's investment policy requires that all deposits in excess of FDIC insurable limits be secured by collateral in order to protect deposits from default.

Custodial Credit Risk – Investments

For an investment, this is the risk that, in the event of the failure of the counterparty, the Pension Plan will not be able to recover the value of its investments or collateral securities that are in the possession of an outside party. Money market mutual funds and equity mutual funds are not subject to custodial credit risk. In accordance with the Pension Plan's investment policy, the

Village of River Forest, Illinois

Notes to Financial Statements

April 30, 2018

plan limits its exposure to custodial credit risk by utilizing an independent third party institution to act as custodian for its securities and collateral.

Concentration of Credit Risk

It is the policy of the Pension Plan to diversify its investment portfolio. Investments shall be diversified to eliminate the risk of loss resulting in overconcentration in a security, maturity, issuer or class of securities. The Pension Plan accomplishes this through avoiding overconcentration in a specific issuer, business sector or fund, investing in securities with varying maturities and continuously investing a portion of the portfolio in readily available funds to ensure the appropriate liquidity is maintained. At April 30, 2018, the plan's investments (other than those issued or guaranteed by the U.S. Government) include Dodge and Cox International Fund of \$2,284,418, MFS Value Fund of \$1,318,900, PNC Small Cap of \$841,843, Vanguard 500 Index Admiral Fund of \$1,126,586, Hartford Schroders U.S. Small/Mid Cap of \$877,922 and Clearbridge Large Cap Growth of \$1,499,449 each of which represents 5% or more of plan net assets.

Actuarial Assumptions

The total pension liability was determined by an actuarial valuation performed as of April 30, 2018, using the following actuarial methods and assumptions.

Actuarial valuation date	April 30, 2017
Measurement date	April 30, 2018
Actuarial cost method	Entry-age normal
Assumptions	
Inflation	2.50%
Salary increases	4.00% - 10.11%, including inflation
Investment rate of return	7.00%
Asset valuation method	Market value of assets

Mortality rates are based on rates developed in the Lauterbach & Amen, LLP 2016 Mortality Table for Illinois Firefighters.

Discount Rate

The discount rate used to measure the total pension liability was 7.00% (same as prior year). The projection of cash flows used to determine the discount rate assumed that member contributions will be made at the current contribution rate and that the Village contributions will be made at rates equal to the difference between actuarially determined contribution rates and the

Village of River Forest, Illinois

Notes to Financial Statements

April 30, 2018

member rate. Based on those assumptions, the Firefighters' Pension Fund's fiduciary net position was projected to be available to make all projected future benefit payments of current plan members.

Changes in Net Pension Liability

	Total Pension Liability (a)	Plan Fiduciary Net Position (b)	Net Pension Liability (a)-(b)
Balance, beginning of year	<u>\$ 31,105,417</u>	<u>\$ 14,718,959</u>	<u>\$ 16,386,458</u>
Changes for the year			
Service cost	468,217	-	468,217
Interest	2,111,668	-	2,111,668
Differences between expected and actual experience	124,529	-	124,529
Contributions - employer	-	1,133,899	(1,133,899)
Contributions - employee	-	177,633	(177,633)
Net investment income	-	927,222	(927,222)
Benefit payments, including refunds of employees' contributions	(1,877,452)	(1,877,452)	-
Administrative expenses	<u>-</u>	<u>(37,218)</u>	<u>37,218</u>
Net changes	<u>826,962</u>	<u>324,084</u>	<u>502,878</u>
Balance, end of year	<u><u>\$ 31,932,379</u></u>	<u><u>\$ 15,043,043</u></u>	<u><u>\$ 16,889,336</u></u>

Changes in assumptions related to salary increases, inflation, retirement age, disability rates, termination and mortality were made since the prior measurement date.

Discount Rate Sensitivity

The following is a sensitivity analysis of the net pension liability to changes in the discount rate. The table below represents the pension liability of the Village calculated using the discount rate of 7.00% as well as what the Village's net pension liability would be if it were calculated using a discount rate that is one percentage point lower (6.00%) or one percentage point higher (8.00%) than the current rate:

	1% Decrease (6.00%)	Current Discount Rate (7.00%)	1% Increase (8.00%)
Net pension liability	<u><u>\$ 21,085,297</u></u>	<u><u>\$ 16,889,336</u></u>	<u><u>\$ 13,443,039</u></u>

Village of River Forest, Illinois

Notes to Financial Statements

April 30, 2018

Pension Expense, Deferred Outflows of Resources and Deferred Inflows of Resources Related to Pensions

For the year ended April 30, 2018, the Village recognized pension expense of \$2,199,970. At April 30, 2018, the Village reported deferred outflows of resources and deferred inflows of resources related to pensions from the following sources:

Deferred Amounts Related to Pensions	2018	
	Deferred Outflows of Resources	Deferred Inflows of Resources
Differences between expected and actual experience	\$ 974,996	\$ 333,732
Changes of assumptions	976,928	104,449
Net difference between projected and actual earnings on plan investments	835,847	-
	<u>\$ 2,787,771</u>	<u>\$ 438,181</u>

Amounts reported as deferred outflows of resources and deferred inflows of resources related to pensions will be recognized in pension expense in future periods as follows:

Year Ending April 30,	Amount
2019	\$ 769,718
2020	769,714
2021	387,802
2022	227,361
2023	168,888
Thereafter	26,107
	<u>\$ 2,349,590</u>

Summary of Significant Accounting Policies and Plan Asset Matters

Police Pension and Firefighters' Pension

Basis of Accounting

The financial statements are prepared using the accrual basis of accounting. Under this method, additions to net position are recorded when earned and deductions from net position are recorded when the time related liabilities/deferred inflows are incurred. Plan member contributions are recognized in the period in which the contributions are due. Employer contributions are recognized when due and the employer has made a formal commitment to provide the

Village of River Forest, Illinois

Notes to Financial Statements

April 30, 2018

contributions. Benefits and refunds are recognized when due and payable in accordance with the terms of the plan.

Method Used to Value Investments

Investments are reported at fair value. Short-term investments are reported at cost, which approximates fair value. Securities traded on national exchanges are valued at the last reported sales price. Investments that do not have any established market, if any, are reported at estimated fair value.

Related Party Transactions

There are no securities of the employer or any other related parties included in plan assets, including any loans.

Note 15: Pension Trust Funds – Financial Data

Schedule of Fiduciary Net Position as of April 30, 2018:

	Police Pension	Firefighters' Pension	Total
Assets			
Cash and cash equivalents	\$ 899,250	\$ 469,738	\$ 1,368,988
Investments			
Corporate bonds	1,270,943	3,002,355	4,273,298
Municipal bonds	-	39,850	39,850
U.S. government obligations	4,325,016	740,538	5,065,554
U.S. agency obligations	1,837,815	1,173,371	3,011,186
Mutual funds	12,067,755	8,844,163	20,911,918
Annuity/insurance company contracts	3,105,513	722,464	3,827,977
Receivables			
Accrued interest	29,086	40,997	70,083
Due from municipality	19,771	13,705	33,476
Prepaid expenses	3,942	2,463	6,405
	<hr/>	<hr/>	<hr/>
Total assets	23,559,091	15,049,644	38,608,735
Liabilities			
Accounts payable	17,637	6,601	24,238
	<hr/>	<hr/>	<hr/>
Net position			
Restricted for pensions	<u>\$ 23,541,454</u>	<u>\$ 15,043,043</u>	<u>\$ 38,584,497</u>

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Village of River Forest, Illinois

Notes to Financial Statements

April 30, 2018

Schedule of Changes in Fiduciary Net Position for the year ended April 30, 2018:

	Police Pension	Firefighters' Pension	Total
Additions			
Contributions			
Employer	\$ 1,394,597	\$ 1,133,899	\$ 2,528,496
Plan members	273,961	177,633	451,594
	<u>1,668,558</u>	<u>1,311,532</u>	<u>2,980,090</u>
Investment income			
Net depreciation in fair value of investments	1,545,053	527,654	2,072,707
Interest and dividends	416,782	448,888	865,670
	<u>1,961,835</u>	<u>976,542</u>	<u>2,938,377</u>
Less investment expense	(44,765)	(49,320)	(94,085)
Net investment income	<u>1,917,070</u>	<u>927,222</u>	<u>2,844,292</u>
Total additions	<u>3,585,628</u>	<u>2,238,754</u>	<u>5,824,382</u>
Deductions			
Administration	71,585	37,218	108,803
Pension benefits and refunds	2,211,844	1,877,452	4,089,296
Total deductions	<u>2,283,429</u>	<u>1,914,670</u>	<u>4,198,099</u>
Change in net position	1,302,199	324,084	1,626,283
Net position restricted for pensions			
Beginning	<u>22,239,255</u>	<u>14,718,959</u>	<u>36,958,214</u>
Ending	<u>\$ 23,541,454</u>	<u>\$ 15,043,043</u>	<u>\$ 38,584,497</u>

Note 16: Joint Venture

The Village participates in the West Suburban Consolidated Dispatch Center (WSCDC), a governmental joint venture with the Village of Oak Park, the Village of Elmwood Park, the Village of Forest Park and the City of Park Ridge. The joint venture was formed in 1999 under the *Intergovernmental Cooperation Act* (ILCS 5, Act 220) for the joint and mutual operation of centralized communication system. WSCDC commenced operations on May 1, 2002. All activities of WSCDC are costs shared by the members. Each member's share for each fiscal year of operations will be based on the total number of calls dispatched by the member in the preceding fiscal year divided by total calls dispatched by all members during the preceding fiscal year. Each member's cost-sharing allocation is approved by the Board of Directors of WSCDC annually. Any member may withdraw from the joint venture upon one year's notice.

Village of River Forest, Illinois

Notes to Financial Statements

April 30, 2018

During fiscal 2018, the Village's allocated cost share totaled \$445,430 for operational expenses, which is charged to General Government expenditures in the General Fund.

Financial statements may be obtained by contacting WSCDC at 400 Park Avenue, River Forest, Illinois 60305.

Note 17: Future Pronouncements

The Governmental Accounting Standards Board (GASB) has issued the following pronouncements, which are expected to have a material impact on the Village's financial statements in future periods:

Statement No. 75, *Accounting and Financial Reporting for Postemployment Benefits Other Than Pensions*. This Statement revises existing standards of financial reporting for postemployment benefits other than pensions. This Statement replaces the requirements of Statement Nos. 45 and 57. The Village will be required to implement this Statement for the fiscal year ending April 30, 2019.

Statement No. 82, *Pension Issues – an amendment of GASB Statements No. 67, No. 68, and No. 73*, is effective for periods beginning after June 15, 2016, except for certain of its provisions which are effective on or after June 15, 2017. GASB 82 addresses three issues: presentation of payroll-related measures in RSI, selection of assumptions and classification of employer-paid member contributions.

Statement No. 87, *Leases*, establishes a single approach to accounting for and reporting leases by state and local governments. The standard addresses the reporting for governments that are lessors or lessees. GASB 87 is effective for reporting periods beginning after December 15, 2019, with earlier application encouraged.

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**Required Supplementary Information
(Unaudited)**

Village of River Forest, Illinois
Illinois Municipal Retirement Fund – Regular Plan
Required Supplementary Information
Schedule of Changes in the Village's Net Pension Liability
and Related Ratios
April 30, 2018

	2018	2017	2016
Total pension liability			
Service cost	\$ 204,049	\$ 240,063	\$ 223,198
Interest	904,587	881,321	835,431
Changes in benefit terms	-	-	-
Differences between expected and actual experience	320,633	(6,303)	165,693
Change of assumptions	(453,752)	(30,536)	15,170
Benefit payments, including refunds of member contributions	(687,593)	(680,561)	(638,700)
Net change in total pension liability	287,924	403,984	600,792
Total pension liability - beginning	12,277,694	11,873,710	11,272,918
Total pension liability - ending	<u>\$ 12,565,618</u>	<u>\$ 12,277,694</u>	<u>\$ 11,873,710</u>
Plan fiduciary net position			
Contributions - Village	\$ 259,632	\$ 266,614	\$ 259,789
Contributions - members	104,879	161,248	130,951
Net investment income	1,932,878	856,766	217,394
Benefit payments, including refunds of member contributions	(687,593)	(680,561)	(638,700)
Administrative expense	(141,254)	(11,424)	(30,714)
Net change in plan fiduciary net position	1,468,542	592,643	(61,280)
Plan net position - beginning	10,861,964	10,269,321	10,330,601
Plan net position - ending	<u>\$ 12,330,506</u>	<u>\$ 10,861,964</u>	<u>\$ 10,269,321</u>
Village's net pension liability	<u>\$ 235,112</u>	<u>\$ 1,415,730</u>	<u>\$ 1,604,389</u>
Plan fiduciary net position as a percentage of the total pension liability	98.13%	88.47%	86.49%
Covered employee payroll	2,330,635	2,208,891	2,004,870
Village's net pension liability as a percentage of covered employee payroll	10.09%	64.09%	80.02%

Notes to the Required Supplementary Information

GASB Statement No. 68 requires the presentation of 10 fiscal years of data; however, the fiscal years completed prior to the adoption of this pronouncement are not required to be presented in this schedule. The pronouncement was adopted in 2016.

This information is presented as of the measurement date, which is December 31 of the fiscal year.

Village of River Forest, Illinois
Illinois Municipal Retirement Fund –
Sheriff's Law Enforcement Personnel Fund
Required Supplementary Information
Schedule of Changes in the Village's Net Pension Liability
and Related Ratios
April 30, 2018

	2018	2017	2016
Total pension liability			
Service cost	\$ -	\$ -	\$ -
Interest	13,347	13,173	13,235
Changes in benefit terms			
Differences between expected and actual experience	2,465	655	(3,015)
Change of assumptions	(5,630)	-	-
Benefit payments, including refunds of member contributions	<u>(11,658)</u>	<u>(11,352)</u>	<u>(10,734)</u>
Net change in total pension liability	(1,476)	2,476	(514)
Total pension liability - beginning	<u>183,795</u>	<u>181,319</u>	<u>181,833</u>
Total pension liability - ending	<u><u>\$ 182,319</u></u>	<u><u>\$ 183,795</u></u>	<u><u>\$ 181,319</u></u>
Plan fiduciary net position			
Contributions - Village	\$ 1,361	\$ 2,841	\$ 3,217
Contributions - members	-	-	-
Net investment income	32,823	10,033	830
Benefit payments, including refunds of member contributions	(11,658)	(11,352)	(10,734)
Administrative expense	<u>3,184</u>	<u>1,181</u>	<u>4,294</u>
Net change in plan fiduciary net position	25,710	2,703	(2,393)
Plan net position - beginning	<u>170,122</u>	<u>167,419</u>	<u>169,812</u>
Plan net position - ending	<u><u>\$ 195,832</u></u>	<u><u>\$ 170,122</u></u>	<u><u>\$ 167,419</u></u>
Village's net pension liability	<u><u>\$ (13,513)</u></u>	<u><u>\$ 13,673</u></u>	<u><u>\$ 13,900</u></u>
Plan fiduciary net position as a percentage of the total pension liability	107.41%	92.56%	92.33%
Covered employee payroll	\$ -	\$ -	\$ -
Village's net pension liability as a percentage of covered employee payroll	0.00%	0.00%	0.00%

Notes to the Required Supplementary Information

GASB Statement No. 68 requires the presentation of 10 fiscal years of data; however, the fiscal years completed prior to the adoption of this pronouncement are not required to be presented in this schedule. The pronouncement was adopted in 2016.

This information is presented as of the measurement date, which is December 31 of the fiscal year.

Village of River Forest, Illinois
Police Pension Fund –
Required Supplementary Information
Schedule of Changes in the Village's Net Pension Liability
and Related Ratios
April 30, 2018

	2018	2017	2016	2015
Total pension liability				
Service cost	\$ 735,090	\$ 687,002	\$ 611,167	\$ 645,064
Interest	2,980,256	2,846,673	2,631,940	2,549,994
Changes in benefit terms				
Differences between expected and actual experience	(8,166)	(82,246)	(61,973)	-
Change of assumptions	(1,427,515)	(932,516)	2,040,961	-
Benefit payments, including refunds of member contributions	<u>(2,211,844)</u>	<u>(2,021,677)</u>	<u>(2,060,037)</u>	<u>(1,902,065)</u>
Net change in total pension liability	67,821	497,236	3,162,058	1,292,993
Total pension liability - beginning	<u>43,681,014</u>	<u>43,183,778</u>	<u>40,021,720</u>	<u>38,728,727</u>
Total pension liability - ending	<u>\$ 43,748,835</u>	<u>\$ 43,681,014</u>	<u>\$ 43,183,778</u>	<u>\$ 40,021,720</u>
Plan fiduciary net position				
Contributions - Village	\$ 1,394,597	\$ 1,329,644	\$ 1,130,516	\$ 1,098,682
Contributions - members	273,961	267,985	258,151	228,802
Net investment income	1,917,070	2,119,095	(176,345)	1,569,527
Benefit payments, including refunds of member contributions	(2,211,844)	(2,021,677)	(2,060,037)	(1,902,065)
Administrative expense	<u>(71,585)</u>	<u>(117,319)</u>	<u>(62,316)</u>	<u>(45,915)</u>
Net change in plan fiduciary net position	1,302,199	1,577,728	(910,031)	949,031
Plan net position - beginning	<u>22,239,255</u>	<u>20,661,527</u>	<u>21,571,558</u>	<u>20,622,527</u>
Plan net position - ending	<u>\$ 23,541,454</u>	<u>\$ 22,239,255</u>	<u>\$ 20,661,527</u>	<u>\$ 21,571,558</u>
Village's net pension liability	<u>\$ 20,207,381</u>	<u>\$ 21,441,759</u>	<u>\$ 22,522,251</u>	<u>\$ 18,450,162</u>
Plan fiduciary net position as a percentage of the total pension liability	53.81%	50.91%	47.85%	53.90%
Covered employee payroll	\$ 3,075,155	\$ 2,745,077	\$ 2,795,091	\$ 2,630,388
Village's net pension liability as a percentage of covered employee payroll	657.12%	781.10%	805.78%	701.42%

Notes to the Required Supplementary Information

In Fiscal Year 2018, the Village's actuary, Lauterbach & Amen, changed the assumed rate on High Quality Tax-Exempt G.O. Bonds from 3.82% to 3.97%. Additionally, the discount rate used in the determination of the total pension liability was changed from 6.75%

GASB Statement No. 67 requires the presentation of 10 fiscal years of data; however, the fiscal years completed prior to the adoption of this pronouncement are not required to be presented in this schedule. The pronouncement was adopted by the Pension Plan in 2015.

Village of River Forest, Illinois
Firefighters' Pension Fund
Required Supplementary Information
Schedule of Changes in the Village's Net Pension Liability
and Related Ratios
April 30, 2018

	2018	2017	2016	2015
Total pension liability				
Service cost	\$ 468,217	\$ 437,586	\$ 434,288	\$ 499,365
Interest	2,111,668	1,988,946	1,846,605	1,782,149
Changes in benefit terms	-	-	-	-
Differences between expected and actual experience	124,529	1,211,947	(645,633)	-
Change of assumptions	-	(145,817)	1,889,948	-
Benefit payments, including refunds of member contributions	(1,877,452)	(1,601,526)	(1,382,009)	(1,339,397)
Net change in total pension liability	826,962	1,891,136	2,143,199	942,117
Total pension liability - beginning	31,105,417	29,214,281	27,071,082	26,128,965
Total pension liability - ending	<u>\$ 31,932,379</u>	<u>\$ 31,105,417</u>	<u>\$ 29,214,281</u>	<u>\$ 27,071,082</u>
Plan fiduciary net position				
Contributions - Village	\$ 1,133,899	\$ 1,086,300	\$ 946,756	\$ 822,631
Contributions - members	177,633	174,437	184,123	184,809
Net investment income	927,222	965,583	(845,984)	599,529
Benefit payments, including refunds of member contributions	(1,877,452)	(1,601,526)	(1,382,009)	(1,339,397)
Administrative expense	(37,218)	(46,400)	(50,589)	(33,720)
Net change in plan fiduciary net position	324,084	578,394	(1,147,703)	233,852
Plan net position - beginning	14,718,959	14,140,565	15,288,268	15,054,416
Plan net position - ending	<u>\$ 15,043,043</u>	<u>\$ 14,718,959</u>	<u>\$ 14,140,565</u>	<u>\$ 15,288,268</u>
Village's net pension liability	<u>\$ 16,889,336</u>	<u>\$ 16,386,458</u>	<u>\$ 15,073,716</u>	<u>\$ 11,782,814</u>
Plan fiduciary net position as a percentage of the total pension liability	47.11%	47.32%	48.40%	56.47%
Covered employee payroll	\$ 1,971,662	\$ 1,904,987	\$ 1,894,624	\$ 1,916,626
Village's net pension liability as a percentage of covered employee payroll	856.60%	860.19%	795.60%	614.77%

Notes to the Required Supplementary Information

In Fiscal Year 2018, the Village's actuary, Lauterbach & Amen, changed the assumed rate on High Quality Tax-Exempt G.O. Bonds from 3.82% to 3.97%.

GASB Statement No. 67 requires the presentation of 10 fiscal years of data; however, the fiscal years completed prior to the adoption of this pronouncement are not required to be presented in this schedule. The pronouncement was adopted by the Pension Plan in 2015.

Village of River Forest, Illinois
Other Postemployment Benefit Plan
Required Supplementary Information
Schedule of Funding Progress
April 30, 2018

Actuarial Valuation Date	Actuarial Value of Assets (a)	Actuarial Accrued Liability (AAL) (b)	Unfunded (Overfunded) AAL (UAAL) (b-a)	Funded Ratio (a/b)	Covered Payroll (c)	UAAL as a Percentage of Covered Payroll (b-a)/c
4/30/2018	\$ -	\$ 4,939,910	\$ 4,939,910	0.00%	\$ 6,447,438	76.62%
4/30/2017	-	4,790,168	4,790,168	0.00%	6,229,408	76.90%
4/30/2016	-	5,723,778	5,723,778	0.00%	6,250,503	91.57%
4/30/2015	-	5,556,302	5,556,302	0.00%	6,039,134	92.00%
4/30/2014	-	5,386,420	5,386,420	0.00%	5,834,912	92.31%
4/30/2013	-	7,576,668	7,576,668	0.00%	6,522,947	116.15%
4/30/2012	-	7,642,019	7,642,019	0.00%	6,395,171	119.50%
4/30/2011	-	5,658,441	5,658,441	0.00%	6,173,662	91.65%

The actuarial accrued liability declined in 2015 due to changes in labor agreements and for non-union employees that have reduced or eliminated the employer contributions towards retirees health insurance for future retirees. Additional information is included in the notes to the financial statements. The liability further declined in 2017 due to a reduced number of retirees receiving the employer subsidy for health insurance and reduction in expected health insurance cost increases based on actual experience.

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Village of River Forest, Illinois

Police Pension Fund

Required Supplementary Information

Schedule of Village Contributions

April 30, 2018

Year Ended	Actuarially Determined Contribution	Contributions in Relation to the Actuarially Determined Contribution	Contribution Excess/ (Deficiency)	Covered Employee Payroll	Contributions as a Percentage of Covered Employee Payroll
4/30/2018	\$ 1,454,465	\$ 1,394,597	\$ (59,868)	\$ 3,075,155	45.35%
4/30/2017	1,329,644	1,329,644	-	2,745,077	48.44%
4/30/2016	1,204,822	1,130,516	(74,306)	2,795,091	40.45%
4/30/2015	1,088,922	1,098,682	9,760	2,630,388	41.77%

Notes to the Required Supplementary Information

Valuation date Actuarially determined contribution rates are calculated as of May 1 each year, which are 12 months prior to the beginning of the fiscal year in which contributions are reported. The actuarially determined contribution is included in the property tax levy for the current year. The levy is collected in two installments. One in the current year and one in the subsequent fiscal year.

Methods and Assumptions Used to Determine 2018 Contribution Rates

Actuarial cost method	Entry-age normal
Amortization method	Straight line
Remaining amortization period	100% funded through 2044
Actual experience	6 years
Changes in assumptions	6 years
Asset experience	5 years
Asset valuation method	5-year smoothed market
Price inflation	2.50%
Salary increases	3.50% - 10.65%
Investment rate of return	7.00%
Retirement age	120% L&A 2016 Illinois Police Retirement Rates Cap Age 60
Mortality	L&A 2016 Illinois Police Mortality Rates

GASB Statement No. 67 requires the presentation of 10 fiscal years of data; however, the fiscal years completed prior to the adoption of this pronouncement are not required to be presented in this schedule. The pronouncement was adopted by the Pension Plan in 2015.

Village of River Forest, Illinois
Firefighters' Pension Fund
Required Supplementary Information
Schedule of Village Contributions
April 30, 2018

Year Ended	Actuarially Determined Contribution	Contributions in Relation to the Actuarially Determined Contribution	Contribution Excess/ (Deficiency)	Covered Employee Payroll	Contributions as a Percentage of Covered Employee Payroll
4/30/2018	\$ 1,184,450	\$ 1,133,899	\$ (50,551)	\$ 1,971,662	60.07%
4/30/2017	1,086,300	1,086,300	-	1,904,987	57.02%
4/30/2016	988,150	946,756	(41,394)	1,894,624	49.97%
4/30/2015	887,920	822,631	(65,289)	1,916,626	42.92%

Notes to the Required Supplementary Information

Valuation date Actuarially determined contribution rates are calculated as of May 1 each year, which are 12 months prior to the beginning of the fiscal year in which contributions are reported. The actuarially determined contribution is included in the property tax levy for the current year. The levy is collected in two installments. One in the current year and one in the subsequent fiscal year.

Methods and Assumptions Used to Determine 2018 Contribution Rates

Actuarial cost method	Entry-age normal
Amortization method	Straight line
Remaining amortization period	100% funded through 2044
Actual experience	6 years
Changes in assumptions	6 years
Asset experience	5 years
Asset valuation method	5-year smoothed market
Price inflation	2.50%
Salary increases	4.00% - 10.11%
Investment rate of return	7.00%
Retirement age	120% L&A 2016 Illinois Firefighters Retirement Rates Cap Age 65
Mortality	L&A 2016 Illinois Firefighters Mortality Rates

GASB Statement No. 67 requires the presentation of 10 fiscal years of data; however, the fiscal years completed prior to the adoption of this pronouncement are not required to be presented in this schedule. The pronouncement was adopted by the Pension Plan in 2015.

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Village of River Forest, Illinois
Other Postemployment Benefit Plan
Required Supplementary Information
Schedule of Village Contributions
April 30, 2018

Year Ended	Annual Required Contribution	Percentage Contributed
4/30/2018	\$ 287,031	61.05%
4/30/2017	301,343	58.15%
4/30/2016	199,263	48.40%
4/30/2015	184,504	44.40%
4/30/2014	169,270	41.40%
4/30/2013	211,657	47.10%
4/30/2012	285,340	72.90%
4/30/2011	206,113	53.10%

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Village of River Forest, Illinois

Police Pension Fund

Required Supplementary Information

Schedule of Investment Returns

April 30, 2018

Year Ended	Annual Money-Weighted Rate of Return Net of Investment Expense
4/30/2018	8.30%
4/30/2017	10.74%
4/30/2016	(0.40)%
4/30/2015	7.38%

GASB Statement No. 67 requires the presentation of 10 fiscal years of data; however, the fiscal years completed prior to the adoption of this pronouncement are not required to be presented in this schedule. The pronouncement was adopted by the Pension Plan in 2015.

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Village of River Forest, Illinois
Firefighters' Pension Fund
Required Supplementary Information
Schedule of Investment Returns
April 30, 2018

Year Ended	Annual Money-Weighted Rate of Return Net of Investment Expense
4/30/2018	6.80%
4/30/2017	7.16%
4/30/2016	1.42%
4/30/2015	5.42%

GASB Statement No. 67 requires the presentation of 10 fiscal years of data; however, the fiscal years completed prior to the adoption of this pronouncement are not required to be presented in this schedule. The pronouncement was adopted by the Pension Plan in 2015.

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Village of River Forest, Illinois
General Fund
Required Supplementary Information
Schedule of Revenues, Expenditures and
Changes in Fund Balance – Budget and Actual
Year Ended April 30, 2018

	Original Budget	Final Budget	Actual	Variance With Final Budget Over (Under)
Revenues				
Taxes	\$ 8,401,971	\$ 8,401,971	\$ 8,355,744	\$ (46,227)
Intergovernmental	3,666,675	3,666,675	3,394,227	(272,448)
Licenses and permits	1,221,371	1,221,371	1,210,292	(11,079)
Charges for services	1,750,998	1,750,998	1,645,827	(105,171)
Fines and forfeit	292,210	292,210	285,255	(6,955)
Investment income	72,453	72,453	72,095	(358)
Miscellaneous	296,043	296,043	489,308	193,265
Total revenues	<u>15,701,721</u>	<u>15,701,721</u>	<u>15,452,748</u>	<u>(248,973)</u>
Expenditures				
Current				
General government	2,382,821	2,382,821	2,241,380	(141,441)
Development	447,294	447,294	465,063	17,769
Public safety	9,985,289	9,985,289	9,588,668	(396,621)
Public works department	1,483,323	1,483,323	1,520,869	37,546
Sanitation	1,109,880	1,109,880	1,109,146	(734)
Total expenditures	<u>15,408,607</u>	<u>15,408,607</u>	<u>14,925,126</u>	<u>(483,481)</u>
Excess of Revenues Over Expenditures	<u>293,114</u>	<u>293,114</u>	<u>527,622</u>	<u>234,508</u>
Other Financing Sources (Uses)				
Transfers out	(466,033)	(1,806,033)	(416,033)	1,390,000
Sale of capital assets	1,000	1,000	-	(1,000)
Total other financing sources (uses)	<u>(465,033)</u>	<u>(1,805,033)</u>	<u>(416,033)</u>	<u>1,389,000</u>
Net Change in Fund Balance	<u>\$ (171,919)</u>	<u>\$ (1,511,919)</u>	<u>111,589</u>	<u>\$ 1,623,508</u>
Fund Balance, Beginning			<u>10,301,605</u>	
Fund Balance, Ending			<u>\$ 10,413,194</u>	

Village of River Forest, Illinois
Notes to Required Supplementary Information
April 30, 2018

Legal Compliance and Accountability

Budgetary Control

The Village follows these procedures in establishing the budgetary data reflected in the financial statements.

- i) The Village Administrator submits to the Village Board of Trustees a proposed operating budget for the fiscal year commencing the following May 1. The operating budget includes proposed expenditures and the means of financing them.
- ii) Public hearings are conducted by the Village to obtain taxpayer comments.
- iii) Subsequently, the budget is legally enacted through passage of an ordinance.
- iv) Formal budgetary integration is employed as a management control device during the year for the general, special revenue, debt service and capital projects funds.
- v) Budgets for the governmental funds for which budgets have been adopted are adopted on a basis consistent with GAAP.
- vi) Budgetary authority lapses at year end.
- vii) State law requires that “expenditures be made in conformity with appropriations/budget.” As under the *Budget Act*, transfers between line items and departments may be made by administrative action. Amounts to be transferred between funds or increasing the amount budgeted in any fund require Village Board approval. The level of legal control is generally the fund budget in total.
- viii) Budgeted amounts are as originally adopted, with the exceptions of Board-approved amendments.

During the year ended April 30, 2018, there were amendments to various accounts.

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**Combining, Individual Fund and
Capital Assets Financial Statements and Schedules**

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Governmental Fund Types

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Nonmajor Governmental Funds – Combining Statements

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Village of River Forest, Illinois

Nonmajor Governmental Funds

Combining Balance Sheet

April 30, 2018

	Special Revenue	Debt Service
	Motor Fuel Tax	Debt Service
Assets		
Cash and cash equivalents	\$ 369,447	\$ 197,378
Investments	250,391	-
Receivables		
Taxes	-	125,049
Intergovernmental	25,576	-
Interest	-	-
Other	1,237	-
Prepaid expenses	-	-
	<u> </u>	<u> </u>
Total assets	<u>\$ 646,651</u>	<u>\$ 322,427</u>
Liabilities, Deferred Inflows of Resources and Fund Balances		
Liabilities		
Accounts payable	<u>\$ -</u>	<u>\$ -</u>
Deferred Inflows of Resources		
Unavailable taxes	<u>-</u>	<u>125,049</u>
Fund Balances		
Restricted	646,651	197,378
Committed	<u>-</u>	<u>-</u>
Total fund balances	<u>646,651</u>	<u>197,378</u>
Total liabilities, deferred inflows of resources and fund balance	<u>\$ 646,651</u>	<u>\$ 322,427</u>

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Economic Development Fund	Capital Projects		Total Nonmajor Governmental Funds
	Capital Improvement Fund	Infrastructure Improvement Bond Fund	
\$ 223,312	\$ 1,083,399	\$ 500,133	\$ 2,373,669
-	782,979	-	1,033,370
-	-	-	125,049
-	-	-	25,576
-	12,187	-	12,187
-	168,924	-	170,161
-	31,890	-	31,890
<u>\$ 223,312</u>	<u>\$ 2,079,379</u>	<u>\$ 500,133</u>	<u>\$ 3,771,902</u>
<u>\$ 4,130</u>	<u>\$ 194,177</u>	<u>\$ -</u>	<u>\$ 198,307</u>
<u>-</u>	<u>-</u>	<u>-</u>	<u>125,049</u>
219,182	-	500,133	1,563,344
-	1,885,202	-	1,885,202
<u>219,182</u>	<u>1,885,202</u>	<u>500,133</u>	<u>3,448,546</u>
<u>\$ 223,312</u>	<u>\$ 2,079,379</u>	<u>\$ 500,133</u>	<u>\$ 3,771,902</u>

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Village of River Forest, Illinois
Nonmajor Governmental Funds
Combining Statement of Revenues, Expenditures and
Changes in Fund Balances
Year Ended April 30, 2018

	<u>Special Revenue</u>	<u>Debt Service</u>
	<u>Motor Fuel Tax</u>	<u>Debt Service</u>
Revenues		
Taxes	\$ -	\$ 257,356
Intergovernmental	285,255	-
Charges for services	-	-
Fines and forfeits	-	-
Investment income	6,712	2,666
Total revenues	<u>291,967</u>	<u>260,022</u>
Expenditures		
Current		
Highways and streets	267,320	-
General government	-	756
Development	-	-
Debt service		
Principal retirement	-	242,820
Interest	-	4,723
Capital outlay	-	-
Total expenditures	<u>267,320</u>	<u>248,299</u>
Excess (Deficiency) of Revenues Over Expenditures	24,647	11,723
Other Financing Sources		
Bond proceeds	<u>-</u>	<u>-</u>
Net Change in Fund Balances	24,647	11,723
Fund Balances, Beginning	<u>622,004</u>	<u>185,655</u>
Fund Balances, Ending	<u><u>\$ 646,651</u></u>	<u><u>\$ 197,378</u></u>

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Capital Projects			Total
Economic Development Fund	Capital Improvement Fund	Infrastructure Improvement Bond Fund	Nonmajor Governmental Funds
\$ 3,006	\$ -	\$ -	\$ 260,362
-	-	-	285,255
-	70,697	-	70,697
-	832,250	-	832,250
9,453	13,067	133	32,031
<u>12,459</u>	<u>916,014</u>	<u>133</u>	<u>1,480,595</u>
-	-	-	267,320
-	23,206	-	23,962
628,546	-	-	628,546
-	-	-	242,820
-	-	-	4,723
-	582,299	-	582,299
<u>628,546</u>	<u>605,505</u>	<u>-</u>	<u>1,749,670</u>
(616,087)	310,509	133	(269,075)
-	-	500,000	500,000
(616,087)	310,509	500,133	230,925
<u>835,269</u>	<u>1,574,693</u>	<u>-</u>	<u>3,217,621</u>
<u>\$ 219,182</u>	<u>\$ 1,885,202</u>	<u>\$ 500,133</u>	<u>\$ 3,448,546</u>

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General Fund **(Major Fund)**

The General Fund is used to account for resources traditionally associated with general governments which are not required to be accounted for in another fund.

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Village of River Forest, Illinois
General Fund
Schedule of Revenues – Budget and Actual
Year Ended April 30, 2018
With Comparative Actual for Year Ended April 30, 2017

	Original & Final Budget	2018 Actual	Variance From Final Budget Over (Under)	2017 Actual
Taxes				
Property tax	\$ 6,281,777	\$ 6,317,256	\$ 35,479	\$ 6,287,691
Non-home rule sales tax	876,001	855,825	(20,176)	824,652
Utility tax	646,550	603,770	(42,780)	614,522
Transfer tax	111,964	127,827	15,863	131,836
Communication tax	313,573	281,834	(31,739)	309,679
Restaurant tax	172,106	169,232	(2,874)	156,554
Total taxes	<u>8,401,971</u>	<u>8,355,744</u>	<u>(46,227)</u>	<u>8,324,934</u>
Intergovernmental				
Wireless tax	170,700	43,312	(127,388)	158,960
Sales tax	1,907,716	1,873,183	(34,533)	1,727,402
State income tax	1,128,372	1,013,098	(115,274)	1,056,031
Replacement tax	122,636	135,251	12,615	163,588
Contributions and grants	54,599	34,521	(20,078)	90,344
Use tax	282,652	294,862	12,210	276,462
Total intergovernmental	<u>3,666,675</u>	<u>3,394,227</u>	<u>(272,448)</u>	<u>3,472,787</u>
Licenses and Permits				
Business licenses	17,000	19,813	2,813	15,630
Liquor licenses	23,500	28,713	5,213	20,400
Vehicle licenses	291,485	285,379	(6,106)	289,225
Contractor licenses	83,000	80,850	(2,150)	88,250
Construction/building permits	577,500	567,825	(9,675)	1,113,029
Cable television fees	220,376	219,881	(495)	221,093
Pet licenses	2,000	2,301	301	2,130
Tent licenses	300	150	(150)	210
Bonfire permits	60	30	(30)	60
Cab licenses	-	500	500	500
Film crew licenses	5,650	4,100	(1,550)	11,400
Solicitor permits	500	700	200	925
Beekeeping permits	-	50	50	-
Total licenses and permits	<u>1,221,371</u>	<u>1,210,292</u>	<u>(11,079)</u>	<u>1,762,852</u>
Charges for Services				
Garbage collection charges	1,049,147	1,036,831	(12,316)	997,436
Parking lot fees	77,662	86,040	8,378	78,504
State highway maintenance fees	56,323	58,943	2,620	113,265
Ambulance charges	390,000	306,692	(83,308)	333,993
Sidewalk program	10,000	9,432	(568)	7,496
WSCDC janitorial service	6,566	-	(6,566)	6,375
Workers' compensation payments	10,000	-	(10,000)	-
NSF fees	200	75	(125)	25

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Village of River Forest, Illinois
General Fund
Schedule of Revenues – Budget and Actual
Year Ended April 30, 2018
With Comparative Actual for Year Ended April 30, 2017

	Original & Final Budget	2018 Actual	Variance From Final Budget Over (Under)	2017 Actual
Towing fees	\$ 140,800	\$ 137,500	\$ (3,300)	\$ 131,500
Animal release fees	500	5	(495)	35
Police reports	2,100	2,324	224	2,282
Fire fees	2,800	2,235	(565)	1,315
Elevator inspection fees	4,500	4,150	(350)	4,300
Elevator re-inspection fees	400	1,350	950	1,400
ROW encroachment fees	-	250	250	-
Total charges for services	<u>1,750,998</u>	<u>1,645,827</u>	<u>(105,171)</u>	<u>1,677,926</u>
Fines and Forfeits				
Court fines	68,800	61,848	(6,952)	51,310
Parking tickets	175,700	153,826	(21,874)	146,836
DUI fines	6,600	16,063	9,463	9,790
Building construction citations	2,000	13,174	11,174	6,600
Asset forfeitures	6,350	7,584	1,234	970
Automated traffic enforcement fines	32,760	32,760	-	28,921
Total fines and forfeits	<u>292,210</u>	<u>285,255</u>	<u>(6,955)</u>	<u>244,427</u>
Investment Income				
Interest and dividends	72,453	91,515	19,062	59,460
Net change in fair value of investments	-	(19,420)	(19,420)	(6,215)
Total investment income	<u>72,453</u>	<u>72,095</u>	<u>(358)</u>	<u>53,245</u>
Miscellaneous				
Wireless leases	40,843	40,853	10	39,663
Net change in IRMA deposit	50,000	281,693	231,693	371,285
Other	205,200	166,762	(38,438)	188,201
Total miscellaneous	<u>296,043</u>	<u>489,308</u>	<u>193,265</u>	<u>599,149</u>
Total revenues	<u>\$ 15,701,721</u>	<u>\$ 15,452,748</u>	<u>\$ (248,973)</u>	<u>\$ 16,135,320</u>

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Village of River Forest, Illinois

General Fund

Schedule of Expenditures – Budget and Actual

Year Ended April 30, 2018

With Comparative Actual for Year Ended April 30, 2017

	Original & Final Budget	2018 Actual	Variance From Final Budget Over (Under)	2017 Actual
General Government				
Administration				
Personal services				
Salaries - regular	\$ 562,853	\$ 573,151	\$ 10,298	\$ 563,751
Insurance refusal reimbursement	1,500	2,220	720	1,500
Salaries - part time	5,000	228	(4,772)	23,755
Overtime	1,000	105	(895)	193
FICA	32,065	31,531	(534)	32,471
Medicare	8,342	8,259	(83)	8,583
Fringe benefits	7,890	8,158	268	7,770
Employee assistance program	1,750	1,827	77	1,758
IMRF	63,370	62,330	(1,040)	67,491
Wellness program	1,500	1,090	(410)	1,351
Health insurance	56,802	47,227	(9,575)	50,135
Health insurance - retirees	-	1	1	1,234
Life insurance	696	1,877	1,181	645
HDHP contributions	13,341	11,688	(1,653)	12,167
Total personal services	<u>756,109</u>	<u>749,692</u>	<u>(6,417)</u>	<u>772,804</u>
Contractual services				
Communications	27,025	30,138	3,113	27,271
Auditing	25,090	18,035	(7,055)	21,410
Actuarial services	18,800	17,340	(1,460)	4,810
Consulting services	134,500	177,789	43,289	152,844
Information technology	133,400	147,828	14,428	153,874
Vehicle sticker program	17,115	17,818	703	14,226
Health/inspection services	15,500	15,113	(387)	15,000
Unemployment claims	5,000	977	(4,023)	4
Bank fees	11,271	10,211	(1,060)	9,571
Liability insurance	310,453	291,248	(19,205)	308,322
IRMA insurance deductible	74,974	35,069	(39,905)	49,113
Maintenance of office equipment	11,505	10,607	(898)	9,743
Training	7,000	8,415	1,415	5,033
Travel and meeting expense	9,550	13,590	4,040	7,711
Dues and subscriptions	24,035	27,852	3,817	26,950
Printing	7,900	8,013	113	7,367
Medical examinations	1,550	798	(752)	5,038
Advertising/legal notice	2,600	836	(1,764)	2,557
Damage claims	-	300	300	-
Community and employee programs	8,000	17,516	9,516	10,420
Total contractual services	<u>845,268</u>	<u>849,493</u>	<u>4,225</u>	<u>831,264</u>

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Village of River Forest, Illinois

General Fund

Schedule of Expenditures – Budget and Actual

Year Ended April 30, 2018

With Comparative Actual for Year Ended April 30, 2017

	Original & Final Budget	2018 Actual	Variance From Final Budget Over (Under)	2017 Actual
Commodities				
Office supplies	\$ 16,125	\$ 13,119	\$ (3,006)	\$ 12,252
Office equipment	5,000	1,060	(3,940)	3,901
Postage	13,500	9,293	(4,207)	11,593
Total commodities	<u>34,625</u>	<u>23,472</u>	<u>(11,153)</u>	<u>27,746</u>
Total administration	<u>1,636,002</u>	<u>1,622,657</u>	<u>(13,345)</u>	<u>1,631,814</u>
Emergency 911				
Contractual services				
Consulting services	3,000	-	(3,000)	-
IT support	8,000	8,000	-	8,000
Maintenance of equipment	500	-	(500)	-
Training	1,050	-	(1,050)	1,050
Travel and meetings	1,500	-	(1,500)	533
WSCDC contribution	537,544	445,430	(92,114)	448,973
Citizen's corps council	5,000	225	(4,775)	2,479
Medical reserve corp	500	-	(500)	-
Total emergency 911	<u>557,094</u>	<u>453,655</u>	<u>(103,439)</u>	<u>461,035</u>
Police and fire commission				
Contractual services				
Secretarial services	4,000	371	(3,629)	413
Legal services	2,500	-	(2,500)	-
Travel and meetings	200	49	(151)	-
Dues and subscriptions	375	-	(375)	375
Candidate screening	2,500	5,954	3,454	2,892
Testing	10,000	2,270	(7,730)	8,962
Advertising/legal notice	3,000	446	(2,554)	621
Total contractual services	<u>22,575</u>	<u>9,090</u>	<u>(13,485)</u>	<u>13,263</u>
Commodities				
Office supplies	150	-	(150)	240
Postage	-	22	22	25
Total commodities	<u>150</u>	<u>22</u>	<u>(128)</u>	<u>265</u>
Total police and fire commission	<u>22,725</u>	<u>9,112</u>	<u>(13,613)</u>	<u>13,528</u>

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Village of River Forest, Illinois

General Fund

Schedule of Expenditures – Budget and Actual

Year Ended April 30, 2018

With Comparative Actual for Year Ended April 30, 2017

	Original & Final Budget	2018 Actual	Variance From Final Budget Over (Under)	2017 Actual
Legal services				
Contractual services				
Legal services	\$ 30,000	\$ 7,980	\$ (22,020)	\$ 53,160
Village attorney	125,000	135,976	10,976	109,605
Village prosecutor	12,000	12,000	-	13,005
	<u>167,000</u>	<u>155,956</u>	<u>(11,044)</u>	<u>175,770</u>
Total legal services				
	<u>167,000</u>	<u>155,956</u>	<u>(11,044)</u>	<u>175,770</u>
Total general government	<u>2,382,821</u>	<u>2,241,380</u>	<u>(141,441)</u>	<u>2,282,147</u>
Development				
Building and development				
Personal services				
Salaries - regular	239,513	243,451	3,938	188,270
Insurance refusal reimbursement	1,350	1,350	-	1,350
Salaries - part time	-	5,186	5,186	58,166
Overtime	1,000	-	(1,000)	-
FICA	14,679	15,027	348	14,224
Medicare	3,505	3,514	9	3,327
IMRF	26,793	26,105	(688)	25,062
Fringe benefits	2,040	2,028	(12)	2,040
Health insurance	44,199	37,943	(6,256)	39,261
Life insurance	144	136	(8)	134
HDHP contributions	6,346	6,457	111	6,140
Total personal services	<u>339,569</u>	<u>341,197</u>	<u>1,628</u>	<u>337,974</u>
Contractual services				
Professional services	10,350	9,436	(914)	11,650
Inspection services	63,100	89,187	26,087	73,937
Plan review services	30,000	22,173	(7,827)	48,198
Maintenance of vehicles	800	41	(759)	105
Training	1,000	35	(965)	4,489
Dues and subscriptions	175	267	92	842
Advertising/legal notice	750	1,029	279	2,502
Total contractual services	<u>106,175</u>	<u>122,168</u>	<u>15,993</u>	<u>141,723</u>
Commodities				
Office supplies	400	123	(277)	127
Office equipment	150	-	(150)	-
Gasoline and oil	500	161	(339)	211
Operating supplies	500	1,414	914	-
Total commodities	<u>1,550</u>	<u>1,698</u>	<u>148</u>	<u>338</u>
Total development	<u>447,294</u>	<u>465,063</u>	<u>17,769</u>	<u>480,035</u>

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Village of River Forest, Illinois

General Fund

Schedule of Expenditures – Budget and Actual

Year Ended April 30, 2018

With Comparative Actual for Year Ended April 30, 2017

	Original & Final Budget	2018 Actual	Variance From Final Budget Over (Under)	2017 Actual
Public Safety				
Police department				
Personal services				
Salaries - sworn	\$ 2,688,346	\$ 2,674,875	\$ (13,471)	\$ 2,528,009
Salaries - regular	124,130	124,641	511	118,500
Part-time salaries	37,865	31,932	(5,933)	30,462
Specialist pay	40,426	36,578	(3,848)	39,692
Holiday pay	120,946	106,589	(14,357)	102,753
Overtime pay	175,000	181,338	6,338	189,398
IDOT STEP overtime	28,688	11,226	(17,462)	7,828
Compensated absences	-	1,434	1,434	-
Educational incentives	39,750	37,490	(2,260)	37,050
Insurance refusal reimbursement	-	300	300	-
FICA	11,129	9,583	(1,546)	9,108
Medicare	44,448	44,311	(137)	40,996
IMRF	22,455	17,911	(4,544)	19,170
Fringe benefits	1,800	1,625	(175)	1,800
Health insurance	468,627	458,118	(10,509)	406,712
Health insurance - retirees	82,982	76,303	(6,679)	72,985
Life insurance	1,966	1,940	(26)	2,072
HDHP contributions	87,925	65,147	(22,778)	67,302
Contribution to police pension	1,454,466	1,394,597	(59,869)	1,329,644
Total personal services	<u>5,430,949</u>	<u>5,275,938</u>	<u>(155,011)</u>	<u>5,003,481</u>
Contractual services				
Communications	3,068	3,710	642	3,602
Administrative adjudication	23,220	19,110	(4,110)	18,430
IT support	11,367	11,317	(50)	5,943
Animal control	2,500	1,390	(1,110)	950
Maintenance of office equipment	14,816	2,573	(12,243)	9,265
Maintenance of vehicles	42,737	48,574	5,837	54,962
Maintenance of buildings	3,000	52	(2,948)	134
Training	20,950	23,230	2,280	15,748
Community support services	96,855	125,650	28,795	141,394
Travel and meeting expense	4,450	1,569	(2,881)	991
Dues and subscriptions	10,349	10,708	359	8,672
Printing	5,640	5,417	(223)	2,095
Medical examinations	5,015	4,040	(975)	4,765
Damage claims	5,000	2,364	(2,636)	-
Total contractual services	<u>248,967</u>	<u>259,704</u>	<u>10,737</u>	<u>266,951</u>

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Village of River Forest, Illinois

General Fund

Schedule of Expenditures – Budget and Actual

Year Ended April 30, 2018

With Comparative Actual for Year Ended April 30, 2017

	Original & Final Budget	2018 Actual	Variance From Final Budget Over (Under)	2017 Actual
Commodities				
Office supplies	\$ 10,500	\$ 9,900	\$ (600)	\$ 7,570
Gas and oil	38,300	36,272	(2,028)	34,143
Uniforms - sworn personnel	27,000	29,223	2,223	30,499
Uniforms - other personnel	800	246	(554)	398
Prisoners' care	2,608	2,675	67	2,664
Operating supplies	9,868	7,938	(1,930)	3,615
Radios	12,095	2,910	(9,185)	1,335
Firearms and range supplies	15,440	11,805	(3,635)	10,885
Evidence supplies	6,100	6,895	795	4,723
DUI expenditures	6,600	4,673	(1,927)	4,299
Drug forfeiture expenditures	5,000	2,792	(2,208)	2,085
Article 36 expenditures	6,350	4,728	(1,622)	5,162
Total commodities	<u>140,661</u>	<u>120,057</u>	<u>(20,604)</u>	<u>107,378</u>
Total police department	<u>5,820,577</u>	<u>5,655,699</u>	<u>(164,878)</u>	<u>5,377,810</u>
Fire department				
Personal services				
Salaries - sworn	1,833,270	1,771,136	(62,134)	1,798,478
Salaries - regular	96,588	74,758	(21,830)	65,509
Specialist pay	135,195	139,249	4,054	131,850
Holiday pay	75,895	73,419	(2,476)	68,914
Overtime pay	160,000	136,735	(23,265)	221,665
Compensated absences - retirement	20,000	-	(20,000)	43,241
Educational incentives	14,400	14,600	200	16,600
Insurance refusal reimbursement	3,000	1,750	(1,250)	2,625
Part-time salaries	-	5,282	5,282	-
ICMA retirement contract	2,846	1,620	(1,226)	8,262
FICA	7,385	4,893	(2,492)	3,995
Medicare	33,590	30,714	(2,876)	32,910
IMRF	10,760	8,711	(2,049)	7,575
Fringe benefits	1,400	1,325	(75)	1,800
Health insurance	315,581	291,639	(23,942)	270,801
Health insurance - retirees	27,281	34,986	7,705	23,398
Life insurance	1,444	1,372	(72)	1,164
HDHP contributions	52,561	50,277	(2,284)	44,777
Contribution to fire pension	1,184,450	1,133,699	(50,751)	1,086,300
Total personal services	<u>3,975,646</u>	<u>3,776,165</u>	<u>(199,481)</u>	<u>3,829,864</u>

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Village of River Forest, Illinois

General Fund

Schedule of Expenditures – Budget and Actual

Year Ended April 30, 2018

With Comparative Actual for Year Ended April 30, 2017

	Original & Final Budget	2018 Actual	Variance From Final Budget Over (Under)	2017 Actual
Contractual services				
Communications	\$ 5,300	\$ 924	\$ (4,376)	\$ 5,090
IT support	7,126	5,582	(1,544)	4,826
Maintenance of equipment	7,300	5,613	(1,687)	6,307
Maintenance of vehicles	43,250	50,223	6,973	46,354
Maintenance of office equipment	500	-	(500)	-
Maintenance of buildings	3,500	4,017	517	3,123
Training	24,750	10,705	(14,045)	17,937
Community support services	16,300	12,845	(3,455)	14,577
Travel and meeting expense	6,550	2,770	(3,780)	976
Dues and subscriptions	3,190	2,888	(302)	2,632
Medical examination	15,000	9,428	(5,572)	345
Damage claims	-	4,041	4,041	-
Total contractual services	<u>132,766</u>	<u>109,036</u>	<u>(23,730)</u>	<u>102,167</u>
Commodities				
Office supplies	1,500	487	(1,013)	748
Gas and oil	13,000	13,253	253	12,644
Uniforms	18,500	18,589	89	17,693
Operating supplies	23,300	15,439	(7,861)	23,544
Total commodities	<u>56,300</u>	<u>47,768</u>	<u>(8,532)</u>	<u>54,629</u>
Total fire department	<u>4,164,712</u>	<u>3,932,969</u>	<u>(231,743)</u>	<u>3,986,660</u>
Total public safety	<u>9,985,289</u>	<u>9,588,668</u>	<u>(396,621)</u>	<u>9,364,470</u>
Public Works				
Administration and operations				
Personal services				
Salaries	479,655	487,811	8,156	462,665
Certification pay	7,950	8,850	900	7,900
Overtime pay	50,000	65,529	15,529	55,932
Part-time salaries	8,000	5,345	(2,655)	4,560
FICA	33,462	34,580	1,118	32,257
Medicare	7,751	8,112	361	7,599
IMRF	57,014	61,016	4,002	60,573
Fringe benefits	4,080	4,715	635	4,490
Health insurance	122,552	121,779	(773)	115,534
Health insurance - retirees	14,095	13,647	(448)	12,918
Life insurance	252	162	(90)	168
HDHP contribution	4,066	4,313	247	4,238
Total personal services	<u>788,877</u>	<u>815,859</u>	<u>26,982</u>	<u>768,834</u>

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Village of River Forest, Illinois

General Fund

Schedule of Expenditures – Budget and Actual

Year Ended April 30, 2018

With Comparative Actual for Year Ended April 30, 2017

	Original & Final Budget	2018 Actual	Variance From Final Budget Over (Under)	2017 Actual
Contractual services				
Communications	\$ 1,210	\$ 784	\$ (426)	\$ 836
Consulting services	20,500	10,070	(10,430)	23,073
IT support	22,200	21,284	(916)	21,324
JULIE participation	970	995	25	1,618
Maintenance of equipment	3,000	4,319	1,319	4,055
Maintenance of vehicles	17,100	28,146	11,046	65,082
Maintenance traffic/street lights	40,380	84,538	44,158	83,849
Tree maintenance	89,500	89,916	416	126,456
Maintenance buildings and grounds	57,210	66,582	9,372	77,672
Maintenance sidewalks	55,000	55,036	36	51,710
Maintenance streets	155,500	152,199	(3,301)	178,107
Training	1,500	1,123	(377)	1,413
Travel and meeting expense	6,070	4,422	(1,648)	2,515
Dues and subscriptions	2,330	2,966	636	2,655
Medical examinations	1,550	1,313	(237)	248
Advertising/legal notice	1,500	1,217	(283)	1,900
Dumping fees	11,000	11,864	864	8,283
Damage claims	30,000	9,051	(20,949)	22,879
Street light electricity	34,500	28,825	(5,675)	29,580
Total contractual services	<u>551,020</u>	<u>574,650</u>	<u>23,630</u>	<u>703,255</u>
Administration and operations				
Commodities				
Office supplies	1,000	572	(428)	545
Gas and oil	24,800	16,904	(7,896)	13,718
Uniforms	5,575	6,326	751	4,553
Vehicle parts	10,000	3,748	(6,252)	3,825
Operating equipment	37,620	56,337	18,717	43,313
Trees	9,750	10,875	1,125	31,958
Snow and ice control	54,681	35,598	(19,083)	39,705
Total commodities	<u>143,426</u>	<u>130,360</u>	<u>(13,066)</u>	<u>137,617</u>
Total public works	<u>1,483,323</u>	<u>1,520,869</u>	<u>37,546</u>	<u>1,609,706</u>

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Village of River Forest, Illinois

General Fund

Schedule of Expenditures – Budget and Actual

Year Ended April 30, 2018

With Comparative Actual for Year Ended April 30, 2017

	Original & Final Budget	2018 Actual	Variance From Final Budget Over (Under)	2017 Actual
Sanitation				
Contractual services				
Collection and disposal	\$ 1,041,380	\$ 1,045,792	\$ 4,412	\$ 1,016,248
Leaf disposal	68,000	63,354	(4,646)	65,235
Total contractual services	1,109,380	1,109,146	(234)	1,081,483
Commodities				
Operating supplies	500	-	(500)	-
Total sanitation	1,109,880	1,109,146	(734)	1,081,483
Total expenditures	<u>\$ 15,408,607</u>	<u>\$ 14,925,126</u>	<u>\$ (483,481)</u>	<u>\$ 14,817,841</u>

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Special Revenue Fund

Motor Fuel Tax Fund (Nonmajor Fund) is used to account for the activities involved with street maintenance, improvements and construction. Financing is provided by the Village's share of State gasoline taxes. State law requires these gasoline taxes to be used to maintain streets.

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Village of River Forest, Illinois
Motor Fuel Tax Fund
Schedule of Revenues, Expenditures and
Changes in Fund Balance – Budget and Actual
Year Ended April 30, 2018

	Original & Final Budget	2018 Actual	Variance With Final Budget Over (Under)	2017 Actual
Revenues				
Intergovernmental	\$ 287,679	\$ 285,255	\$ (2,424)	\$ 358,730
Investment income	<u>2,171</u>	<u>6,712</u>	<u>4,541</u>	<u>3,151</u>
Total revenues	289,850	291,967	2,117	361,881
Expenditures				
Current				
Highway and Streets	<u>325,060</u>	<u>267,320</u>	<u>(57,740)</u>	<u>348,758</u>
Net Change in Fund Balance	<u><u>\$ (35,210)</u></u>	24,647	<u><u>\$ 59,857</u></u>	13,123
Fund Balance, Beginning		<u>622,004</u>		<u>608,881</u>
Fund Balance, Ending		<u><u>\$ 646,651</u></u>		<u><u>\$ 622,004</u></u>

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Debt Service Fund

Debt Service Fund (Nonmajor Fund) is used to account for the accumulation of resources for the payment of the General Obligation Bond Series 2005 and the General Obligation Limited Tax Bonds Series 2016. The 2005 and 2016 series bonds were issued to finance Library building improvements and to pay down an existing bank loan, respectively. Financing is provided by property taxes.

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Village of River Forest, Illinois
Alternative Revenue Debt Service Fund
Schedule of Revenues, Expenditures and
Changes in Fund Balance – Budget and Actual
Year Ended April 30, 2018

	Final Budget	2018 Actual	Variance With Final Budget Over (Under)	2017 Actual
Revenues				
Taxes	\$ 251,999	\$ 257,356	\$ 5,357	\$ 259,674
Investment income	937	2,666	1,729	953
Total revenues	<u>252,936</u>	<u>260,022</u>	<u>7,086</u>	<u>260,627</u>
Expenditures				
General government	-	756	756	-
Debt service				
Principal	242,820	242,820	-	239,480
Interest	5,984	4,723	(1,261)	8,302
Total expenditures	<u>248,804</u>	<u>248,299</u>	<u>(505)</u>	<u>247,782</u>
Net Change in Fund Balance	<u>\$ 4,132</u>	11,723	<u>\$ 7,591</u>	12,845
Fund Balance, Beginning		<u>185,655</u>		<u>172,810</u>
Fund Balance, Ending		<u>\$ 197,378</u>		<u>\$ 185,655</u>

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Capital Projects Funds

Economic Development Fund (Nonmajor Fund) is used to account for previous commitments entered into by the Village from funds originally received through the previous Tax Increment Financing (TIF) Economic Development Fund.

Capital Equipment Replacement Fund (Major Fund) is used to account for financial resources to be used for the replacement of equipment.

Capital Improvement Fund (Nonmajor Fund) is a fund used to account for various infrastructure improvements including alleys, commuter parking lots and streets. Financing is provided by red light camera revenue, grants and parking lot fees.

Madison Street TIF Fund (Major Fund) is used to account for all financial activity related to the Madison Street Tax Increment Financing District. Revenues are provided through the collection of incremental property taxes from the increasing value of property within the district and transfers from the General Fund. The revenues are used to facilitate redevelopment along the corridor in accordance with applicable Illinois TIF Statutes.

Infrastructure Improvement Bond Fund (Nonmajor Fund) is used to account for proceeds from the General Obligation Limited Tax Bonds, Series 2018. The proceeds will be used to fund street improvements.

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Village of River Forest, Illinois
Economic Development Fund
Schedule of Revenues, Expenditures and
Changes in Fund Balance – Budget and Actual
Year Ended April 30, 2018

	Original & Final Budget	2018 Actual	Variance With Final Budget Over (Under)	2017 Actual
Revenues				
Taxes	\$ -	\$ 3,006	\$ 3,006	\$ -
Intergovernmental	3,159	-	(3,159)	21,224
Investment income	<u>6,182</u>	<u>9,453</u>	<u>3,271</u>	<u>7,385</u>
Total revenues	9,341	12,459	3,118	28,609
Expenditures				
Current				
Development	<u>831,427</u>	<u>628,546</u>	<u>(202,881)</u>	<u>1,293,408</u>
Net Change in Fund Balance	<u>\$ (822,086)</u>	(616,087)	<u>\$ 205,999</u>	(1,264,799)
Fund Balance, Beginning		<u>835,269</u>		<u>2,100,068</u>
Fund Balance, Ending		<u>\$ 219,182</u>		<u>\$ 835,269</u>

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Village of River Forest, Illinois
Capital Equipment Replacement Fund
(Major Fund)
Schedule of Revenues, Expenditures and
Changes in Fund Balance – Budget and Actual
Year Ended April 30, 2018

	Original Budget	Final Budget	2018 Actual	Variance With Final Budget Over (Under)	2017 Actual
Revenues					
Investment income	\$ 44,242	\$ 44,242	\$ 40,582	\$ (3,660)	\$ 37,705
Miscellaneous	5,000	5,000	5,000	-	5,002
Total revenues	<u>49,242</u>	<u>49,242</u>	<u>45,582</u>	<u>(3,660)</u>	<u>42,707</u>
Expenditures					
Capital outlay	<u>898,003</u>	<u>1,032,325</u>	<u>880,876</u>	<u>(151,449)</u>	<u>562,073</u>
Excess (Deficiency) of Revenues Over Expenditures	<u>(848,761)</u>	<u>(983,083)</u>	<u>(835,294)</u>	<u>147,789</u>	<u>(519,366)</u>
Other Financing Sources					
Transfers in	512,912	512,912	416,033	(96,879)	421,250
Sale of capital assets	20,000	20,000	121,221	101,221	27,906
Total other financing sources	<u>532,912</u>	<u>532,912</u>	<u>537,254</u>	<u>4,342</u>	<u>449,156</u>
Net Change in Fund Balance	<u>\$ (315,849)</u>	<u>\$ (450,171)</u>	<u>(298,040)</u>	<u>\$ 152,131</u>	<u>(70,210)</u>
Fund Balance, Beginning			<u>3,632,712</u>		<u>3,702,922</u>
Fund Balance, Ending			<u>\$ 3,334,672</u>		<u>\$ 3,632,712</u>

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Village of River Forest, Illinois
Capital Improvement Fund
Schedule of Revenues, Expenditures and
Changes in Fund Balance – Budget and Actual
Year Ended April 30, 2018

	Original & Final Budget	2018 Actual	Variance With Final Budget Over (Under)	2017 Actual
Revenues				
Intergovernmental	\$ -	\$ -	\$ -	\$ 715,799
Charges for services	60,923	70,697	9,774	64,095
Fines and forfeits				
Automated traffic				
signal enforcement	822,136	832,250	10,114	923,305
Investment income	15,302	13,067	(2,235)	11,582
Total revenues	<u>898,361</u>	<u>916,014</u>	<u>17,653</u>	<u>1,714,781</u>
Expenditures				
Current				
General government	40,500	23,206	(17,294)	29,783
Capital outlay	<u>1,119,485</u>	<u>582,299</u>	<u>(537,186)</u>	<u>1,427,375</u>
Total expenditures	<u>1,159,985</u>	<u>605,505</u>	<u>(554,480)</u>	<u>1,457,158</u>
Net Change in Fund Balance	<u>\$ (261,624)</u>	310,509	<u>\$ 572,133</u>	257,623
Fund Balance, Beginning		<u>1,574,693</u>		<u>1,317,070</u>
Fund Balance, Ending		<u>\$ 1,885,202</u>		<u>\$ 1,574,693</u>

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Village of River Forest, Illinois

Madison Street TIF

(Major Fund)

Schedule of Revenues, Expenditures and Changes in Fund Balance – Budget and Actual Year Ended April 30, 2018

	Original Budget	Final Budget	2018 Actual	Variance With Final Budget Over (Under)	2017 Actual
Revenues					
Rental income	\$ -	\$ -	\$ 9,375	\$ 9,375	\$ -
Investment income	-	-	455	455	14
Total revenues	<u>-</u>	<u>-</u>	<u>9,830</u>	<u>9,830</u>	<u>14</u>
Expenditures					
Current					
General government	50,000	1,395,000	39,786	(1,355,214)	54,300
Debt service					
Interest	-	9,132	9,610	478	-
Total expenses	<u>50,000</u>	<u>1,404,132</u>	<u>49,396</u>	<u>(1,354,736)</u>	<u>54,300</u>
Excess (Deficiency) of Revenues (Uses) Over Expenditures	<u>(50,000)</u>	<u>(1,404,132)</u>	<u>(39,566)</u>	<u>1,364,566</u>	<u>(54,286)</u>
Other Financing Sources (Uses)					
Transfer in	50,000	1,390,000	-	(1,390,000)	-
Transfer out	-	-	-	-	(43,207)
Total other financing sources (uses)	<u>50,000</u>	<u>1,390,000</u>	<u>-</u>	<u>(1,390,000)</u>	<u>(43,207)</u>
Net Change in Fund Balance	<u>\$ -</u>	<u>\$ (14,132)</u>	<u>(39,566)</u>	<u>\$ (25,434)</u>	<u>(97,493)</u>
Fund Balance, Beginning			<u>(97,493)</u>		<u>-</u>
Fund Balance, Ending			<u>\$ (137,059)</u>		<u>\$ (97,493)</u>

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Village of River Forest, Illinois
Infrastructure Improvement Bond Fund
Schedule of Revenues, Expenditures and
Changes in Fund Balance – Budget and Actual
Year Ended April 30, 2018

	Original Budget	Final Budget	2018 Actual	Variance With Final Budget Over (Under)
Revenues				
Investment income	\$ -	\$ -	\$ 133	\$ 133
Expenditures				
Debt service				
Interest	-	-	-	-
Excess of Revenues Over Expenditures	-	-	133	133
Other Financing Sources (Uses)				
Bond proceeds	-	500,000	500,000	-
Net Change in Fund Balance	<u>\$ -</u>	<u>\$ 500,000</u>	500,133	<u>\$ 133</u>
Fund Balance, Beginning			-	
Fund Balance, Ending			<u>\$ 500,133</u>	

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Proprietary Fund Type

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Enterprise Fund

Waterworks and Sewerage Fund (Major Fund) is used to account for the provision of water services, sewer repair, and improvement services to the residents of the Village of River Forest. All activities necessary to provide such services are accounted for in this Fund, including, but not limited to, administration, operations, maintenance, financing and related debt service and billing collection.

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Village of River Forest, Illinois
Waterworks and Sewerage Fund
Schedule of Revenues, Expenses and Changes in
Net Position – Budget and Actual
(GAAP and Budgetary Basis)
Year Ended April 30, 2018
(With Comparative Actual for Year Ended April 30, 2017)

	Original & Final Budget	2018 Actual	Variance With Final Budget Over (Under)	2017 Actual
Operating Revenues				
Charges for services				
Water sales	\$ 3,154,337	\$ 3,306,650	\$ 152,313	\$ 3,079,054
Sewer charges	2,058,749	2,142,993	84,244	2,013,015
Sales of meters	10,000	2,754	(7,246)	20,272
Total operating revenues	<u>5,223,086</u>	<u>5,452,397</u>	<u>229,311</u>	<u>5,112,341</u>
Operating Expenses, Excluding Depreciation				
Personal services				
Salaries regular	730,567	741,086	10,519	677,914
Specialists pay	2,100	2,100	-	2,100
Overtime	12,000	9,288	(2,712)	5,765
Insurance refusal reimb	150	330	180	150
Part-time salaries	15,200	9,955	(5,245)	17,958
FICA	46,795	45,840	(955)	41,935
Medicare	11,131	10,863	(268)	9,987
IMRF	86,957	86,787	(170)	73,087
Fringe benefits	5,030	5,420	390	5,090
Health insurance	169,081	167,303	(1,778)	145,010
Health insurance - retirees	3,292	3,033	(259)	3,061
Other post employment benefits	-	6,767	6,767	6,786
Life insurance	420	470	50	410
HDHP contributions	10,894	11,241	347	11,436
Total personal services	<u>1,093,617</u>	<u>1,100,483</u>	<u>6,866</u>	<u>1,000,689</u>
Contractual services				
Electricity	39,000	32,276	(6,724)	39,712
Communications	6,780	7,197	417	6,540
Auditing	11,344	8,850	(2,494)	10,508
Consulting services	43,500	38,400	(5,100)	3,974
IT support	36,393	35,140	(1,253)	38,388
Inspections	1,000	-	(1,000)	-
JULIE participation	2,271	995	(1,276)	1,618
Bank fees	28,324	27,841	(483)	23,437
Liability insurance	38,011	35,313	(2,698)	34,731
IRMA deductible	9,467	-	(9,467)	-
Water system maintenance	134,200	180,785	46,585	106,116
Hydrant maintenance	24,000	13,780	(10,220)	17,974
Maintenance of vehicles	8,000	21,278	13,278	7,860
Maintenance of office equipment	1,000	1,586	586	3,066
Maintenance of buildings	15,250	10,818	(4,432)	14,147
Maintenance of streets	8,000	-	(8,000)	-

(Cont.)

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Village of River Forest, Illinois
Waterworks and Sewerage Fund
Schedule of Revenues, Expenses and Changes in
Net Position – Budget and Actual
(GAAP and Budgetary Basis)
Year Ended April 30, 2018
(With Comparative Actual for Year Ended April 30, 2017)

	Original & Final Budget	2018 Actual	Variance With Final Budget Over (Under)	2017 Actual
Overhead sewer program	\$ 59,000	\$ 28,649	\$ (30,351)	\$ 26,600
Sewer/catch basin repair	50,000	11,161	(38,839)	51,466
Training	1,450	-	(1,450)	102
Travel and meeting	2,625	1,992	(633)	2,114
Dues and subscriptions	1,460	1,317	(143)	897
Printing	6,309	5,212	(1,097)	5,219
Medical and screening	700	-	(700)	80
Water testing	3,900	4,114	214	2,504
Advertising/legal notice	500	-	(500)	-
Dumping fees	18,000	24,475	6,475	18,701
Damage claims	4,000	8,862	4,862	5,770
Total contractual services	<u>554,484</u>	<u>500,041</u>	<u>(54,443)</u>	<u>421,524</u>
Commodities				
Office supplies	500	347	(153)	167
Gas and oil	9,400	10,206	806	9,158
Uniforms	1,475	843	(632)	557
Vehicle parts	8,000	4,034	(3,966)	3,673
Operating supplies	37,775	37,887	112	58,834
Postage	9,400	7,813	(1,587)	10,108
Water from Chicago	1,638,973	1,656,515	17,542	1,600,742
Total commodities	<u>1,705,523</u>	<u>1,717,645</u>	<u>12,122</u>	<u>1,683,239</u>
Capital Outlay				
Building improvements	97,000	54,201	(42,799)	4,995
Sewer system improvements	175,000	167,487	(7,513)	182,575
Water system improvements	469,000	504,170	35,170	490,316
Meter replacement program	17,500	15,396	(2,104)	14,496
Street improvements	70,000	46,842	(23,158)	75,560
Total capital outlay	<u>828,500</u>	<u>788,096</u>	<u>(40,404)</u>	<u>767,942</u>
Total operating expenses, excluding depreciation	<u>\$ 4,182,124</u>	<u>\$ 4,106,265</u>	<u>\$ (75,859)</u>	<u>\$ 3,873,394</u>

(Cont.)

Village of River Forest, Illinois
Waterworks and Sewerage Fund
Schedule of Revenues, Expenses and Changes in
Net Position – Budget and Actual
(GAAP and Budgetary Basis)
Year Ended April 30, 2018
(With Comparative Actual for Year Ended April 30, 2017)

	Original & Final Budget	2018 Actual	Variance With Final Budget Over (Under)	2017 Actual
Reconciliation of Budgetary Basis Total				
Operating Expenses, Excluding Depreciation				
to GAAP Basis Total Operating Expenses,				
Excluding Depreciation				
Total operating expenses, excluding depreciation - budgetary basis	\$ 4,182,124	\$ 4,106,265	\$ (75,859)	\$ 3,873,394
Less fixed assets capitalized (1)	(490,000)	(489,870)	130	-
	<u>3,692,124</u>	<u>3,616,395</u>	<u>(75,729)</u>	<u>3,873,394</u>
Operating Income Before Depreciation	1,530,962	1,836,002	305,040	1,238,947
Depreciation	<u>340,332</u>	<u>340,057</u>	<u>(275)</u>	<u>352,484</u>
Operating Income	<u>\$ 1,190,630</u>	<u>\$ 1,495,945</u>	<u>\$ 305,315</u>	<u>\$ 886,463</u>
Nonoperating Revenues (Expenses)				
Investment income	\$ 4,723	\$ 20,002	\$ 15,279	\$ 4,451
Principal payments	(821,251)	(821,079)	172	(756,255)
Interest expense	(325,207)	(316,151)	9,056	(327,437)
Transfer out	(96,879)	(96,879)	-	(78,349)
(Gain) loss on disposal of property	-	(298)	(298)	9,264
Transfers in				-
Miscellaneous	<u>7,000</u>	<u>11,260</u>	<u>4,260</u>	<u>8,545</u>
Total nonoperating revenues (expenses)	<u>(1,231,614)</u>	<u>(1,203,145)</u>	<u>28,469</u>	<u>(1,139,781)</u>
Change in Net Position - Budgetary Basis	<u>\$ (40,984)</u>	<u>\$ 292,800</u>	<u>\$ 333,784</u>	<u>\$ (253,318)</u>
Reconciliation of Budgetary Basis Change in Net Position to GAAP Basis Change in Net Position				
Change in net position - budgetary basis	\$ (40,984)	\$ 292,800	\$ 333,784	\$ (253,318)
Plus principal payments	821,251	821,079	(172)	756,255
Plus adjustment for advance budgeted As a transfer	<u>96,879</u>	<u>96,879</u>	<u>-</u>	<u>78,349</u>
Change in Net Position - GAAP Basis	<u>\$ 877,146</u>	<u>1,210,758</u>	<u>\$ 333,612</u>	<u>581,286</u>
Net Position, Beginning		<u>9,222,184</u>		<u>8,640,898</u>
Net Position, Ending		<u>\$ 10,432,942</u>		<u>\$ 9,222,184</u>

⁽¹⁾ Some Waterworks and Sewerage Fund fixed asset purchases that are capitalized (\$78,159) are not included on this line as they were not budgeted in this fund.

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Fiduciary Fund Type

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Trust Funds

Police Pension Fund is used to account for the accumulation of resources to pay pension costs. Resources are contributed by police force members at rates fixed by state statutes and the Village through an annual property tax levy.

Firefighters' Pension Fund is used to account for the accumulation of resources to pay pension costs. Resources are contributed by fire personnel members at rates fixed by state statutes and by the Village through an annual property tax levy.

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Village of River Forest, Illinois
Pension Trust Funds
Combining Statement of Fiduciary Net Position
April 30, 2018

	<u>Police Pension</u>	<u>Firefighters' Pension</u>	<u>Pension Trusts</u>
Assets			
Cash and cash equivalents	\$ 899,250	\$ 469,738	\$ 1,368,988
Investments			
Corporate bonds	1,270,943	3,002,355	4,273,298
Municipal bonds	-	39,850	39,850
U.S. government obligations	4,325,016	740,538	5,065,554
U.S. agency obligations	1,837,815	1,173,371	3,011,186
Mutual funds	12,067,755	8,844,163	20,911,918
Annuity/insurance company contracts	3,105,513	722,464	3,827,977
Accrued interest	29,086	40,997	70,083
Due from municipality	19,771	13,705	33,476
Prepaid expense	<u>3,942</u>	<u>2,463</u>	<u>6,405</u>
Total assets	23,559,091	15,049,644	38,608,735
Liabilities			
Accounts payable	<u>17,637</u>	<u>6,601</u>	<u>24,238</u>
Net Position Restricted for Pensions	<u><u>\$ 23,541,454</u></u>	<u><u>\$ 15,043,043</u></u>	<u><u>\$ 38,584,497</u></u>

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Village of River Forest, Illinois
Pension Trust Funds
Combining Statement of Changes in Fiduciary Net Position
Year Ended April 30, 2018

	Police Pension	Firefighters' Pension	Pension Trusts
Additions			
Contributions			
Participant contributions	\$ 273,961	\$ 177,633	\$ 451,594
Employer contributions	1,394,597	1,133,899	2,528,496
Total contributions	<u>1,668,558</u>	<u>1,311,532</u>	<u>2,980,090</u>
Investment income			
Net appreciation in fair value of investments	1,545,053	527,654	2,072,707
Interest and dividends	416,782	448,888	865,670
	<u>1,961,835</u>	<u>976,542</u>	<u>2,938,377</u>
Less investment expense	44,765	49,320	94,085
Net investment income	<u>1,917,070</u>	<u>927,222</u>	<u>2,844,292</u>
Total additions	<u>3,585,628</u>	<u>2,238,754</u>	<u>5,824,382</u>
Deductions			
Benefits	2,110,165	1,873,231	3,983,396
Refunds	101,679	4,221	105,900
Administrative expense	71,585	37,218	108,803
Total deductions	<u>2,283,429</u>	<u>1,914,670</u>	<u>4,198,099</u>
Change in Net Position	1,302,199	324,084	1,626,283
Net Position Restricted for Pensions, Beginning	<u>22,239,255</u>	<u>14,718,959</u>	<u>36,958,214</u>
Net Position Restricted for Pensions, Ending	<u>\$ 23,541,454</u>	<u>\$ 15,043,043</u>	<u>\$ 38,584,497</u>

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Village of River Forest, Illinois
Police Pension Trust Fund
Schedule of Changes in Fiduciary Net Position –
Budget and Actual
Year Ended April 30, 2018
(With Comparative Actual for Year Ended April 30, 2017)

	Original & Final Budget	2018 Actual	Variance With Final Budget Over (Under)	2017 Actual
Additions				
Contributions				
Participant contributions	\$ 264,863	\$ 273,961	\$ 9,098	\$ 267,985
Employer contributions	1,454,466	1,394,597	(59,869)	1,329,644
Total contributions	<u>1,719,329</u>	<u>1,668,558</u>	<u>(50,771)</u>	<u>1,597,629</u>
Investment income				
Net appreciation in				
Fair value of investments	802,676	1,545,053	742,377	1,716,581
Interest and dividends	<u>472,436</u>	<u>416,782</u>	<u>(55,654)</u>	<u>447,671</u>
	1,275,112	1,961,835	686,723	2,164,252
Less investment expense	<u>35,000</u>	<u>44,765</u>	<u>(9,765)</u>	<u>45,157</u>
Net investment income	<u>1,240,112</u>	<u>1,917,070</u>	<u>676,958</u>	<u>2,119,095</u>
Total additions	<u>2,959,441</u>	<u>3,585,628</u>	<u>626,187</u>	<u>3,716,724</u>
Deductions				
Benefits	2,275,501	2,110,165	(165,336)	2,021,677
Refunds	-	101,679	101,679	-
Administrative expense	<u>87,930</u>	<u>71,585</u>	<u>(16,345)</u>	<u>117,319</u>
Total deductions	<u>2,363,431</u>	<u>2,283,429</u>	<u>(80,002)</u>	<u>2,138,996</u>
Change in Net Position	<u>\$ 596,010</u>	1,302,199	<u>\$ 706,189</u>	1,577,728
Net Position, Beginning		<u>22,239,255</u>		<u>20,661,527</u>
Net Position, Beginning		<u>\$ 23,541,454</u>		<u>\$ 22,239,255</u>

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Village of River Forest, Illinois
Firefighters' Pension Trust Fund
Schedule of Changes in Fiduciary Net Position –
Budget and Actual
Year Ended April 30, 2018
(With Comparative Actual for Year Ended April 30, 2017)

	Original & Final Budget	2018 Actual	Variance With Final Budget Over (Under)	2017 Actual
Additions				
Contributions				
Participant contributions	\$ 188,790	\$ 177,633	\$ (11,157)	\$ 174,437
Employer contributions	1,184,450	1,133,899	(50,551)	1,086,300
Total contributions	<u>1,373,240</u>	<u>1,311,532</u>	<u>(61,708)</u>	<u>1,260,737</u>
Investment income				
Net appreciation in fair value of investments	545,527	527,654	(17,873)	633,704
Interest and dividends	<u>397,171</u>	<u>448,888</u>	<u>51,717</u>	<u>396,547</u>
	942,698	976,542	33,844	1,030,251
Less investment expense	<u>65,700</u>	<u>49,320</u>	<u>16,380</u>	<u>64,668</u>
Net investment income	<u>876,998</u>	<u>927,222</u>	<u>50,224</u>	<u>965,583</u>
Total additions	<u>2,250,238</u>	<u>2,238,754</u>	<u>(11,484)</u>	<u>2,226,320</u>
Deductions				
Benefits	1,876,877	1,873,231	(3,646)	1,599,982
Refunds	-	4,221	4,221	1,544
Administrative expense	<u>51,065</u>	<u>37,218</u>	<u>(13,847)</u>	<u>46,400</u>
Total deductions	<u>1,927,942</u>	<u>1,914,670</u>	<u>(13,272)</u>	<u>1,647,926</u>
Change in Net Position	<u>\$ 322,296</u>	<u>324,084</u>	<u>\$ 1,788</u>	<u>578,394</u>
Net Position, Beginning		<u>14,718,959</u>		<u>14,140,565</u>
Net Position, Beginning		<u>\$ 15,043,043</u>		<u>\$ 14,718,959</u>

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Capital Assets Used in the Operation of Governmental Funds

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Village of River Forest, Illinois
Schedule of Capital Assets by Source
April 30, 2018

Governmental Funds Capital Assets

Land	\$ 1,139,497
Right of ways	3,826,453
Construction in progress	180,392
Buildings and improvements	5,951,200
Vehicles and equipment	4,678,494
Infrastructure	<u>12,801,070</u>

Total governmental funds capital assets	<u><u>\$ 28,577,106</u></u>
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Investments in Governmental Funds Capital Assets by Source
From Current Revenues

	<u><u>\$ 28,577,106</u></u>
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Village of River Forest, Illinois
Schedule by Function and Activity
April 30, 2018

	General Government	Public Safety	Highway and Streets	Public Works	Total
Land	\$ 1,139,497	\$ -	\$ -	\$ -	\$ 1,139,497
Right of ways	-	-	3,826,453	-	3,826,453
Construction in progress	180,392	-	-	-	180,392
Buildings and improvements	4,765,950	126,942	-	1,058,308	5,951,200
Vehicles and equipment	271,129	3,309,569	-	1,097,796	4,678,494
Infrastructure	-	-	12,801,070	-	12,801,070
	<u>\$ 6,356,968</u>	<u>\$ 3,436,511</u>	<u>\$ 16,627,523</u>	<u>\$ 2,156,104</u>	<u>\$ 28,577,106</u>

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Village of River Forest, Illinois
Schedule by Changes by Function and Activity
Year Ended April 30, 2018

	May 1, 2017	Additions	Deletions	Transfers	April 30, 2018
General government	\$ 6,159,786	\$ 197,182	\$ -	\$ -	\$ 6,356,968
Public safety	3,270,699	617,379	435,701	(15,866)	3,436,511
Highways and streets	16,588,328	124,560	85,365	-	16,627,523
Public works	<u>2,020,470</u>	<u>551,524</u>	<u>431,756</u>	<u>15,866</u>	<u>2,156,104</u>
	<u><u>\$ 28,039,283</u></u>	<u><u>\$ 1,490,645</u></u>	<u><u>\$ 952,822</u></u>	<u><u>\$ -</u></u>	<u><u>\$ 28,577,106</u></u>

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Other Supplementary Information

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Village of River Forest, Illinois
General Obligation (Water & Sewer ARS) Bonds, Series 2008B
Schedule of Long-Term Debt Service Requirements
April 30, 2018

Date of issue	December 15, 2008
Date of maturity	December 1, 2018
Authorized issue	\$1,355,000
Interest rate	2.75% - 4.10%
Interest dates	June 1 and December 1
Payable at	US Bank
Purpose	Water meter replacements

CURRENT AND FUTURE PRINCIPAL AND INTEREST REQUIREMENTS

Fiscal Year	Requirements			Interest Due On			
	Principal	Interest	Totals	June 1	Amount	Dec. 1	Amount
2019	\$ 170,000	\$ 6,970	\$ 176,970	2018	\$ 3,485	2018	\$ 3,485

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Village of River Forest, Illinois
Community Bank Loan
Schedule of Long-Term Debt Service Requirements
April 30, 2018

Date of issue	September 19, 2014
Date of maturity	February 15, 2019
Authorized issue	\$600,000
Interest rate	2.20%
Interest dates	February, May, August and November 15
Payable at	Community Bank
Purpose	Sewer project

CURRENT AND FUTURE PRINCIPAL AND INTEREST REQUIREMENTS

Fiscal Year	Requirements		
	Principal	Interest	Totals
2019	<u>\$ 49,824</u>	<u>\$ 687</u>	<u>\$ 50,511</u>

Village of River Forest, Illinois
IEPA Bank Loan
Schedule of Long-Term Debt Service Requirements
April 30, 2018

Date of issue	December 3, 2015
Date of maturity	December 3, 2035
Authorized issue	\$14,711,293
Interest rate	2.21%
Interest dates	December and June 3
Payable	IEPA
Purpose	Northside Stormwater Management Project

CURRENT AND FUTURE PRINCIPAL AND INTEREST REQUIREMENTS

Fiscal Year	Requirements		
	Principal	Interest	Totals
2019	\$ 620,893	\$ 296,253	\$ 917,146
2020	634,690	282,456	917,146
2021	648,795	268,351	917,146
2022	663,211	253,934	917,145
2023	677,950	239,196	917,146
2024	693,016	224,130	917,146
2025	708,416	208,730	917,146
2026	724,159	192,987	917,146
2027	740,250	176,896	917,146
2028	756,700	160,446	917,146
2029	773,515	143,630	917,145
2030	790,705	126,441	917,146
2031	808,276	108,870	917,146
2032	826,238	90,908	917,146
2033	844,599	72,547	917,146
2034	863,366	53,780	917,146
2035	882,552	34,593	917,145
2036	902,164	14,981	917,145
	<u>\$ 13,559,495</u>	<u>\$ 2,949,129</u>	<u>\$ 16,508,624</u>

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Village of River Forest, Illinois
General Obligation (Limited Tax) Bonds, Series 2018
Schedule of Long-Term Debt Service Requirements
April 30, 2018

Date of issue	March 8, 2018
Date of maturity	December 1, 2019
Authorized issue	\$500,000
Interest rate	2.00% - 2.15%
Interest dates	December 1
Payable at	Forest Park National Bank & Trust Co.
Purpose	Street Improvements

CURRENT AND FUTURE PRINCIPAL AND INTEREST REQUIREMENTS

Fiscal Year	Requirements		
	Principal	Interest	Totals
2019	\$ 246,000	\$ 7,584	\$ 253,584
2020	254,000	5,461	259,461
	<u>\$ 500,000</u>	<u>\$ 13,045</u>	<u>\$ 513,045</u>

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**Statistical Section
(Unaudited)**

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Village of River Forest, Illinois

Statistical Section

April 30, 2018

This portion of the Village of River Forest Comprehensive Annual Financial Report presents detailed information as a context for understanding what the information in the financial statements, note disclosures, and required supplementary information says about the Village's overall economic condition.

Contents

Financial Trends

These schedules contain information to help the reader understand how the Village's financial performance and well-being have changed over time. 135

Revenue Capacity

These schedules contain information to help the reader assess the Village's most significant local revenue sources, the sales tax and the property tax. 145

Debt Capacity

These schedules contain information to help the reader assess the affordability of the Village's current levels of outstanding debt and the Village's ability to issue additional debt. 152

Demographic and Economic Information

These schedules offer demographic and economic indicators to help the reader understand the environment within which the Village's financial activities take place. 157

Operating Information

These schedules contain service and infrastructure data to help the reader understand how the information in the Village's financial report relates to the services the Village provides and the activities it performs. 162

Sources:

Unless otherwise noted, the information in these schedules is derived from the Village's Comprehensive Annual Financial Reports for the relevant year. The Village implemented GASB Statement 34 in Fiscal Year 2004; schedules presenting government-wide information include information beginning in that year.

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Financial Trends

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Village of River Forest, Illinois

Net Position by Component

Last Ten Fiscal Years

Fiscal Year	2018	2017	2016	2015
Governmental Activities				
Net investment in capital assets	\$ 19,119,016	\$ 18,574,462	\$ 17,549,045	\$ 17,550,257
Restricted	1,722,203	2,190,893	3,522,426	3,910,388
Unrestricted	<u>(23,856,897)</u>	<u>(22,297,066)</u>	<u>(21,075,877)</u>	<u>10,699,288</u>
Total governmental activities net assets	<u>(3,015,678)</u>	<u>(1,531,711)</u>	<u>(4,406)</u>	<u>32,159,933</u>
Business-Type Activities				
Net investment in capital assets	8,335,217	7,286,464	6,759,387	6,307,314
Restricted	25,269	31,044	31,044	31,044
Unrestricted	<u>2,072,456</u>	<u>1,904,676</u>	<u>1,850,467</u>	<u>1,123,387</u>
Total business-type activities net assets	<u>10,432,942</u>	<u>9,222,184</u>	<u>8,640,898</u>	<u>7,461,745</u>
Primary Government				
Net investment in capital assets	27,454,233	25,860,926	24,308,432	23,857,571
Restricted	1,747,472	2,221,937	3,553,470	3,941,432
Unrestricted	<u>(21,784,441)</u>	<u>(20,392,390)</u>	<u>(19,225,410)</u>	<u>11,822,675</u>
Total net position	<u>\$ 7,417,264</u>	<u>\$ 7,690,473</u>	<u>\$ 8,636,492</u>	<u>\$ 39,621,678</u>

Data Source

Audited Financial Statements

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2014	2013	2012	2011	2010	2009
\$ 17,489,924	\$ 16,963,950	\$ 17,117,381	\$ 17,028,863	\$ 16,505,843	\$ 12,863,300
3,843,897	3,732,052	3,270,398	3,837,090	7,404,892	10,007,290
9,293,650	7,797,449	6,882,014	5,921,662	4,984,369	3,841,809
30,627,471	28,493,451	27,269,793	26,787,615	28,895,104	26,712,399
4,985,125	4,775,037	4,682,056	4,588,385	4,781,583	4,182,910
35,000					
1,721,614	1,428,687	1,083,706	1,140,252	991,038	1,805,129
6,741,739	6,203,724	5,765,762	5,728,637	5,772,621	5,988,039
22,475,049	21,738,987	21,799,437	21,617,248	21,287,426	17,046,210
3,878,897	3,732,052	3,270,398	3,837,090	7,404,892	10,007,290
11,015,264	9,226,136	7,965,720	7,061,914	5,975,407	5,646,938
\$ 37,369,210	\$ 34,697,175	\$ 33,035,555	\$ 32,516,252	\$ 34,667,725	\$ 32,700,438

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Village of River Forest, Illinois

Changes in Net Position by Component

Last Ten Fiscal Years

Fiscal Year	2018	2017	2016	2015
Governmental Activities				
Governmental Activity Expenses				
General government	\$ 2,561,405	\$ 2,691,842	\$ 2,460,334	\$ 2,287,249
Development	1,093,609	1,773,443	557,136	387,869
Public safety	11,629,817	11,693,602	11,474,585	9,426,332
Public works	1,521,195	1,612,495	1,445,697	1,687,482
Highways and streets	573,267	752,242	1,371,856	488,021
Sanitation	1,109,146	1,081,483	1,032,181	947,658
Interest	13,728	7,706	9,811	16,724
Total governmental activities expenses	<u>18,502,167</u>	<u>19,612,813</u>	<u>18,351,600</u>	<u>15,241,335</u>
Governmental Activity Revenues				
Charges for services				
General government	1,590,183	2,172,129	1,462,240	1,510,120
Public safety	1,426,682	1,503,040	1,600,463	1,495,617
Sanitation	1,036,831	997,436	947,369	895,892
Operating grants and contributions	319,776	449,074	347,607	659,933
Capital grants and contributions	-	236,734	316,519	-
Total governmental activities program revenues	<u>4,373,472</u>	<u>5,358,413</u>	<u>4,674,198</u>	<u>4,561,562</u>
Net Activity Expense of Governmental Activities	<u>(14,128,695)</u>	<u>(14,254,400)</u>	<u>(13,677,402)</u>	<u>(10,679,773)</u>
General Revenues				
Property taxes	6,577,618	6,547,365	6,396,586	6,288,974
Utility taxes	603,770	614,522	559,018	657,968
Non-home rule sales tax	855,825	824,652	885,574	871,224
Communications taxes	281,834	309,679	342,467	357,535
Other taxes	297,059	288,390	338,067	337,637
Intergovernmental taxes				
Sales taxes	1,873,183	1,727,402	1,852,443	1,855,258
Income taxes	1,013,098	1,056,031	1,190,627	1,094,125
Other intergovernmental taxes	473,425	621,831	475,402	448,870
Miscellaneous	494,308	604,151	268,703	319,459
Interest	145,163	114,035	87,975	(18,815)
Transfers	-	-	(382,300)	-
Gain on sale	29,445	19,037	-	-
Total general revenues	<u>12,644,728</u>	<u>12,727,095</u>	<u>12,014,562</u>	<u>12,212,235</u>
Change in Governmental Net Position	<u>(1,483,967)</u>	<u>(1,527,305)</u>	<u>(1,662,840)</u>	<u>1,532,462</u>
Business-Type Activities				
Water and Sewerage Services				
Expenses	4,272,901	4,553,315	3,686,563	3,340,341
Charges for services	5,452,397	5,112,341	4,569,701	4,069,829
Operating grants and contributions	-	-	-	-
General revenues - miscellaneous and interest	31,262	12,996	27,371	(9,482)
Transfers	-	-	382,300	-
Gain on sale	-	9,264	-	-
Change in Business-Type Net Position	<u>1,210,758</u>	<u>581,286</u>	<u>1,292,809</u>	<u>729,488</u>
Change in Net Position	<u>\$ (273,209)</u>	<u>\$ (946,019)</u>	<u>\$ (370,031)</u>	<u>\$ 2,261,950</u>

Note:

- (a) In Fiscal Years 2010 and 2011, the Village declared tax increment finance (TIF) district revenues as surplus and returned it to redistribution to all taxing entities that service the TIF area.

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2014	2013	2012	2011	2010	2009
\$ 2,126,040	\$ 2,323,003	\$ 2,197,996	\$ 1,888,093	\$ 1,843,380	\$ 1,808,789
305,332	428,951	381,135	4,272,988 (a)	5,330,786 (a)	1,823,349
9,494,525	8,235,039	8,392,462	8,072,459	7,667,352	7,427,770
1,545,709	1,827,429	1,719,637	1,192,097	1,444,632	1,598,558
537,963	775,263	771,378	1,314,666	273,380	822,825
948,835	873,032	845,444	817,146	826,640	887,122
23,685	29,391	34,807	39,758	122,883	190,336
<u>14,982,089</u>	<u>14,492,108</u>	<u>14,342,859</u>	<u>17,597,207</u>	<u>17,507,053</u>	<u>14,558,749</u>
1,446,959	1,252,826	1,357,490	1,289,731	1,177,211	1,021,630
1,361,306	614,867	494,604	511,722	451,285	439,907
881,518	864,918	846,480	829,203	853,344	582,590
999,002	520,829	773,028	430,964	366,036	399,941
-	-	-	-	-	-
<u>4,688,785</u>	<u>3,253,440</u>	<u>3,471,602</u>	<u>3,061,620</u>	<u>2,847,876</u>	<u>2,444,068</u>
<u>(10,293,304)</u>	<u>(11,238,668)</u>	<u>(10,871,257)</u>	<u>(14,535,587)</u>	<u>(14,659,177)</u>	<u>(12,114,681)</u>
6,252,288	6,043,549	6,066,344	7,113,400	11,076,944	9,439,952
703,108	638,421	633,425	671,741	621,328	713,256
819,156	784,724	582,803			
354,715	430,716	458,241	465,157	510,374	516,635
358,573	318,271	62,334	55,782	69,967	68,327
1,731,032	1,708,082	1,616,998	1,744,366	1,707,772	781,536
1,088,668	1,006,827	914,422	900,398	897,371	1,024,643
415,079	398,964	603,032	568,597	867,982	2,241,839
656,459	564,260	360,756	833,164	458,896	114,817
48,246	99,496	55,080	111,638	631,248	57,292
-	-	-	-	-	-
-	-	-	-	-	-
<u>12,427,324</u>	<u>11,993,310</u>	<u>11,353,435</u>	<u>12,464,243</u>	<u>16,841,882</u>	<u>14,958,297</u>
<u>2,134,020</u>	<u>754,642</u>	<u>482,178</u>	<u>(2,071,344)</u>	<u>2,182,705</u>	<u>2,843,616</u>
3,266,821	3,026,206	2,870,851	2,616,346	2,449,591	2,450,355
3,765,294	3,461,248	2,906,436	2,543,339	2,216,712	2,251,741
35,000	-	-	-	-	-
4,542	2,920	1,540	9,585	17,461	(7,642)
-	-	-	-	-	-
-	-	-	-	-	-
<u>533,473</u>	<u>435,042</u>	<u>35,585</u>	<u>(63,422)</u>	<u>(232,879)</u>	<u>(198,614)</u>
<u>\$ 2,667,493</u>	<u>\$ 1,189,684</u>	<u>\$ 517,763</u>	<u>\$ (2,134,766)</u>	<u>\$ 1,949,826</u>	<u>\$ 2,645,002</u>

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Village of River Forest, Illinois

Fund Balances of Governmental Funds

Last Ten Fiscal Years

Fiscal Year	2018	2017	2016	2015
General Fund				
Nonspendable	\$ 4,388,467	\$ 2,724,622	\$ 2,322,885	\$ 2,154,326
Restricted	658,859	645,458	640,667	635,838
Committed	-	-	-	-
Unassigned	<u>5,365,868</u>	<u>6,931,525</u>	<u>6,398,258</u>	<u>6,093,311</u>
Total General Fund	<u>10,413,194</u>	<u>10,301,605</u>	<u>9,361,810</u>	<u>8,883,475</u>
All Other Governmental Funds				
Nonspendable	-	-	-	-
Restricted	1,563,344	1,545,435	2,881,759	3,274,550
Committed	5,219,874	5,207,405	5,019,992	4,820,145
Unassigned	<u>(137,059)</u>	<u>-</u>	<u>-</u>	<u>-</u>
Total all other governmental funds	<u>6,646,159</u>	<u>6,752,840</u>	<u>7,901,751</u>	<u>8,094,695</u>
Total governmental funds	<u>\$ 17,059,353</u>	<u>\$ 17,054,445</u>	<u>\$ 17,263,561</u>	<u>\$ 16,978,170</u>
Governmental Fund Balances				
Over (Under) Prior Year	<u>\$ 4,908</u>	<u>\$ (209,116)</u>	<u>\$ 285,391</u>	<u>\$ 1,580,667</u>

Notes:

(a) The Village declared a surplus of tax incremental finance (TIF) area revenues and in 2010 and 2011 returned \$4,113,409 and \$3,266,966, respectively, to the State and to the County for redistribution to all taxing entities that serve the

The governmental fund balances for the TIF Funds have been reduced to zero due to the TIF District closing effective December 31, 2010. The balance remaining in the TIF funds was transferred to the TIF Economic Development Fund.

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2014	2013	2012	2011	2010	2009
\$ 1,983,424	\$ 1,643,742	\$ 1,301,792	\$ 1,287,689	\$ 837,499	\$ 685,725
611,678	535,032	535,032	535,032	535,032	535,032
-	570,699	516,516	462,828	409,627	399,932
<u>5,590,013</u>	<u>4,713,973</u>	<u>3,730,135</u>	<u>3,150,642</u>	<u>2,893,157</u>	<u>645,676</u>
<u>8,185,115</u>	<u>7,463,446</u>	<u>6,083,475</u>	<u>5,436,191</u>	<u>4,675,315</u>	<u>2,266,365</u>
3,943	4,876	-	6,662	5,032	2,896
3,232,219	3,192,144	3,270,398	3,830,428	6,669,028	10,558,304
3,976,226	2,531,521	2,298,756	1,691,305	1,398,063	1,936,559
<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
<u>7,212,388</u>	<u>5,728,541</u>	<u>5,569,154</u>	<u>5,528,395</u>	<u>8,072,123</u>	<u>12,497,759</u>
<u>\$ 15,397,503</u>	<u>\$ 13,191,987</u>	<u>\$ 11,652,629</u>	<u>\$ 10,964,586</u>	<u>\$ 12,747,438</u>	<u>\$ 14,764,124</u>
<u>\$ 2,205,516</u>	<u>\$ 1,539,358</u>	<u>\$ 688,043</u>	<u>\$ (1,782,852)</u>	<u>\$ (2,016,686)</u>	<u>\$ (704,751)</u>
			(a)	(a)	

Village of River Forest, Illinois

Changes in Fund Balances of Governmental Funds

Last Ten Fiscal Years

Fiscal Year	2018	2017	2016	2015
Revenues				
Local taxes				
Property taxes	\$ 6,577,618	\$ 6,547,365	\$ 6,396,586	\$ 6,288,974
Utility taxes	603,770	614,522	559,018	657,968
Non home rule sales tax	855,825	824,652	885,574	871,224
Communications taxes	281,834	309,679	342,467	357,535
Other taxes	297,059	288,390	338,067	337,637
Intergovernmental	3,359,706	3,882,732	3,616,562	3,522,727
Licenses and permits	1,210,292	1,762,852	1,117,850	1,089,895
Grants	319,776	685,808	285,767	338,260
Charges for services	1,725,899	1,742,021	1,702,203	1,663,283
Fines and forfeits	1,117,505	1,167,732	1,190,019	1,148,451
Interest	145,163	114,035	87,975	(18,815)
Miscellaneous	494,308	604,151	268,703	319,459
Total revenues	<u>16,988,755</u>	<u>18,543,939</u>	<u>16,790,791</u>	<u>16,576,598</u>
Expenditures				
Current				
General government	2,305,128	2,366,230	2,300,895	2,172,163
Development	1,093,609	1,773,443	361,116	387,869
Public safety	9,588,668	9,364,470	9,173,978	8,882,699
Public works	1,520,869	1,609,706	1,414,672	1,552,587
Highways and streets	267,320	348,758	513,450	195,174
Sanitation	1,109,146	1,081,483	1,032,181	947,658
Miscellaneous	-	-	-	-
Debt service				
Principal payments	242,820	239,480	205,000	200,000
Interest and fees	14,333	8,302	12,253	19,683
Capital outlay	1,463,175	1,989,448	1,528,687	741,820
Total expenditures	<u>17,605,068</u>	<u>18,781,320</u>	<u>16,542,232</u>	<u>15,099,653</u>
Excess (Deficiency) of Revenues Over Expenditures	<u>(616,313)</u>	<u>(237,381)</u>	<u>248,559</u>	<u>1,476,945</u>
Other Financing Sources (Uses)				
Bond proceeds	500,000	-	382,300	-
Sale of capital assets	121,221	28,265	36,832	103,722
Transfers in	416,033	464,457	461,547	465,423
Transfers out	(416,033)	(464,457)	(843,847)	(465,423)
Total other financing sources (uses)	<u>621,221</u>	<u>28,265</u>	<u>36,832</u>	<u>103,722</u>
Net Change in Fund Balance	<u>\$ 4,908</u>	<u>\$ (209,116)</u>	<u>\$ 285,391</u>	<u>\$ 1,580,667</u>
Debt Service as a Percentage of Noncapital Expenditures	<u>1.6%</u>	<u>1.5%</u>	<u>1.4%</u>	<u>1.5%</u>

Note:

- (a) In Fiscal Year 2011, only the second installment of 2009 property taxes was received in the TIF pledged taxes fund. The TIF District was closed effective December 31, 2010.

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2014	2013	2012	2011	2010	2009
\$ 6,252,288	\$ 6,043,549	\$ 6,066,344 (a)	\$ 7,113,400	\$11,076,944	\$ 9,439,952
703,108	638,421	633,425	671,741	621,328	713,256
819,156	784,724	582,803	-	-	-
354,715	430,716	458,241	465,157	510,374	516,635
358,573	318,271	62,334	55,782	69,967	68,327
3,234,779	3,276,568	3,581,164	3,700,048	3,473,125	4,048,018
1,039,249	908,504	993,956	406,691	817,869	729,008
999,002	358,134	326,316	409,434	366,036	399,941
1,608,188	1,462,982	1,430,222	1,476,155	1,408,020	1,086,744
1,042,346	361,125	274,396	282,653	255,951	228,375
48,246	55,366	55,080	111,638	284,278	57,292
648,909	621,140	346,787	811,582	798,479	114,817
<u>17,108,559</u>	<u>15,259,500</u>	<u>14,811,068</u>	<u>15,504,281</u>	<u>19,682,371</u>	<u>17,402,365</u>
2,016,560	2,246,443	2,020,871	1,873,360	1,717,393	1,808,789
305,332	428,951	381,135	4,123,278	5,317,329	1,820,015
8,681,795	7,455,368	7,990,189	8,154,593	7,425,037	7,058,708
1,526,684	1,788,908	1,398,745	1,297,184	1,192,097	1,598,558
257,991	513,744	518,007	477,823	269,891	585,216
948,835	873,032	845,444	817,146	826,640	887,122
-	-	-	-	-	31,207
195,000	190,000	185,000	180,000	3,140,000	4,575,000
26,322	31,776	37,001	41,671	173,774	255,258
952,074	236,050	774,434	1,598,590	661,676	522,243
<u>14,910,593</u>	<u>13,764,272</u>	<u>14,150,826</u>	<u>18,563,645</u>	<u>20,723,747</u>	<u>19,142,116</u>
<u>2,197,966</u>	<u>1,495,228</u>	<u>660,242</u>	<u>(3,059,364)</u>	<u>(1,041,376)</u>	<u>(1,739,751)</u>
-	-	-	-	-	1,035,000
7,550	44,130	27,801	21,582	7,387	-
1,051,857	338,088	888,347	4,543,412	4,053,662	3,615,216
(1,051,857)	(338,088)	(888,347)	(4,543,412)	(4,053,662)	(3,615,216)
<u>7,550</u>	<u>44,130</u>	<u>27,801</u>	<u>21,582</u>	<u>7,387</u>	<u>1,035,000</u>
<u>\$ 2,205,516</u>	<u>\$ 1,539,358</u>	<u>\$ 688,043</u>	<u>\$(3,037,782)</u>	<u>\$(1,033,989)</u>	<u>\$ (704,751)</u>
<u>1.6%</u>	<u>1.7%</u>	<u>1.7%</u>	<u>1.3%</u>	<u>16.6%</u>	<u>25.9%</u>

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Revenue Capacity

Village of River Forest, Illinois Equalized Assessed Value of Taxable Property Last Ten Levy Years

Tax Levy Year	Residential		Commercial		Industrial/Railroad		Total Assessed Value
	Amount	% of Total Assessed Value	Amount	% of Total Assessed Value	Amount	% of Total Assessed Value	
2017	\$ -	-	\$ -	-	\$ -	-	\$ -
2016	-	-	-	-	-	-	-
2015	-	-	-	-	-	-	-
2014	162,447,990	89.6%	18,530,942	10.2%	430,763	0.2%	181,409,695
2013	-	-	-	-	-	-	-
2012	170,256,632	90.2%	17,159,151	9.1%	1,296,420	0.7%	188,712,203
2011	-	-	-	-	-	-	-
2010	192,112,346	90.0%	20,321,761	9.5%	980,904	0.5%	213,415,011
2009	-	-	-	-	-	-	190,300,845
2008	231,060,928	91.5%	21,234,090	8.4%	254,274	0.1%	252,549,292

Notes:

Property in the Village is reassessed by the County every three years.

Refer to the Property Tax Rates - Direct and Overlapping Governments schedule for additional property tax rate information.

Equalized Assessed Value - The State of Illinois calculates an equalization factor each year to bring the assessed value of property to 1/3.

The equalization factor is calculated by the State Department of Revenue and is used to make the aggregate assessments in each county equal to 33 1/3 of the estimated fair value of real property located within the county prior to any applicable exemptions.

Data Source

Cook County Clerk's Office – www.cookcountyclerk.com/tsd/taxagencyreports

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Village Property Tax Rate	Equalization Factor	Total Equalized Assessed Value	Total Estimated Value of Property (in thousands)
1.154%	2.9627	\$ 586,302,873	\$ 1,758,909
1.357%	2.8032	485,584,510	1,456,754
1.389%	2.6685	470,348,398	1,411,045
1.319%	2.7253	488,390,939	1,465,173
1.286%	2.6621	493,186,293	1,479,559
1.175%	2.8056	529,450,956	1,588,353
1.051%	2.9706	573,104,464	1,719,313
0.840%	3.3000	704,269,535	2,112,809
0.820%	3.3701	641,332,879	1,923,999
0.880%	2.9786	596,926,880	1,790,781

Village of River Forest, Illinois
Property Tax Rates – Direct and Overlapping Governments
(Per \$100 Assessed Valuation)
Last Ten Levy Years

Tax Levy Year	2017	2016	2015	2014	2013
Calendar Year Collected	2018	2017	2016	2015	2014
Corporate	1.109	1.304	1.334	1.272	1.239
Debt Service	0.045	0.054	0.055	0.047	0.047
Village of River Forest	1.154	1.358	1.389	1.319	1.286
School Districts	7.131	8.403	8.643	7.539	7.559
Cook County	0.496	0.533	0.552	0.568	0.560
Park District	0.276	0.324	0.331	0.316	0.307
Water Reclamation	0.402	0.406	0.426	0.430	0.417
Public Library	0.214	0.252	0.258	0.246	0.239
Township	0.103	0.121	0.124	0.119	0.115
Other (1)	0.108	0.080	0.120	0.085	0.116
	<u>9.884</u>	<u>11.477</u>	<u>11.843</u>	<u>10.622</u>	<u>10.599</u>

Note:

(1) “Other” includes Consolidated Elections, Cook County Forest Preserve and Des Plaines Valley Mosquito Abatement District.

Data Source

Cook County Clerk’s Office

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2012	2011	2010	2009	2008
2013	2012	2011	2010	2009
1.131	1.010	0.807	0.784	0.841
0.044	0.041	0.033	0.036	0.039
1.175	1.051	0.840	0.820	0.880
7.467	6.960	5.665	5.502	5.843
0.531	0.462	0.423	0.394	0.415
0.279	0.249	0.209	0.255	0.317
0.370	0.320	0.274	0.261	0.252
0.218	0.195	0.155	0.151	0.161
0.104	0.093	0.075	0.078	0.084
0.078	0.097	0.062	0.081	0.063
10.222	9.427	7.703	7.542	8.015

Village of River Forest, Illinois Property Tax Levies and Collections Last Ten Tax Levy Years

Tax Levy Year	Total Tax Levy for Fiscal Year	Collected Within the Fiscal Year of the Levy		Collected in Subsequent Years	Total Collected to Date	
		Amount	Percent of Levy		Amount	Percent of Levy
2017	\$ 6,765,935	\$ 3,498,129	51.7%	\$ -	\$ 3,498,129	51.7%
2016	¹ 6,589,043	3,399,652	51.6%	3,141,812	6,541,464	99.3%
2015	6,533,103	3,181,100	48.7%	3,147,713	6,328,813	96.9%
2014	6,437,341	3,138,844	48.8%	2,974,784	6,113,628	95.0%
2013	6,342,376	3,134,928	49.4%	3,135,310	6,270,238	98.9%
2012	6,217,568	3,005,217	48.3%	3,177,127	6,182,344	99.4%
2011	6,019,618	2,985,849	49.6%	2,974,970	5,960,819	99.0%
2010	5,909,284	2,823,501	47.8%	3,019,102	5,857,395	99.1%
2009	5,254,680	2,659,991	50.6%	2,536,447	5,196,438	98.9%
2008	5,249,682	2,299,507	43.8%	2,867,645	5,167,152	98.4%

¹ This tax levy is still in collection. The balance of the 2017 tax levy will be distributed to the Village in the summer of 2018. The amount shown as collected reflects an estimate, distributed by the County in the spring of 2018.

Note:

The amounts included in this schedule are taxes levied for the funding of corporate purposes, debt service, fire pension and police pension. They exclude the amounts levied for the Library, and the incremental tax funding for the TIF area.

Data Source

Cook County Clerk's Office – taxreports.cookcountyclerk.com

Village of River Forest, Illinois Taxable Sales by Category Last Ten Calendar Years

Calendar Year	2017	2016	2015	2014
Food	\$ 92,767,909	\$ 84,845,182	\$ 93,384,672	\$ 86,839,850
Drinking and eating places	11,013,142	10,597,413	11,622,400	11,284,119
Apparel	11,997,302	12,826,731	12,403,517	12,012,716
Furniture, household and radio	1,013,051	892,375	1,192,015	1,005,940
Lumber, building and hardware	1,172,422	1,229,841	1,203,379	1,120,171
Automotive filling stations	6,322,258	6,680,016	5,876,933	7,432,655
Drugs and other retail	53,233,514	52,652,468	52,713,770	58,375,494
Agriculture and extractive	5,660,204	5,410,059	6,532,535	4,447,353
Manufacturers	84,496	57,032	90,695	122,363
General merchandise	-	-	-	-
Total	<u>\$ 183,264,298</u>	<u>\$ 175,191,117</u>	<u>\$ 185,019,916</u>	<u>\$ 182,640,661</u>
Village statutory allocated sales tax rate	<u>1.00%</u>	<u>1.00%</u>	<u>1.00%</u>	<u>1.00%</u>

Notes:

Sales tax information for the calendar year 2017 is the most current available.

The State of Illinois imposes a sales tax on a seller's receipts from sales of tangible property for use or consumption. Tangible personal property does not include real estate, stocks, bonds or other "paper" assets representing an interest. The categories listed above are determined by the State of Illinois. The 1% tax is a revenue that the State shares with the Village.

Data Source

Illinois Department of Revenue – www.revenue.state.il.us

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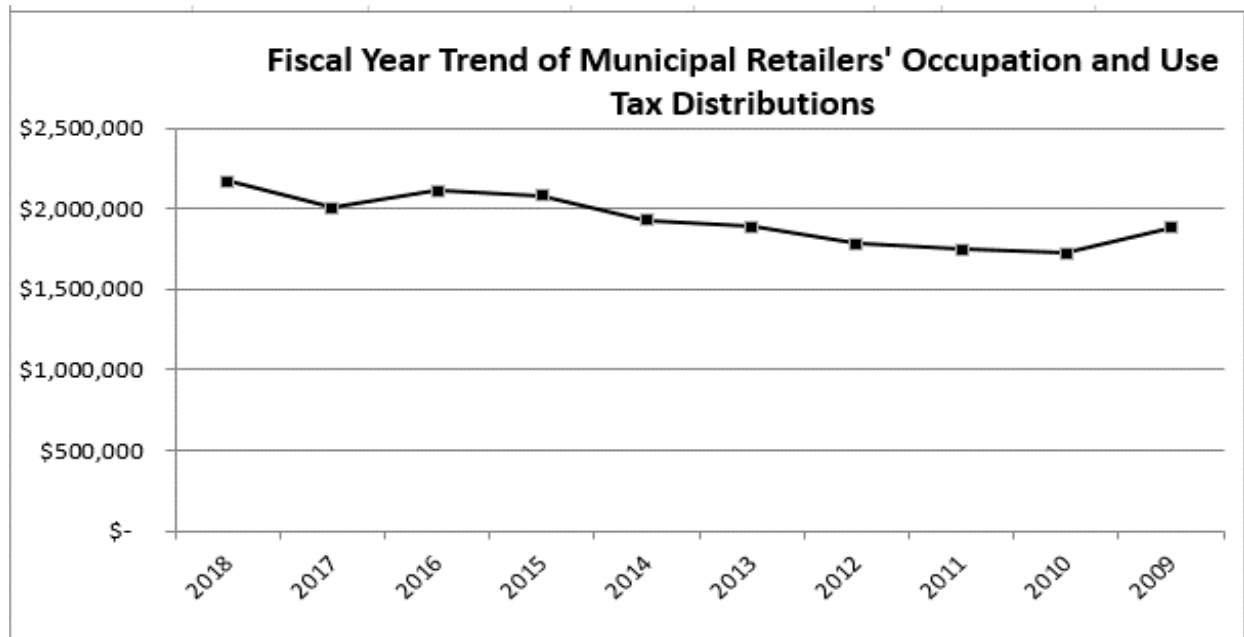
2013	2012	2011	2010	2009	2008
\$ 83,090,364	\$ 82,384,987	\$ 82,079,398	\$ 83,020,444	\$ 85,966,358	\$ 94,027,986
11,091,040	10,503,313	10,010,672	9,930,377	9,077,434	9,349,870
11,440,630	8,420,227	6,791,374	5,763,602	6,539,962	9,416,078
647,607	1,455,272	1,074,876	1,678,393	3,457,753	5,790,508
1,446,699	1,376,899	1,606,111	-	-	2,632,304
6,871,057	6,313,330	6,836,592	6,102,603	4,926,783	6,257,395
55,937,317	52,612,341	46,106,080	39,548,571	40,523,397	41,624,866
3,610,013	3,637,839	5,545,906	8,196,057	6,734,564	8,332,554
128,734	497,559	-	1,176,461	1,194,018	-
9,152	35,374	-	-	-	-
<u>\$ 174,272,613</u>	<u>\$ 167,237,141</u>	<u>\$ 160,051,009</u>	<u>\$ 155,416,508</u>	<u>\$ 158,420,269</u>	<u>\$ 177,431,561</u>
<u>1.00%</u>	<u>1.00%</u>	<u>1.00%</u>	<u>1.00%</u>	<u>1.00%</u>	<u>1.00%</u>

Village of River Forest, Illinois Municipal Retailers' Occupation and Use Tax Distributions Last Ten Fiscal Years

Fiscal Year	State Sales and Use Tax Distributions	Annual Change	
		Amount	Percentage
2018	\$ 2,168,045	\$ 164,181	8.19%
2017	2,003,864	(109,473)	(5.18)%
2016	2,113,337	29,354	1.41%
2015	2,083,983	156,122	8.10%
2014	1,927,861	41,845	2.22%
2013	1,886,016	105,962	5.95%
2012	1,780,054	35,688	2.05%
2011	1,744,366	19,422	1.13%
2010	1,724,944	(155,618)	(8.28)%
2009	1,880,562	(110,995)	(5.57)%

Note:

Includes Village sales tax receipts allocated to the Pledged Taxes Fund.



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Village of River Forest, Illinois

Top Ten Principal Property Taxpayers

2017 Levy Year and Nine Years Ago

Taxpayer	Type of Business	2017 Levy Year (1)		2008 Levy Year	
		Equalized Assessed Valuation	Percentage of Total Equalized Assessed Valuation	Equalized Assessed Valuation	Percentage of Total Equalized Assessed Valuation
River Forest Town Center One	Retail Center	\$ 11,084,954	1.9%	15,372,986	2.6%
Mac Neal (formerly Vanguard Health Systems)	Medical Center	7,768,558	1.3%	8,418,878	1.4%
River Forest Town Center Two	Retail Center	6,370,119	1.1%	8,502,801	1.4%
Albertson's (Jewel)	Grocery Store	4,023,036	0.7%	6,887,482	1.2%
Kirk Eye Center	Vision Care Center	-	0.0%	1,540,627	0.3%
Thomas Tax & Acct 2007	Retail Store	-	0.0%	1,484,326	0.2%
Individual	Mixed Use	-	0.0%	1,811,975	0.3%
Ell Bay (Fresenius)	Medical Center	1,530,258	0.3%	-	0.0%
Co HAS (Loyola)	Medical Center	1,460,487	0.2%	-	0.0%
Mid America Asset Mgmt (Fresh Thyme)	Grocery Store	1,385,554	0.2%	-	0.0%
Corus Bank		-	0.0%	1,026,006	0.2%
Keystone Montessori	School	874,068	0.1%	-	0.0%
River Forest Tennis Club	Recreation	852,641	0.1%	1,002,272	0.2%
Chicago Title Land Trust	Retail Center	841,493	0.1%	1,197,951	0.2%
Edward Hines Lumber	Retail Center	-	0.0%	879,652	0.1%
Totals		<u>\$ 36,191,168</u>	<u>6.2%</u>	<u>48,124,956</u>	<u>8.1%</u>
Total Village of River Forest Equalized Assessed Value:		\$ 586,302,873		596,296,880	

Notes:

¹ The State of Illinois establishes a lien on property for the levy at the beginning of the calendar year. The taxing entities adopt their levies at the end of December of the same calendar year. The taxes levies are for collections in the following calendar year. Therefore, the Village's Fiscal Year 2018 relied on the property collections in the summer of 2017, which are from the 2016 tax levy year, as well as the distribution provided in the spring of 2018 which was an estimate based on the prior year's tax levy.

Data Source

Office of County Clerk

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Debt Capacity

Village of River Forest, Illinois Outstanding Debt by Type Last Ten Fiscal Years

Fiscal Year	Governmental Activities	Business-Type Activities		Total Outstanding Debt of Primary Government	Total Outstanding Debt as a Percentage of Personal Income	Total Outstanding Debt per Capita*
	General Obligation Bonds	General Obligation Bonds	Loans			
2018	\$ 500,000	\$ 170,000	\$ 13,609,319	\$ 14,279,319	1.9%	\$ 1,278
2017	242,820	335,000	14,265,398	14,843,218	2.0%	1,329
2016	482,300	495,000	14,849,781	15,827,081	2.3%	1,417
2015	305,000	650,000	586,882	1,541,882	0.2%	138
2014	505,000	800,000	-	1,305,000	0.2%	117
2013	700,000	945,000	-	1,645,000	0.2%	147
2012	890,000	1,085,000	-	1,975,000	0.3%	177
2011	1,075,000	1,220,000	-	2,295,000	0.5%	224
2010	1,255,000	1,355,000	-	2,610,000	0.5%	224
2009	4,395,000	1,355,000	-	5,750,000	1.0%	494

Notes:

Details of the Village's outstanding debt may be found in the Notes to the Financial Statements.

*Refer to the Schedule of Demographic and Economic Statistics for personal income and population data.

Data Source

Village Records
U.S. Department of Commerce, Bureau of Census, 1990 and 2000 Census

Village of River Forest, Illinois
Ratio of Net General Obligation Bonded Debt to
Equalized Assessed Value and Net General Obligation
Bonded Debt Per Capital
Last Ten Fiscal Years

Tax Levy Year	2017	2016	2015	2014
Population ⁽¹⁾	11,172	11,172	11,172	11,172
Equalized assessed value - EAV	⁽²⁾ \$ 586,302,873	\$ 485,584,510	\$ 470,348,398	\$ 488,390,939
General obligation debt				
Gross general obligation bonded debt	670,000	577,820	977,300	955,000
Less debt payable from TIF revenues	-	-	-	-
Less fund balance available in debt service fund	197,378	185,655	172,810	149,078
Net general obligation bonded debt	⁽³⁾ 472,622	392,165	804,490	805,922
Ratio of net general obligation bonded debt to assessed value	0.081%	0.081%	0.171%	0.165%
Ratio of net general obligation bonded debt per capita	42.3	35.1	72.0	72.1

Data Source

- (1) U.S. Department of Commerce, Bureau of Census
- (2) Office of the County Clerk
- (3) Tax Supported Debt Only, per Village Records

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2013	2012	2011	2010	2009	2008
11,172	11,172	11,172	11,172	11,635	11,635
<u>\$ 493,186,293</u>	<u>\$ 529,450,956</u>	<u>\$ 573,104,464</u>	<u>\$ 704,269,535</u>	<u>\$ 641,332,879</u>	<u>\$ 596,926,880</u>
1,305,000	1,645,000	1,975,000	2,295,000	2,610,000	5,750,000
-	-	-	-	-	2,965
<u>149,491</u>	<u>135,993</u>	<u>116,417</u>	<u>57,289</u>	<u>338,894</u>	<u>548,336</u>
<u>1,155,509</u>	<u>1,509,007</u>	<u>1,858,583</u>	<u>2,237,711</u>	<u>2,271,106</u>	<u>5,204,629</u>
0.234%	0.285%	0.324%	0.318%	0.354%	0.872%
103.4	135.1	166.4	200.3	195.2	447.3

Village of River Forest, Illinois
Computation of Direct and Overlapping Bonded Debt
Fiscal Year Ended April 30, 2018

Jurisdiction	Net General Obligation Bonded Debt Outstanding	Percentage Applicable to Village (1)	Amount Applicable to Village
Direct debt			
Village of River Forest	\$ 242,820	100.00%	\$ 242,820
Overlapping Debt			
Schools			
School District Number 90	7,035,000	100.00%	7,035,000
Others			
Cook County	3,085,186,750	0.35%	11,993,694
Cook County Forest Preserve District	151,010,000	0.35%	587,053
Metropolitan Water Reclamation District	2,640,610,186	0.36%	10,464,623
River Forest Park District	134,185	100.00%	134,185
Total others	5,876,941,121		23,179,555
Total schools and others overlapping bonded debt	5,883,976,121		30,214,555
Total	\$ 5,884,218,941		\$ 30,457,375

Note:

(1) Percentages are based on the percent of the property's 2017 equalized assessed value as compared to the Village total.

Data Source

Cook County Clerk – <http://cookcountyil.gov>
General Obligation Debt Outstanding as of April 30, 2018

Village of River Forest, Illinois

Legal Debt Margin

Fiscal Year Ended April 30, 2018

Assessed valuation - tax levy year 2017	<u>\$ 586,302,873</u>
Legal debt limit - 8.625% of assessed valuation	\$ 50,568,623
Amount of debt applicable to debt limit	<u>500,000</u>
Legal debt margin	<u>\$ 50,068,623</u>

Chapter 65, Section 5/8-5-1 of the Illinois Compiled Statutes provides, "...no municipality having a population of less than 500,000 shall become indebted in any manner or for any purpose, to an amount, including existing indebtedness in the aggregate exceeding 8.625% on the value of the taxable property therein, to be ascertained by the last assessment for state and county purposes, previous to the incurring of the indebtedness or, until January 1, 1983, if greater, the sum that is produced by multiplying the municipality's 1978 equalized assessed valuation by the debt limitation percentage in effect on January 1, 1979."

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Demographic and Economic Information

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Village of River Forest, Illinois

Demographic and Economic Statistics

Last Ten Fiscal Years

The following table shows the ten-year trend in population, personal income and per capita income for the Village, as well as average annual unemployment rates for the Village and the State of Illinois.

Fiscal Year	Population	Estimated Total Personal Income of Population (1)	Per Capita Personal Income (1)	Unemployment Rate	
				Village of River Forest	State of Illinois (2)
2018	11,172	\$ 749,138,460	\$ 67,055	2.8%	3.6%
2017	11,172	749,138,460	67,055	3.5%	4.4%
2016	11,172	684,932,976	64,856	5.1%	6.0%
2015	11,172	684,932,976	64,856	5.1%	6.0%
2014	11,172	684,932,976	64,856	5.1%	7.9%
2013	11,172	684,932,976	66,028	5.1%	9.2%
2012	11,172	684,932,976	61,308	5.1%	8.8%
2011	11,172	684,932,976	61,308	5.1%	9.5%
2010	11,172	684,932,976	61,308	5.1%	10.9%
2009	11,635	571,429,755	49,113	5.1%	9.5%

Notes:

- (1) The U.S. Department of Commerce, Bureau of Census defines personal income as a measure of income received from all sources by residents of the Village during a calendar year.
- (2) Illinois Department of Employment Security.

Data Source

Bureau of Census
Illinois Department of Employment Security

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Village of River Forest, Illinois

Median Family Income

According to the 2010 U.S. Census, the Village had a median family income of \$156,835. In comparison, the 2010 median family income was \$65,039 for Cook County and \$68,236 for the State of Illinois. The following table represents the distribution of family income for the Village, Cook County and the State of Illinois at the time of the 2010 U. S. Census.

Median Family* Income

Income	The Village		Cook County		State of Illinois	
	Number of Families	Percent of Families	Number of Families	Percent of Families	Number of Families	Percent of Families
Less than \$10,000	180	4.6%	63,241	5.3%	131,841	4.2%
\$ 10,000 to \$ 14,999	10	0.3%	39,634	3.3%	86,610	2.7%
\$ 15,000 to \$ 24,999	186	4.8%	100,077	8.4%	224,421	7.1%
\$ 25,000 to \$ 34,999	220	5.6%	105,831	8.8%	260,262	8.3%
\$ 35,000 to \$ 49,999	194	5.0%	147,041	12.3%	389,862	12.4%
\$ 50,000 to \$ 74,999	530	13.6%	213,790	17.9%	606,737	19.2%
\$ 75,000 to \$ 99,999	426	10.9%	166,870	13.9%	486,151	15.4%
\$100,000 to \$149,999	565	14.5%	192,184	16.1%	547,784	17.4%
\$150,000 to \$199,999	441	11.3%	78,924	6.6%	212,016	6.7%
\$200,000 or more	1,156	29.6%	89,204	7.5%	207,841	6.6%
	<u>\$ 3,908</u>		<u>\$ 1,196,796</u>		<u>\$ 3,153,525</u>	

*The U.S. Department of Commerce, Bureau of Census defines a family as a group of two or more people (one of whom is the householder) related by birth, marriage or adoption and residing together. All such people (including related subfamily members) are considered as members of one family.

Data Source

U.S. Department of Commerce, Bureau of Census, 2010 Census

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Village of River Forest, Illinois Housing

HOUSING

The 2010 U.S. Census reported that the median value of a Village owner-occupied home was \$618,200. This 2010 median value for an owner-occupied home compares with \$265,800 for Cook County and \$202,500 for the State of Illinois. The 2010 market values for specified owner-occupied units for the Village, Cook County and the State of Illinois are as follows:

SPECIFIED OWNER-OCCUPIED UNITS

Value	The Village		Cook County		State of Illinois	
	Number of Units	Percent of Units	Number of Units	Percent of Units	Number of Units	Percent of Units
Less than \$50,000	12	0.3%	32,251	2.8%	218,208	6.7%
\$50,000 to \$99,999	43	1.2%	58,161	5.0%	451,967	13.8%
\$100,000 to \$149,999	140	3.9%	115,458	10.0%	464,158	14.2%
\$150,000 to \$199,999	325	9.0%	181,081	15.7%	518,957	15.8%
\$200,000 to \$299,999	423	11.8%	310,631	26.9%	725,004	22.1%
\$300,000 to \$499,999	485	13.5%	303,331	26.2%	613,486	18.7%
\$500,000 to \$999,999	1,537	42.7%	125,991	10.9%	234,600	7.2%
\$1,000,000 or more	632	17.6%	29,748	2.6%	53,191	1.6%
	<u>\$ 3,597</u>		<u>\$ 1,156,652</u>		<u>\$ 3,279,571</u>	

Data Source

U.S. Department of Commerce, Bureau of Census, 2010 Census

Village of River Forest, Illinois Principal Village Employers Current Fiscal Year and Nine Years Ago

Employer	Product/Service	Fiscal Year 2018			Fiscal Year 2009		
		Rank	Approximate Employment	Percent of Total Village Population	Rank	Approximate Employment	Percent of Total Village Population
Concordia University	Education	1	1,650	14.77%	1	820	7.05%
Dominican University	Education	2	1,166	10.44%	2	355	3.05%
Jewel/Osco Grocery Store	Grocery Store	3	325	2.91%	3	300	2.58%
Elementary School Dist 90	Education	4	195	1.75%	4	184	1.58%
Whole Foods	Grocery Store	5	190	1.70%	5	170	1.46%
Village of River Forest	Government	6	82	0.73%	6	104	0.89%
West Suburban (River Forest locations)	Health Care	7	80	0.72%	7	93	0.80%
Fresh Thyme	Grocery Store	8	75	0.67%			
Cook County Forest Preserve	Government	9	75	0.67%	8	67	0.58%
Panera Bread	Restaurant	10	50	0.45%			
Dominick's Finer Foods	Grocery Store				9	50	0.43%
River Forest Community Center	Community Ctr				10	27	0.23%
			<u>3,888</u>	<u>34.80%</u>		<u>2,170</u>	<u>18.65%</u>
Total Population, per 2000 and 2010 census				<u>11,172</u>			<u>11,635</u>

Notes:

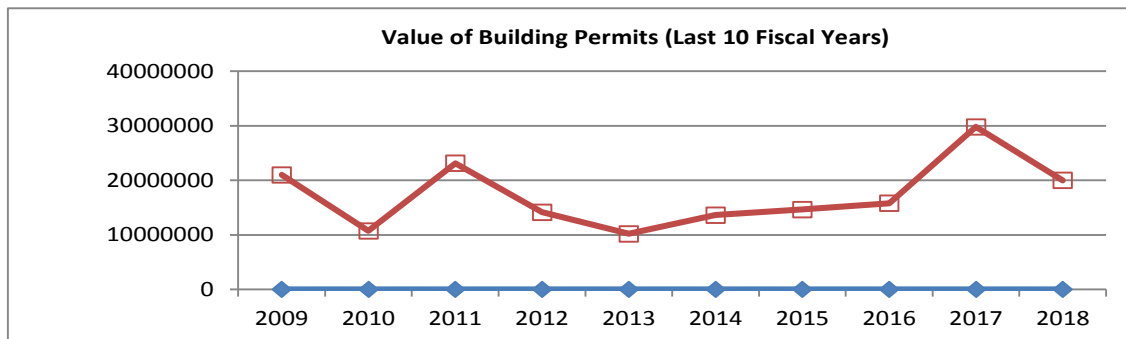
Estimated figure includes all full-time and part-time employees.
Number of employees as of April 30, 2018.

Data Source

Village Records
Employer Inquiries

Village of River Forest, Illinois Construction Value of Building Permits and Property Value Last Ten Fiscal Years

Fiscal Year	Number of Permits issued	Value of Building Permits
2018	171	\$ 19,996,973
2017	210	29,807,464
2016	203	15,792,768
2015	219	14,634,612
2014	158	13,607,856
2013	190	10,200,076
2012	208	14,154,139
2011	210	23,127,993
2010	185	10,734,585
2009	196	20,998,543



Data Source

Village Records

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Operating Information

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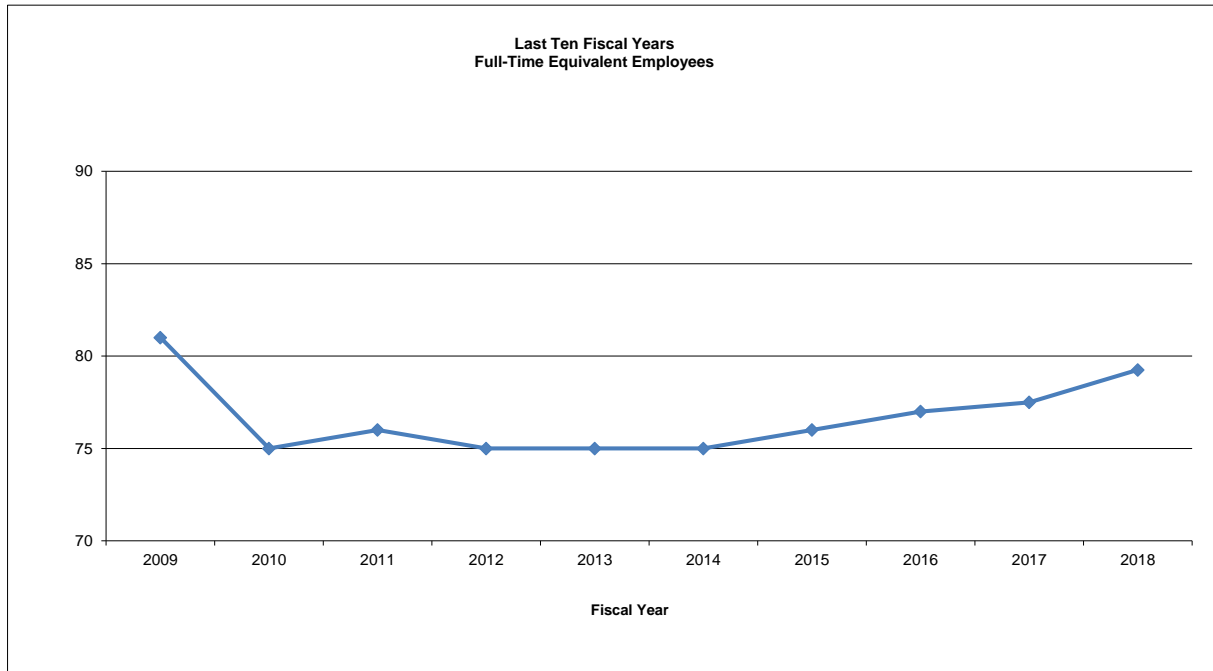
Village of River Forest, Illinois

Full-Time Equivalent Employees

Last Ten Fiscal Years

Function/Program	2018	2017	2016	2015	2014	2013	2012	2011	2010	2009
General Government										
Administration	3.50	2.50	2.50	2.50	2.50	2.50	2.50	3.00	2.00	3.00
Finance	4.00	3.75	3.50	3.50	3.50	3.50	3.00	3.00	3.00	3.00
Building and Development	3.75	3.75	3.50	3.00	3.00	3.00	3.50	-	-	-
Total General Government	11.25	10.00	9.50	9.00	9.00	9.00	9.00	6.00	5.00	6.00
Public Safety										
Police										
Sworn	28.00	28.00	28.00	28.00	28.00	28.00	28.00	28.00	28.00	31.00
Non-Sworn	3.00	3.00	3.00	3.00	2.00	2.00	2.00	3.00	3.00	3.00
Fire										
Sworn	22.00	22.00	22.00	22.00	22.00	22.00	22.00	22.00	22.00	22.00
Sworn	0.50	-	-	-	-	-	-	-	-	-
Total Public Safety	53.50	53.00	53.00	53.00	52.00	52.00	52.00	53.00	53.00	56.00
Highway and Streets										
Public Works	14.50	14.50	14.50	14.00	14.00	14.00	14.00	17.00	17.00	19.00
Total Highway and Streets							14.00	17.00	17.00	19.00
Total Village	79.25	77.50	77.00	76.00	75.00	75.00	75.00	76.00	75.00	81.00

In Fiscal Year 2012, the Building and Development Division was created. Employees were transferred from the Public Works Department.



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Village of River Forest, Illinois

Capital Assets Statistics

Last Ten Fiscal Years

Function/Program	2018	2017	2016	2015	2014
General Government					
Village Hall	1	1	1	1	1
Public Safety					
Police					
Police station	1	1	1	1	1
Patrol areas	3	3	3	3	3
Patrol units	18	18	17	17	17
Fire					
Fire station	1	1	1	1	1
Fire engines	3	3	3	3	2
Ambulances	2	2	2	2	2
Public Works					
Highway and Streets					
Streets (miles)	31.60	31.60	31.60	31.60	31.60
Streetlights	1,998	1,998	1,998	1,998	1,998
Intersections with Traffic signals	15	15	15	15	15
Waterworks					
Water mains (miles)	40.00	40.00	40.00	40.00	40.00
Fire hydrants	440	440	440	440	440
Storage capacity (1,000 gallons)	3,000	3,000	3,000	3,000	3,000
Sewerage					
Sanitary sewers (miles)	33.13	33.13	33.13	33.13	33.13
Pumping capacity (1,000 gallons)	3,700	3,700	3,700	3,700	3,700
Storm sewers (miles) ¹	3.37	3.37	3.37	0.19	0.19

Note:

¹ Except for the section referenced in this table, storm sewers in the Village are owned and serviced by the Metropolitan Water Reclamation District, a legally separate entity from the Village.

Data Source

Various Village Departments

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2013	2012	2011	2010	2009
1	1	1	1	1
1	1	1	1	1
3	3	3	3	3
17	17	17	17	17
1	1	1	1	1
2	2	2	2	2
2	2	2	2	2
31.60	31.60	31.60	31.60	31.60
1,998	1,998	1,998	1,998	1,998
15	15	15	15	15
40.00	40.00	40.00	40.00	40.00
440	440	440	440	440
3,000	3,000	3,000	3,000	3,000
33.13	33.13	33.13	33.13	33.13
3,700	3,700	3,700	3,700	3,700
0.19	0.19	0.19	0.19	0.19

Village of River Forest, Illinois Operating Indicators Last Ten Fiscal Years

	Fiscal Year Ended April 30				
Function/Program	2018	2017	2016	2015	2014
Public Safety					
Police					
Total arrests	752	710	760	688	812
Calls for service	26,312	26,317	N/A	9,747	9,762
Traffic tickets	2,240	2,533	2,962	3,411	3,557
Traffic accidents	570	541	588	573	514
Fire					
Ambulance calls	1,156	1,192	1,302	1,106	1,069
Fire/other calls	956	807	824	871	862
Public Works					
Streets					
Street reconstruction (in ft.)	-	-	-	-	-
Street resurfacing (in ft.)	7,580	2,678	6,460	3,030	3,300
Leaves collected (tons)	1,560	1,631	1,801	1,380	1,903
Full salting operations (tons)	650	11	625	314	950
Trees trimmed	2,819	1,965	406	763	700
Water/Sewer					
Water main repairs	13	4	5	14	15
Average daily pumpage (mgd)	1.25	1.21	1.13	1.27	1.39
Sewer mains cleaned (in ft.)	37,294	33,543	32,034	21,049	25,914

* Beginning in Fiscal Year 2017, the new Police dispatch system reports all events, rather than only events resulting in police reports.

Data Source

Village Records

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Fiscal Year Ended April 30				
2013	2012	2011	2010	2009
794	844	839	638	694
9,906	11,025	11,297	12,917	13,645
3,162	3,284	3,897	2,864	2,948
494	456			
1,005	888	868	868	832
856	946	988	932	992
-	-	669	2,520	3,082
13,998	11,417	5,893	7,209	4,909
1,677	1,676	1,637	1,947	1,751
804	436	1,000	932	1,047
750	1,341	1,745		
7	8	12	9	1
1.45	2.00	2.00	2.00	2.00
11,088	40,945	30,149	13,518	91,990

Village of River Forest, Illinois
Water Fund Statistics
Fiscal Year Ended April 30, 2018

Water Fund statistics are as follows

Number of metered customers	3,186
Cubic feet of water pumped into system (in hundreds)	610,186
Cubic feet of water billed (in hundreds)	503,363

Data Source

Village Records

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Village of River Forest, Illinois
Surety Bonds of Principal Officials
April 30, 2018

Principal Official	Amount of Surety Bond
Village President	\$ 3,000
Village Clerk	3,000
Finance Director/Treasurer	50,000

Data Source

Village Insurance Coverage Documents



MEMORANDUM

DATE: October 9, 2018

TO: Eric Palm, Village Administrator

FROM: Joan Rock, Finance Director

SUBJECT: Estimate of the 2018 Property Tax Levy

The Illinois Property Tax Code, Truth in Taxation Law (35 ILCS 200/18-55 et seq.) requires that the Village Board determine an estimate of the Village's aggregate (corporate) tax levy for the 2018 property tax year not less than 20 days before the adoption of the property tax levy. The 2018 property tax levy is scheduled to be approved on December 10, 2018. Staff is requesting acceptance of an estimate of the 2018 corporate (aggregate) property tax levy in the amount of \$7,955,642. This represents an increase of 2.62% over the 2017 extended corporate tax levy of \$7,752,572.

	Approved 2017 Levy	Extended 2017 Levy	Proposed 2018 Levy	Increase (Decrease)	% Inc (Dec)
Village Levy	\$ 3,944,749	\$3,892,461	\$3,727,298	\$ (165,163)	-4.24%
Police Pension Levy	\$ 1,454,466	\$1,434,683	\$1,545,367	\$ 110,684	7.71%
Fire Pension Levy	\$ 1,133,892	\$1,118,665	\$1,355,255	\$ 236,590	21.15%
River Forest Library Levy	\$ 1,271,893	\$1,254,688	\$1,289,812	\$ 35,124	2.80%
Total Corporate Levy (Capped)	\$ 7,805,000	\$7,700,497	\$7,917,732	\$ 217,235	2.82%
Fire Pension (non-capped)	\$ 50,558	\$ 52,075	\$ 37,910	\$ (14,165)	-27.20%
Total Corporate Levy	\$ 7,855,558	\$7,752,572	\$7,955,642	\$ 203,070	2.62%
Debt Service	\$ 254,272	\$ 266,263	\$ 259,461	\$ (6,802)	-2.55%
Total Levy	\$ 8,109,830	\$8,018,835	\$8,215,103	\$ 196,268	2.45%

The property tax increase on existing property will be 2.1% due to the December 2016 to December 2017 increase in the Consumer Price Index as permitted per the Property Tax Extension Limitation Law (PTELL). The balance of the increase, or 0.52%, is due to property taxes on the estimated amount of new construction for 2018 (\$4,000,000). If the actual amount of new construction is lower than the estimated amount, the levy will be reduced by the County. Although the impact on individual homeowners will vary, the average increase in the corporate levy for individual homeowners should be about 2.1%, or the increase in the CPI.

The debt service amount included above is for principal and interest on the General Obligation Limited Tax Bonds, Series 2018, using the 2018 available Debt Service Extension Base. The Debt Service Extension Base is the amount the Village is authorized to levy for principal and interest

payments without a referendum. The proceeds from the bonds are to be used for public works projects including street improvements.

A “black border” Notice and Public Hearing on the Property Tax Levy is not required because the 2018 proposed aggregate (Corporate) property tax levy is not more than 105% of the final aggregate levy of the preceding year. The Property Tax Levy must be filed with Cook County by December 25, 2018.

A 2018 Estimated Property Tax Levy spreadsheet is attached, which details the levy calculation and allocation of the estimated levy. The amounts included for the Police and Firefighters Pension Funds are based on Actuarial Reports prepared by our actuary, Todd Schroeder from Lauterbach & Amen, using the Village’s recently approved Pension Funding Policies. The new funding policies use a 7% interest rate assumption and provide for the amortization of 90% of the unfunded accrued liability by 2040 using level dollar funding (equal payment over 23 years).

Employer Pension Fund Contributions				
Fund	FY 2019 Budget	Actuarial Contribution Requirement	Statutory Minimum Requirement	2018 Property Tax Levy
Police Pension	\$1,483,000	\$1,545,367	\$1,231,439	\$1,545,367
Fire Pension	\$1,324,000	\$1,393,165	\$1,142,629	\$1,393,165

The 2018 Equalized Assessed Value (EAV) has been estimated at \$590,302,873 or 0.68% higher than the 2017 EAV of \$586,302,873. The estimated amount of new construction for 2018 is \$4,000,000 and has been roughly calculated using building permit information.

	Property Tax Rates		
	2017 Levy	2018 Levy (Estimated)	Increase (Decrease)
Village	\$1.1086	\$1.1294	\$0.0208
Debt Service	\$0.0454	\$0.0462	\$0.0008
Library	\$0.2140	\$0.2185	\$0.0045
Total	\$1.3680	\$1.3941	\$0.0261

The 2018 Property Tax Levy will be submitted to the Village Board for approval on December 10, 2018.

Recommended Action: Acceptance of the Estimate for the 2018 Corporate (Aggregate) Property Tax Levy in the amount of \$7,955,642.

Village of River Forest 2018 Estimated Property Tax Levy

2017 Aggregate Extension inflated by CPI (A)	7,864,033
Estimated 2018 EAV	590,302,873
Less: 2018 Estimated disconnections & New EAV	(4,000,000)
Total (B)	586,302,873
Limiting Rate (A/B)	1.3413

2018 Est. EAV existing property	586,302,873	Estimated 2018 EAV	590,302,873
Add: Est. 2018 New EAV	4,000,000	Limiting Rate	1.3413
Estimated 2018 EAV	590,302,873	PTCELL Reduced Levy (cap)	7,917,732

Category	2017		2018							Tax Rate Ceiling
	Original Levy	Extended Levy	Proposed Levy	Loss %	Loss Amount	Total Levy	Est PTELL Adjustment	Est PTELL Levy	Tax Rate	
Corporate	82,074	80,909	28,809	3.0%	864	29,673	(864)	28,809	0.0049%	0.4375%
Police Pension	1,454,466	1,434,683	1,545,367	3.0%	46,361	1,591,728	(46,361)	1,545,367	0.2618%	
Fire Pension	1,133,892	1,118,665	1,355,255	3.0%	40,658	1,395,913	(40,658)	1,355,255	0.2296%	
IMRF	29,317	29,315	7,436	3.0%	223	7,659	(223)	7,436	0.0013%	
Street & Bridge	50,137	49,249	26,400	3.0%	792	27,192	(792)	26,400	0.0045%	0.1000%
Fire Protection	1,580,015	1,558,979	1,468,419	3.0%	44,053	1,512,472	(44,053)	1,468,419	0.2488%	0.6000%
Police Protection	2,124,448	2,095,446	2,168,867	3.0%	65,066	2,233,933	(65,066)	2,168,867	0.3674%	0.6000%
Social Security	43,652	43,386	8,981	3.0%	269	9,250	(269)	8,981	0.0015%	
Auditing	5,520	5,863	1,005	3.0%	30	1,035	(30)	1,005	0.0002%	
Forestry	29,111	28,728	16,631	3.0%	499	17,130	(499)	16,631	0.0028%	0.0500%
Unemployment Insurance	475	586	750	3.0%	23	773	(23)	750	0.0001%	
Total	6,533,107	6,445,809	6,627,920		198,838	6,826,758	(198,838)	6,627,920	1.1228%	
River Forest Library	1,271,893	1,254,688	1,289,812	3.0%	38,694	1,328,506	(38,694)	1,289,812	0.2185%	0.6000%
Total Tax Cap	7,805,000	7,700,497	7,917,732		237,532	8,155,264	(237,532)	7,917,732	1.3413%	
Non-Tax Cap Category										
Debt Svc Extension Base Bonds	254,272	266,263	259,461	5.0%	12,973	272,434		272,434	0.0462%	
Fire Pension - PA 93-0689	50,558	52,075	37,910	3.0%	1,137	39,047		39,047	0.0066%	
Total	304,830	318,338	297,371		14,110	311,481	-	311,481	0.0528%	
Grand Total	8,109,830	8,018,835	8,215,103		251,642	8,466,745	(237,532)	8,229,213	1.3941%	
Total Corporate Levy (Excluding Debt Svc)	7,855,558	7,752,572	7,955,642		238,669	8,194,311	(237,532)	7,956,779		

Percentage Increase over prior year's extension (Truth in Taxation) **2.62%** (Excludes Debt Service)

Percentage Increase over prior year's extended levy (Total Levy) **2.45%**

Lauterbach & Amen, LLP
668 N. River Road
Naperville, IL 60563

Actuarial Valuation
as of May 1, 2018



RIVER FOREST POLICE
PENSION FUND

Utilizing Data as of April 30, 2018
For the Contribution Year May 1, 2018 to April 30, 2019

LAUTERBACH & AMEN, LLP

Actuarial Valuation – Funding Recommendation



Lauterbach & Amen, LLP

CERTIFIED PUBLIC ACCOUNTANTS

RIVER FOREST POLICE PENSION FUND

Contribution Year Ending: April 30, 2019

Actuarial Valuation Date: May 1, 2018

Utilizing Data as of April 30, 2018

Submitted by:

Lauterbach & Amen, LLP
630.393.1483 Phone
www.lauterbachamen.com

Contact:

Todd A. Schroeder
September 27, 2018

LAUTERBACH & AMEN, LLP



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ACTUARIAL CERTIFICATION

This report documents the results of the actuarial valuation of the River Forest Police Pension Fund. The purpose is to report the actuarial contribution requirement for the contribution year May 1, 2018 to April 30, 2019. Determinations for purposes other than meeting the employer's actuarial contribution requirements may be significantly different from the results herein.

The results in this report are based on information and data submitted by the River Forest Police Pension Fund including studies performed by prior actuaries. We did not prepare the actuarial valuations for the years prior to May 1, 2013. Those valuations were prepared by other actuaries whose reports have been furnished to us, and our disclosures are based upon those reports. An audit of the information was not performed, but high-level reviews were performed for general reasonableness, as appropriate, based on the purpose of the valuation. The accuracy of the results is dependent upon the accuracy and completeness of the underlying information. The results of the actuarial valuation and these supplemental disclosures rely on the information provided.

The valuation results summarized in this report involve actuarial calculations that require assumptions about future events. The River Forest Police Pension Fund selected certain assumptions, while others were the result of guidance and/or judgment. We believe that the assumptions used in this valuation are reasonable and appropriate for the purposes for which they have been used.

To the best of our knowledge, all calculations are in accordance with the applicable funding requirements, and the procedures followed and presentation of results conform to generally accepted actuarial principles and practices. The undersigned of Lauterbach & Amen, LLP, with actuarial credentials, meets the Qualification Standards of the American Academy of Actuaries to render this Actuarial Opinion. There is no relationship between the River Forest Police Pension Fund and Lauterbach & Amen, LLP that impairs our objectivity.

The information contained in this report was prepared for the use of the River Forest Police Pension Fund and the Village of River Forest, Illinois in connection with our actuarial valuation. It is not intended or necessarily suitable for other purposes. It is intended to be used in its entirety to avoid misrepresentations.

Respectfully Submitted,
LAUTERBACH & AMEN, LLP

Todd A. Schroeder, EA





MANAGEMENT SUMMARY

Contribution Recommendation
Funded Status
Management Summary

MANAGEMENT SUMMARY

CONTRIBUTION RECOMMENDATION

	Prior Valuation	Current Valuation
Contribution Requirement	\$1,496,256	\$1,545,367
Expected Payroll	\$3,023,159	\$2,805,325
Contribution Requirement as a Percent of Expected Payroll	49.49%	55.09%

*Recommended
Contribution
has Increased
\$49,111 from
Prior Year.*

FUNDED STATUS

	Prior Valuation	Current Valuation
Normal Cost	\$687,001	\$544,575
Market Value of Assets	\$22,239,255	\$23,539,337
Actuarial Value of Assets	\$22,581,203	\$23,522,631
Actuarial Accrued Liability	\$43,681,014	\$41,919,072
Unfunded Actuarial Accrued Liability	\$21,099,811	\$18,396,441
Percent Funded		
Actuarial Value of Assets	51.70%	56.11%
Market Value of Assets	50.91%	56.15%

*Funded
Percentage has
Increased 4.41
on an Actuarial
Value of Assets
Basis.*



MANAGEMENT SUMMARY

MANAGEMENT SUMMARY – EXPECTED RATE OF RETURN SENSITIVITY

	Recommended Contribution (Current Year)	Contribution (Current Year) 6.75% Rate of Return
Actuarial Accrued Liability	41,919,072	43,250,610
Market Value of Assets	23,539,337	23,539,337
Actuarial Value of Assets	23,522,631	23,522,631
Unfunded Liability	18,396,441	19,727,979
Employer Normal Cost Contribution	285,227	328,182
Amortization Contribution	1,260,140	1,337,415
Contribution Requirement	1,545,367	1,665,597
Percent Funded		
Actuarial Value of Assets	56.11%	54.39%
Market Value of Assets	56.15%	54.43%

Recent information that has been released on capital markets (including the IDOI Public Pension Division assumption study) has suggested that asset classes may provide lower long-term returns than historically. The chart above is the sensitivity on the expected rate of return on plan assets. The chart suggests that if the Fund assets are going to return 6.75% long-term, instead of 7.00%, then an additional \$120,230 should be contributed today. The Village and the Fund should continue to monitor annual returns and long-term expectations.



MANAGEMENT SUMMARY – COMMENTS AND ANALYSIS

Contribution Results

The contribution recommendation is based on the funding policies and procedures that are outlined in the “Actuarial Funding Policies” section of this report.

The State of Illinois statutes for pension funds contain parameters that should be used to determine the minimum amount of contribution to a public pension fund. Those parameters and the resulting minimum contribution can be found in the “Illinois Statutory Minimum Contribution” section of this report.

Defined Benefit Plan Risks

Asset Growth

Pension funding involves preparing plan assets to pay benefits for the members when they retire. During their working careers, assets need to build with contributions and investment earnings, and then the pension fund distributes assets during retirement. Based on the fund’s current mix of employees and funded status, the fund should be experiencing positive asset growth on average if requested contributions are made and expected investment earnings come in. In the current year, the fund asset growth was positive by approximately \$1.30 million.

Asset growth is important long-term. Long-term cash flow out of the pension fund is primarily benefit payments. Expenses make up a smaller portion. The fund should monitor the impact of expected benefit payments and the impact on asset growth in the future. In the next 5 years, benefits payments are anticipated to increase 25-30%, or approximately \$551,000. In the next 10 years, the expected increase in benefit payments is 50-55%, or approximately \$1.12 million.

Unfunded Liability:

Unfunded liability represents dollars we expect to be in the pension fund already for the fund members based on funding policy. To the extent dollars are not in the pension fund the fund is losing investment returns on those dollars going forward. Payments to unfunded liability pay for the lost investment earnings, as well as the outstanding unfunded amount. If payment is not made, the unfunded liability will grow.

In the early 1990s, many pension funds in Illinois adopted an increasing payment to handle unfunded liability due to a change in legislation. The initial payments decreased, and payments were anticipated to increase annually after that. In many situations, payments early on may be less than the interest on unfunded liability, which means unfunded liability is expected to *increase* even if contributions are at the recommended level.



MANAGEMENT SUMMARY

The current contribution recommendation includes a payment to unfunded liability that is approximately \$28,000 less than interest on the unfunded liability. All else being equal and contributions being made, unfunded liability would still be expected to increase. The employer and the fund should anticipate currently that improvement in the funded percent will be mitigated in the short-term. The employer and the fund should understand this impact as we progress forward to manage expectations.

Actuarial Value of Assets:

The pension fund smooths asset returns that vary from expectations over a five-year period. The intention over time is that asset returns for purposes of funding recommendations are a combination of several years. The impact is intended to smooth out the volatility of contribution recommendations over time, but not necessarily increase or decrease the level of contributions over the long-term.

When asset returns are smoothed, there are always gains or losses on the Market Value of Assets that are going to be deferred for current funding purposes, and recognized in future years. Currently, the pension fund is deferring approximately \$17,000 in gains on the Market Value of Assets. These are asset gains that will be recognized in upcoming periods, independent of the future performance of the Market Value of Assets.

Plan Assets

The results in this report are based on the assets held in the pension fund. Assets consist of funds held for investment and for benefit payments as of the valuation date. In addition, assets may be adjusted for other events representing dollars that are reasonably expected to be paid out from the pension fund or deposited into the pension fund after the actuarial valuation date as well.

The current fund assets are audited.

The actuarial value of assets under the funding policy is equal to the fair market value of assets, with unexpected gains and losses smoothed over 5 years. More detail on the Actuarial Value of Assets can be found in the funding policy section of the report.

*The Plan
Assets Used in
this Report
are Audited.*



MANAGEMENT SUMMARY

Demographic Data

Demographic factors can change from year to year within a pension fund. Changes in this category include hiring new employees, employees retiring or becoming disabled, retirees passing away, and other changes. Demographic changes can cause an actuarial gain (contribution that is less than expected compared to the prior year) or an actuarial loss (contribution that is greater than expected compared to the prior year).

Demographic gains and losses occur when the assumptions over the one-year period for employee changes do not meet our long-term expectation. For example, if no employees become disabled during the year, we would expect a liability gain. If more employees become disabled than anticipated last year, we would expect a liability loss. Generally, we expect short-term fluctuations in demographic experience to create 1%-3% gains or losses in any given year, but to balance out in the long-term.

In the current report, the key demographic changes were as follows:

New hires: The fund added 3 new active members in the current year through hiring. When a new member is admitted to the pension fund, the employer contribution will increase to reflect the new member. The increase in the recommended contribution in the current year for the new fund members is approximately \$5,000.

Retirement: There was 1 member of the fund who retired during the year. When a fund member retires, the normal cost will decrease. Any change in the actuarial liability will be considered when determining the amount to pay towards unfunded liability each year. The decrease in the recommended contribution in the current year due to the retirement experience is approximately \$10,000.

Termination: There were 2 non-vested members of the fund who terminated employment during the year, with 1 of the members taking a refund. The fund is no longer obligated to pay a benefit to the members in the future. The decrease in the recommended contribution in the current year due to the termination experience is approximately \$59,000.

Deferred Annuitants: There was 1 vested member of the fund who terminated employment during the year. The member did not take a refund. The fund may be obligated to pay a benefit to the member in the future. The decrease in the recommended contribution in the current year due to the termination experience is approximately \$68,000.

Mortality: There was 1 active member and 1 retiree who passed away during the year, 1 of them with an eligible surviving spouse. When a member passes away, the fund liability will decrease as the pension fund no longer will make future payments to the member. If there is an eligible surviving spouse, the fund liability will increase to represent the value of the expected payments that will be made to the spouse. The net decrease in the recommended contribution in the current year due to the mortality experience is approximately \$109,000.



MANAGEMENT SUMMARY

Salary Increases: Salary increases were greater than anticipated in the current year. Approximately 1/3 of all active members received an increase of 3.75% or greater, with most of those being increases greater than 5.50%. This caused an increase in the recommended contribution in the current year of approximately \$4,000.

Assumption Changes

In the current valuation, we have updated the expected rate of return on assets from 6.75% to 7.00%. See the table on the following page for the impact of this change on the current valuation.

Funding Policy Changes

The funding policy was changed from the prior year. The previous funding policy was calculating level dollar payments towards the unfunded liabilities using a layered amortization method, targeting 100% funding over a 26-year period. The current funding policy is calculating level dollar payments towards the unfunded liabilities, targeting 90% funding over a 23-year period. The new funding policy represents a better fit for the goals of pension funding for all stakeholders. See the table on the following page for the impact of these changes on the current valuation.

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MANAGEMENT SUMMARY

ACTUARIAL CONTRIBUTION RECOMMENDATION - RECONCILIATION

Actuarial liability is expected to increase each year for both interest for the year and as active employees earn additional service years towards retirement. Similarly, actuarial liability is expected to decrease when the fund pays benefits to inactive employees.

Contributions are expected to increase as expected pay increases under the funding policy for the Fund.

	Actuarial Liability	Contribution Recommendation
Prior Valuation	\$ 43,681,014	\$ 1,496,256
Expected Changes	1,495,337	14,474
Initial Expected Current Valuation	<u>\$ 45,176,351</u>	<u>\$ 1,510,730</u>

Other increases or decreases in actuarial liability (key changes noted below) will increase or decrease the amount of unfunded liability in the plan. To the extent unfunded liability increases or decreases unexpectedly, the contribution towards unfunded liability will also change unexpectedly.

	Actuarial Liability	Contribution Recommendation
Salary Increase Greater than Expected	51,320	3,750
Demographic Changes	(1,977,061)	(208,823)
Assumption Changes	(1,331,538)	(120,998)
Funding Policy Changes	-	347,536
Asset Return Less than Expected *	-	1,879
Contributions Less than Expected	-	11,293
Total Actuarial Experience	<u>\$ (3,257,279)</u>	<u>\$ 34,636</u>
Current Valuation	<u>\$ 41,919,072</u>	<u>\$ 1,545,367</u>

*The impact on contribution due to asset performance is based on the Actuarial Value of Assets.

Key demographic changes were discussed in the prior section.





VALUATION OF FUND ASSETS

Market Value of Assets
Actuarial Value of Assets

VALUATION OF FUND ASSETS

MARKET VALUE OF ASSETS

Statement of Assets

	Prior Valuation	Current Valuation
Cash and Cash Equivalents	\$ 50,300	\$ 20,259
Money Market	702,737	582,449
Fixed Income	7,205,198	7,433,774
State and Local Obligations	-	296,542
Insurance Co Contracts - Separate	2,653,783	3,105,512
Mutual Funds	11,491,787	12,067,755
Receivables (Net of Payables)	135,449	33,045
Net Assets Available for Pensions	<u>\$ 22,239,255</u>	<u>\$ 23,539,337</u>

The Total Value of Assets has Increased Approximately \$1,300,000 from Prior Valuation.

Statement of Changes in Assets

Total Market Value - Prior Valuation	\$ 22,239,255
Plus - Employer Contributions	1,394,597
Plus - Employee Contributions	273,961
Plus - Return on Investments	1,917,070
Less - Benefit and Related Payments	(2,211,844)
Less - Other Expenses	<u>(73,703)</u>
Total Market Value - Current Valuation	<u>\$ 23,539,337</u>

The Return on Investment on the Market Value of Assets for the Fund was Approximately 8.4% Net of Administrative Expenses.

The return on investments shown has been determined as the Return on Assets from the statement of changes in assets, as a percent of the average of the beginning and ending Market Value of Assets. Return on Investment is net of the Other Expenses as shown. The Return on Investments has been excluded from the Total Market Value of Assets at the end of the year for this calculation.



VALUATION OF FUND ASSETS

MARKET VALUE OF ASSETS (GAIN)/LOSS

Current Year (Gain)/Loss on Market Value of Assets

Total Market Value - Prior Valuation	\$ 22,239,255
Contributions	1,668,559
Benefit Payments	(2,211,844)
Expected Return on Investments	<u>1,482,814</u>
Expected Total Market Value - Current Valuation	23,178,784
Actual Total Market Value - Current Valuation	<u>23,539,337</u>
Current Market Value (Gain)/Loss	<u>\$ (360,553)</u>
Expected Return on Investments	\$ 1,482,814
Actual Return on Investments (Net of Expenses)	<u>1,843,367</u>
Current Market Value (Gain)/Loss	<u>\$ (360,553)</u>

*The Return on
the Market Value
of Assets was
Higher than
Expected Over
the Most Recent
Year.*

The (Gain)/Loss on the Market Value of Assets has been determined based on expected returns at the actuarial rate.



VALUATION OF FUND ASSETS

DEVELOPMENT OF THE ACTUARIAL VALUE OF ASSETS

Total Market Value - Current Valuation \$ 23,539,337

Adjustment for Prior (Gains)/Losses

	Full Amount	
First Preceding Year	\$ (360,553)	(288,443)
Second Preceding Year	(621,433)	(372,860)
Third Preceding Year	1,672,080	668,832
Fourth Preceding Year	(121,174)	(24,235)
Total Deferred (Gain)/Loss		<u>(16,706)</u>
Initial Actuarial Value of Assets - Current Valuation	\$ 23,522,631	
Less Contributions for the Current Year and Interest	-	
Less Adjustment for the Corridor	-	
Actuarial Value of Assets - Current Valuation		<u>\$ 23,522,631</u>

The Actuarial Value of Assets is Equal to the Fair Market Value of Assets with Unanticipated Gains/Losses Recognized over 5 Years. The Actuarial Value of Assets is Currently 100% of the Market Value.

(GAIN)/LOSS ON THE ACTUARIAL VALUE OF ASSETS

Total Actuarial Value - Prior Valuation	\$ 22,581,203
Plus - Employer Contributions	1,394,597
Plus - Employee Contributions	273,961
Plus - Return on Investments	1,558,416
Less - Benefit and Related Payments	(2,211,844)
Less - Other Expenses	<u>(73,703)</u>
Total Actuarial Value - Current Valuation	<u>\$ 23,522,631</u>

The Return on Investment on the Actuarial Value of Assets for the Fund was Approximately 6.7% Net of Administrative Expenses.

The Actuarial Value of Assets incorporates portions of gains and losses over multiple years.



VALUATION OF FUND ASSETS

HISTORICAL ASSET PERFORMANCE

The chart below shows the historical rates of return on plan assets for both Market Value of Assets and Actuarial Value of Assets.

	Market Value	Actuarial Value
First Preceding Year	8.4%	6.7%
Second Preceding Year	9.8%	6.4%
Third Preceding Year	(1.1%)	6.3%
Fourth Preceding Year	7.3%	8.0%

The returns on assets shown above were calculated based on the annual return on investment for the year, as a percentage of the average value of the assets for the year.

For purposes of determining the average value of assets during the year, the ending market value of assets has been adjusted to net out to the portion related to the investment returns themselves. All other cash flows are included.

For purposes of determining the annual return on investment we have adjusted the figures shown on the preceding pages. The figures shown on the preceding pages are net of investment expenses. We have made an additional adjustment to net out administrative expenses. Netting out administrative expenses allows us to capture returns for the year that can be used to make benefit payments as part of the ongoing actuarial process.

The adjustment we make is for actuarial reporting purposes only. By netting out administrative expenses and capturing return dollars that are available to pay benefits, it provides us a comparison to the estimated rate of return on assets, but does not provide a figure that would be consistent with the return rates that are determined by other parties. Therefore, this calculated rate of return should not be used to analyze investment performance of the Fund or the performance of the investment professionals.





RECOMMENDED CONTRIBUTION DETAIL

Actuarial Accrued Liability
Funded Status

Development of the Normal Cost
Recommended Contribution

Actuarial Methods – Recommended Contribution

RECOMMENDED CONTRIBUTION DETAIL

ACTUARIAL ACCRUED LIABILITY

	Prior Valuation	Current Valuation
Active Employees	\$ 14,369,281	\$ 11,117,891
Inactive Employees		
Terminated Employees - Vested	264,873	570,759
Retired Employees	25,904,232	26,779,474
Disabled Employees	2,179,005	2,138,322
Other Beneficiaries	963,623	1,312,626
Total Inactive Employees	29,311,733	30,801,181
Total Actuarial Accrued Liability	\$ 43,681,014	\$ 41,919,072

*The Total
Actuarial
Liability has
Decreased
Approximately
\$1,762,000 from
Prior Valuation.*

FUNDED STATUS

	Prior Valuation	Current Valuation
Total Actuarial Accrued Liability	\$ 43,681,014	\$ 41,919,072
Total Actuarial Value of Assets	22,581,203	23,522,631
Unfunded Actuarial Accrued Liability	\$ 21,099,811	\$ 18,396,441
Total Market Value of Assets	\$ 22,239,255	\$ 23,539,337
Percent Funded		
Actuarial Value of Assets	<u>51.70%</u>	<u>56.11%</u>
Market Value of Assets	<u>50.91%</u>	<u>56.15%</u>

*Funded
Percentage as of
the Valuation Date
is Subject to
Volatility on
Assets and
Liability in the
Short-Term.*



RECOMMENDED CONTRIBUTION DETAIL

DEVELOPMENT OF THE EMPLOYER NORMAL COST

	Prior Valuation	Current Valuation
Total Normal Cost	\$ 687,001	\$ 544,575
Estimated Employee Contributions	(299,595)	(278,008)
Employer Normal Cost	<u>\$ 387,406</u>	<u>\$ 266,567</u>

*At a 100%
Funding Level,
the Normal Cost
Contribution is
Still Required.*

NORMAL COST AS A PERCENTAGE OF EXPECTED PAYROLL

	Prior Valuation	Current Valuation
Expected Payroll	<u>\$ 3,023,159</u>	<u>\$ 2,805,325</u>
Employee Normal Cost Rate	<u>9.910%</u>	<u>9.910%</u>
Employer Normal Cost Rate	<u>12.81%</u>	<u>9.50%</u>
Total Normal Cost Rate	<u>22.72%</u>	<u>19.41%</u>

*Ideally, the
Employer
Normal Cost
Rate will Remain
Stable.*

CONTRIBUTION RECOMMENDATION

	Prior Valuation	Current Valuation
Employer Normal Cost*	\$ 413,556	\$ 285,227
Amortization of Unfunded Accrued Liability/(Surplus)	<u>1,082,700</u>	<u>1,260,140</u>
Funding Requirement	<u>\$ 1,496,256</u>	<u>\$ 1,545,367</u>

*The
Recommended
Contribution has
Increased 3.3%
from Prior
Valuation.*

*Employer Normal Cost Contribution includes interest through the end of the year.



RECOMMENDED CONTRIBUTION DETAIL

ACTUARIAL METHODS – RECOMMENDED CONTRIBUTION

Actuarial Valuation Date	May 1, 2018
Data Collection Date	April 30, 2018
Actuarial Cost Method	Entry Age Normal (Level % Pay)
Amortization Method	Level Dollar
Amortization Target	90% Funded over 23 years
Asset Valuation Method	5-Year Smoothed Market Value

The contribution and benefit values of the Pension Fund are calculated by applying actuarial assumptions to the benefit provisions and census information furnished, using the actuarial cost methods described. The actuarial cost and amortization method allocates the projected obligations of the plan over the working lifetimes of the plan participants.

The recommended contribution amount shown in this report is based on the methods summarized above. The Actuarial Funding Policies section of the report will include a more detailed description of the funding methods being used.

The Actuarial Funding Methods are meant to provide a systematic process for determining contributions on an annual basis. The methods do not impact the expectation of future benefit payments. The methods only impact the way dollars are contributed towards future benefit payments.

Different Actuarial Funding Methods may achieve funding goals with differing levels of success. Certain methods are more efficient and more stable on an annual basis.





ILLINOIS STATUTORY MINIMUM CONTRIBUTION

Minimum Contribution
Methods and Assumptions

ILLINOIS STATUTORY MINIMUM CONTRIBUTION

STATUTORY MINIMUM CONTRIBUTION

	<u>Minimum Contribution</u>
Contribution Requirement	\$1,231,439
Expected Payroll	\$2,805,325
Contribution Requirement as a Percent of Expected Payroll	43.90%

FUNDED STATUS – STATUTORY MINIMUM

	<u>Minimum Contribution</u>
Normal Cost	\$609,016
Market Value of Assets	\$23,539,337
Actuarial Value of Assets	\$23,522,631
Actuarial Accrued Liability	\$40,587,133
Unfunded Actuarial Accrued Liability	\$17,064,502
Percent Funded	
Actuarial Value of Assets	57.96%
Market Value of Assets	58.00%



ILLINOIS STATUTORY MINIMUM CONTRIBUTION

The Statutory Minimum Contribution is based on funding methods and funding parameters in the Illinois statutes for pension funding. The resulting contribution is lower than the recommended contribution for the current plan year. The lower contribution amount is not recommended because it represents only a deferral of contributions when compared to the recommended contribution method.

Actuarial Funding methods for pensions are best applied to provide a balance between the long-term goals of a variety of stakeholders:

1. Beneficiaries – the fund participants are interested in benefit security and having the dollars there to pay benefits when retired
2. Employers – cost control and cost stability over the long-term
3. Taxpayers – paying for the services they are receiving from active employees

The Statutory Minimum Contribution methods are not intended to provide a better system in any of the above categories long-term. The parameters are not recommended for a long-term funding strategy.

The Statutory Minimum methods put into place in 2011 were intended to provide short-term budget relief for Employer contributions. An employer using the Statutory Minimum parameters for current funding should view the contributions as short-term relief. Our recommendation in this situation is for a pension fund and an employer to work towards a long-term funding strategy that better achieves the long-term funding goals, over a period that does not exceed 3-5 years.

The Securities and Exchange Commission in 2013 used the phrase “Statutory Underfunding” to describe situations where contributions appear to be more manageable in the short-term, but set up future contribution requirements that are less likely to be manageable.



ILLINOIS STATUTORY MINIMUM CONTRIBUTION

ACTUARIAL METHODS – ILLINOIS STATUTORY MINIMUM CONTRIBUTION

Actuarial Valuation Date	May 1, 2018
Data Collection Date	April 30, 2018
Actuarial Cost Method	Projected Unit Credit (Level % of Pay)
Amortization Method	Level % Pay (Closed)
Remaining Amortization Period	90% Funded over 22 years
Asset Valuation Method	5-Year Smoothed Market Value

The contribution and benefit values of the Pension Fund are calculated by applying actuarial assumptions to the benefit provisions and census information furnished, using the actuarial cost methods described. The actuarial cost and amortization method allocates the projected obligations of the plan over the working lifetimes of the plan participants.

The Actuarial Funding Methods are meant to provide a systematic process for determining contributions on an annual basis. The methods do not impact the expectation of future benefit payments. The methods only impact the way dollars are contributed towards future benefit payments.

Different Actuarial Funding Methods may achieve funding goals with differing levels of success. Certain methods are more efficient and more stable on an annual basis.





ACTUARIAL VALUATION DATA

Active Employees
Retirees and Beneficiaries

ACTUARIAL VALUATION DATA

ACTIVE EMPLOYEES

	Prior Valuation	Current Valuation
Vested	19	17
Nonvested	11	11
Total Active Employees	30	28
Total Payroll	\$ 2,971,164	\$ 2,757,076

INACTIVE EMPLOYEES

	Prior Valuation	Current Valuation
Terminated Employees - Vested	2	3
Retired Employees	28	28
Disabled Employees	3	3
Other Beneficiaries	4	5
Total Inactive Employees	37	39

SUMMARY OF BENEFIT PAYMENTS

	Prior Valuation	Current Valuation
Terminated Employees - Vested	\$ 3,898	\$ 8,273
Retired Employees	152,268	159,107
Disabled Employees	9,957	9,957
Other Beneficiaries	9,265	15,645
Total Inactive Employees	\$ 175,387	\$ 192,981

Benefits shown for terminated employees under deferred retirement are not currently in pay status.





ACTUARIAL FUNDING POLICIES

Actuarial Cost Method
Financing Unfunded Accrued Liability
Actuarial Value of Assets

ACTUARIAL FUNDING POLICIES

ACTUARIAL COST METHOD

The actuarial cost method allocates the projected obligations of the plan over the working lifetimes of the plan participants.

In accordance with the Pension Fund's Funding Policy the actuarial cost method for the recommended contribution basis is Entry Age Normal (Level Percent of Pay). The Entry Age Normal Cost Method is a method under which the actuarial present value of the projected benefits of each individual included in an actuarial valuation is allocated on a level basis over the earnings or service of the individual between entry age and assumed exit age. The portion of this actuarial present value allocated to a valuation year is called normal cost. The portion of the actuarial present value not provided at a valuation date by the actuarial present value of future normal costs is called the actuarial liability.

FINANCING UNFUNDED ACTUARIAL ACCRUED LIABILITY

The Unfunded Actuarial Accrued Liability may be amortized over a period either in level dollar amounts or as a level percentage of projected payroll.

In accordance with the Pension Fund's Funding Policy for the recommended contribution the unfunded actuarial accrued liabilities are amortized by level dollar payments to a 90% funding target over the remaining 23 future years.

ACTUARIAL VALUE OF ASSETS

The pension fund is an ongoing plan. The employer wishes to smooth the effect of volatility in the market value of assets on the annual contribution. The Actuarial Value of Assets is equal to the Market Value of Assets with unanticipated gains/losses recognized over five years.

The asset valuation method is intended to create an Actuarial Value of Assets that remains reasonable in relation to the Market Value of Assets over time. The method produces results that can fall above and below the Market Value of Assets. The period of recognition is short.

It is intended that the period of recognition is short enough to keep the Actuarial Value of Assets within a decent range of the Market Value. The employer has not placed a specific corridor around the Market Value of Assets.





ACTUARIAL ASSUMPTIONS

Nature of Actuarial Calculations
Actuarial Assumptions in the Valuation Process
Actuarial Assumptions Utilized

ACTUARIAL ASSUMPTIONS

NATURE OF ACTUARIAL CALCULATIONS

The results documented in this report are estimates based on data that may be imperfect and on assumptions about future events. Certain plan provisions may be approximated or deemed immaterial, and, therefore, are not valued. Assumptions may be made about participant data or other factors. Reasonable efforts were made in this valuation to ensure that significant items in the context of the actuarial liabilities or costs are treated appropriately, and not excluded or included inappropriately.

Actual future experience will differ from the assumptions used in the calculations. As these differences arise, the expense for accounting purposes will be adjusted in future valuations to reflect such actual experience.

A range of results different from those presented in this report could be considered reasonable. The numbers are not rounded, but this is for convenience only and should not imply precision which is not inherent in actuarial calculations.

ACTUARIAL ASSUMPTIONS IN THE VALUATION PROCESS

The contribution and benefit values of the Pension Fund are calculated by applying actuarial assumptions to the benefit provisions and census information furnished, using the actuarial cost methods described in the previous section.

The principal areas of financial risk which require assumptions about future experience are:

- Long-term Rates of Investment Return
- Patterns of Pay Increases for Members
- Rates of Mortality Among Members and Beneficiaries
- Rates of Withdrawal of Active Members
- Rates of Disability Among Members
- Age Patterns of Actual Retirement

Actual experience of the Pension Fund will not coincide exactly with assumed experience. Each valuation provides a complete recalculation of assumed future experience and takes into account all past differences between assumed and actual experience. The result is a continual series of adjustments to the computed contribution requirement.

From time to time it becomes appropriate to modify one or more of the assumptions, to reflect experience trends (but not random year-to-year fluctuations).

Details behind the selection of the actuarial assumptions can be found in the assumption document provided to the client. The client has reviewed and approved the assumptions as a reasonable expectation of the future anticipated experience under the plan.



ACTUARIAL ASSUMPTIONS

ACTUARIAL ASSUMPTIONS UTILIZED

Expected Return on Investments	7.00% net of administrative expenses.
CPI-U	2.50%
Total Payroll Increases	3.50%
Individual Pay Increases	3.50% - 10.65%

Individual salary increases include a long-term average increase for inflation, average annual increases for promotions, and any additional increases for a step program. Sample Rates as Follows:

Service	Rate	Service	Rate
0	10.64%	8	4.00%
1	10.65%	9	4.00%
2	10.65%	10	4.00%
3	10.65%	15	4.00%
4	10.65%	20	4.00%
5	4.00%	25	3.50%
6	4.00%	30	3.50%
7	4.00%	35	3.50%

Retirement Rates

120% of the L&A Assumption Study Cap Age 60 for Police 2016.
Sample Rates as Follows:

Age	Rate	Age	Rate
50	0.140	53	0.167
51	0.148	54	0.177
52	0.157	55	0.187



ACTUARIAL ASSUMPTIONS

Withdrawal Rates

100% of the L&A Assumption Study for Police 2016. Sample Rates as Follows:

Age	Rate	Age	Rate
25	0.041	40	0.027
30	0.039	45	0.014
35	0.036	50	0.003

Disability Rates

110% of the L&A Assumption Study for Police 2016. Sample Rates as Follows:

Age	Rate	Age	Rate
25	0.0006	40	0.0031
30	0.0011	45	0.0048
35	0.0019	50	0.0070

Mortality Rates

Active Mortality follows the Sex Distinct Raw Rates as Developed in the RP-2014 Study, with Blue Collar Adjustment. These Rates are Improved Generationally using MP-2016 Improvement Rates.

Retiree Mortality follows the L&A Assumption Study for Police 2016. These Rates are Experience Weighted with the Raw Rates as Developed in the RP-2014 Study, with Blue Collar Adjustment and Improved Generationally using MP-2016 Improvement Rates.

Disabled Mortality follows the Sex Distinct Raw Rates as Developed in the RP-2014 Study for Disabled Participants, with Blue Collar Adjustment. These Rates are Improved Generationally using MP-2016 Improvement Rates.

Spouse Mortality follows the Sex Distinct Raw Rates as Developed in the RP-2014 Study. These Rates are Improved Generationally using MP-2016 Improvement Rates.

Married Participants

80% of Active Participants are Assumed to be Married. Female Spouses are Assumed to be 3 Years Younger than Male Spouses.





SUMMARY OF PRINCIPAL PLAN PROVISIONS

Establishment of the Fund
Administration
Employee Contributions
Normal Retirement Pension Benefits
Pension to Survivors
Termination Benefits
Disability Benefits

SUMMARY OF PRINCIPAL PLAN PROVISIONS

ESTABLISHMENT OF THE FUND

The Police Pension Fund is established and administered as prescribed by “Article 3. Police Pension Fund – Municipalities 500,000 and Under” of the Illinois Pension Code.

ADMINISTRATION

The Police Pension Fund is administered by a Board of Trustees located in each municipality maintaining a pension fund for its police officers. Its duties are to control and manage the pension fund, to hear and determine applications for pensions, to authorize payment of pensions, to establish rules, to pay expenses, to invest funds, and to keep records.

EMPLOYEE CONTRIBUTIONS

Employees contribute 9.910% of salary.

NORMAL RETIREMENT PENSION BENEFIT

Hired Prior to January 1, 2011

Eligibility: Age 50 with at least 20 years of creditable service and no longer a police officer.

Benefit: 50% of final salary is payable commencing at retirement for 20 years of service. An additional 2.5% of final salary is added for each additional year of service in excess of 20 years of service (not to exceed 75% of final salary). “Final salary” is the salary attached to rank held on the last day of services or for 1 year prior to the last day, whichever is greater.

Annual Increase in Benefit: An officer will receive an initial increase of 1/12 of 3% for each month that has elapsed since retirement. The initial increase date will be the later of the first day of the month following the attainment of age 55, or the first anniversary of the date of retirement. Subsequent increases of 3% of the current pension amount (including prior increases) will be provided in each January thereafter.



SUMMARY OF PRINCIPAL PLAN PROVISIONS

NORMAL RETIREMENT PENSION BENEFIT - CONTINUED

Hired on or After January 1, 2011

Eligibility: Age 55 with at least 10 years of creditable service and no longer a police officer.

Benefit: 2.5% of final average salary for each year of service is payable at retirement (not to exceed 75% of final average salary). "Final average salary" is determined by dividing the highest total salary over 96 consecutive months of service in the last 120 months of service by the total number of months of service in the period. Annual salary for this purpose will not exceed \$106,800, indexed by the lesser of 3% or $\frac{1}{2}$ of the CPI-U for the 12 months ending with the September preceding each November 1. The salary cap will not decrease.

Annual Increase in Benefit: The initial increase date will be the January 1st following the later of the attainment of age 60, or the first anniversary of the date of retirement. Subsequent increases will occur on each subsequent January 1st. The first increase and subsequent increases will be the lesser of 3% of the original benefit or $\frac{1}{2}$ of the CPI-U for the 12 months ending with the September preceding each November 1, applied to the original benefit.

EARLY RETIREMENT PENSION BENEFIT

Hired Prior to January 1, 2011

None

Hired on or After January 1, 2011

Eligibility: Age 50 with at least 10 years of creditable service and no longer a police officer.

Benefit: The normal retirement pension benefit reduced by $\frac{1}{2}$ of 1% for each month that the police officer's age is under age 55.

Annual Increase in Benefit: The initial increase date will be the January 1st following the later of the attainment of age 60, or the first anniversary of the date of retirement. Subsequent increases will occur on each subsequent January 1st. The first increase and subsequent increases will be the lesser of 3% of the original benefit or $\frac{1}{2}$ of the CPI-U for the 12 months ending with the September preceding each November 1, applied to the original benefit.



SUMMARY OF PRINCIPAL PLAN PROVISIONS

PENSION TO SURVIVORS

Hired Prior to January 1, 2011

Death - Line of Duty

Surviving spouse is entitled to 100% of the salary attached to the rank of the police officer on the last day of service, payable immediately.

Death - Non-Duty

Current Pensioners (Including Disabled Pensioners): Surviving spouse to receive continuation of the pension.

Active Employee with 20+ Years of Service: Surviving spouse is entitled to the full pension earned by the police officer at the time of death.

Active Employee with 10-20 Years of service: Surviving spouse is entitled to 50% of the salary attached to the rank of the police officer on the last day of service, payable immediately

Annual Increase in Benefit: None.

Hired on or After January 1, 2011

Death - Line of Duty

Surviving spouse is entitled to 100% of the salary attached to the rank of the police officer on the last day of service, payable immediately.

Death - Non-Duty

Current Pensioners (Including Disabled Pensioners), Active Employee with 20+ Years of Service, and Active Employee with 10-20 Years of service: Surviving spouse to receive 66 ⅔% of the police officer's earned pension at the date of death.

Annual Increase in Benefit: The initial increase date will be the January 1st after the attainment of age 60 by the recipient of the survivor's pension. Subsequent increases will occur on each subsequent January 1st. The first increase and subsequent increases will be the lesser of 3% of the original benefit or ½ of the CPI-U for the 12 months ending with the September preceding each November 1, applied to the original survivor's benefit amount.



SUMMARY OF PRINCIPAL PLAN PROVISIONS

TERMINATION BENEFIT

Hired Prior to January 1, 2011

Eligibility: At least 8 years but less than 20 years of creditable service.

Benefit: 2.5% of final salary for each year of service is payable beginning at age 60. "Final salary" is based on the greater of salary during the last year of service prior to termination of employment or the pay rate for the police officer at termination of employment.

Annual Increase in Benefit: An officer will receive an initial increase of 3% on the first anniversary of the date of start of payments. Subsequent increases of 3% of the current pension amount will be provided in each January thereafter.

Hired on or After January 1, 2011

Eligibility: At least 10 years but less than 20 years of creditable service.

Benefit: 2.5% of final salary for each year of service is payable beginning at age 60. "Final salary" is based on the greater of salary during the last year of service prior to termination of employment or the pay rate for the police officer at termination of employment. Annual salary for this purpose will not exceed \$106,800, indexed by the lesser of 3% or ½ of the CPI-U for the 12 months ending with the September preceding each November 1. The salary cap will not decrease.

Annual Increase in Benefit: The initial increase date will be the January 1st following the first payment. Subsequent increases will occur on each subsequent January 1st. The first increase and subsequent increases will be the lesser of 3% of the original benefit or ½ of the CPI-U for the 12 mos. ending with the September preceding each November 1, applied to the original benefit amount.



SUMMARY OF PRINCIPAL PLAN PROVISIONS

DISABILITY BENEFIT

Hired Prior to January 1, 2011

Eligibility: Disability (duty or non-duty).

Benefit: A police officer who becomes disabled on duty is entitled to receive a pension equal to the greater of 65% of final salary or the pension they would have been entitled to upon retirement at the time of disability. For a non-duty disability, the police officer is entitled to 50% of final salary. "Final salary" is based on the pay rate for the police officer on the last day of service.

Annual Increase in Benefit: The initial increase date will be the January 1st following the attainment of age 60. Subsequent increases will occur on each subsequent January 1st. The first increase is 3% of the original benefit for each full year that has passed since the pension began. Subsequent increases will be the 3% of the original pension benefit amount.

Hired on or after January 1, 2011

Eligibility: Disability (duty or non-duty).

Benefit: A police officer who becomes disabled on duty is entitled to receive a pension equal to the greater of 65% of final salary or the pension they would have been entitled to upon retirement at the time of disability. For a non-duty disability, the police officer is entitled to 50% of final salary. "Final salary" is based on the pay rate for the police officer on the last day of service.

Annual Increase in Benefit: The initial increase date will be the January 1st following the attainment of age 60. Subsequent increases will occur on each subsequent January 1st. The first increase and subsequent increases will be the lesser of 3% of the original benefit or ½ of the CPI-U for the 12 months ending with the September preceding each November 1, applied to the original benefit amount.





GLOSSARY OF TERMS

DRAFT

GLOSSARY OF TERMS

GLOSSARY OF TERMS

Actuarial Accrued Liability –The actuarial present value of future benefits based on employees’ service rendered to the measurement date using the selected actuarial cost method. It is that portion of the Actuarial Present Value of plan benefits and expenses allocated to prior years of employment. It is not provided for by future Normal Costs.

Actuarial Cost Method – The method used to allocate the projected obligations of the plan over the working lifetimes of the plan participants.

Actuarial Value of Assets – The value of the assets used in the determination of the Unfunded Actuarial Accrued Liability. The Actuarial Value of Assets is related to Market Value of Assets, with adjustments made to spread unanticipated gains and losses for a given year over a period of several years. Actuarial Value of Assets is generally equally likely to fall above or below the Market Value of Assets, and generally does not experience as much volatility over time as the Market Value of Assets.

Asset Valuation Method – A valuation method designed to smooth random fluctuations in asset values. The objective underlying the use of an asset valuation method is to provide for the long-term stability of employer contributions.

Funding Policy – A set of procedures for a Pension Fund that outlines the “best practices” for funding the pension benefits based on the goals of the plan sponsor. A Funding Policy discusses items such as assumptions, Actuarial Cost Method, assets, and other parameters that will best help the sponsor meet their goal of working in the best interest of the plan participant.

Market Value of Assets – The value of the cash, bonds, securities and other assets held in the pension trust as of the measurement date.

Normal Cost –The present value of future benefits earned by employees during the current fiscal year. It is that portion of the Actuarial Present Value of benefits and expenses which is allocated to a valuation year by the Actuarial Cost Method.

Unfunded Actuarial Accrued Liability – The excess of the Actuarial Accrued Liability over the Actuarial Value of Assets. The Unfunded Actuarial Accrued Liability is amortized over a period either in level dollar amounts or as a level percentage of projected payroll.



Lauterbach & Amen, LLP
668 N. River Road
Naperville, IL 60563

Actuarial Valuation
as of May 1, 2018

**RIVER FOREST
FIREFIGHTERS'
PENSION FUND**

Utilizing Data as of April 30, 2018
For the Contribution Year May 1, 2018 to April 30, 2019

LAUTERBACH & AMEN, LLP

Actuarial Valuation – Funding Recommendation



Lauterbach & Amen, LLP

CERTIFIED PUBLIC ACCOUNTANTS

RIVER FOREST FIREFIGHTERS' PENSION FUND

Contribution Year Ending: April 30, 2019

Actuarial Valuation Date: May 1, 2018

Utilizing Data as of April 30, 2018

Submitted by:

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Todd A. Schroeder
July 26, 2018

LAUTERBACH & AMEN, LLP



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ACTUARIAL CERTIFICATION

This report documents the results of the actuarial valuation of the River Forest Firefighters' Pension Fund. The purpose is to report the actuarial contribution requirement for the contribution year May 1, 2018 to April 30, 2019. Determinations for purposes other than meeting the employer's actuarial contribution requirements may be significantly different from the results herein.

The results in this report are based on information and data submitted by the River Forest Firefighters' Pension Fund including studies performed by prior actuaries. We did not prepare the actuarial valuations for the years prior to May 1, 2013. Those valuations were prepared by other actuaries whose reports have been furnished to us, and our disclosures are based upon those reports. An audit of the information was not performed, but high-level reviews were performed for general reasonableness, as appropriate, based on the purpose of the valuation. The accuracy of the results is dependent upon the accuracy and completeness of the underlying information. The results of the actuarial valuation and these supplemental disclosures rely on the information provided.

The valuation results summarized in this report involve actuarial calculations that require assumptions about future events. The River Forest Firefighters' Pension Fund selected certain assumptions, while others were the result of guidance and/or judgment. We believe that the assumptions used in this valuation are reasonable and appropriate for the purposes for which they have been used.

To the best of our knowledge, all calculations are in accordance with the applicable funding requirements, and the procedures followed and presentation of results conform to generally accepted actuarial principles and practices. The undersigned of Lauterbach & Amen, LLP, with actuarial credentials, meets the Qualification Standards of the American Academy of Actuaries to render this Actuarial Opinion. There is no relationship between the River Forest Firefighters' Pension Fund and Lauterbach & Amen, LLP that impairs our objectivity.

The information contained in this report was prepared for the use of the River Forest Firefighters' Pension Fund and the Village of River Forest, Illinois in connection with our actuarial valuation. It is not intended or necessarily suitable for other purposes. It is intended to be used in its entirety to avoid misrepresentations.

Respectfully Submitted,
LAUTERBACH & AMEN, LLP

Todd A. Schroeder, EA





MANAGEMENT SUMMARY

Contribution Recommendation
Funded Status
Management Summary

MANAGEMENT SUMMARY

CONTRIBUTION RECOMMENDATION

	Prior Valuation	Current Valuation
Contribution Requirement	\$1,399,187	\$1,393,165
Expected Payroll	\$1,938,324	\$2,047,609
Contribution Requirement as a Percent of Expected Payroll	72.19%	68.04%

*Recommended
Contribution
has Decreased
\$6,022 from
Prior Year.*

FUNDED STATUS

	Prior Valuation	Current Valuation
Normal Cost	\$437,586	\$423,030
Market Value of Assets	\$14,718,960	\$15,043,044
Actuarial Value of Assets	\$16,045,911	\$16,053,156
Actuarial Accrued Liability	\$31,105,418	\$32,211,072
Unfunded Actuarial Accrued Liability	\$15,059,507	\$16,157,916
Percent Funded		
Actuarial Value of Assets	51.59%	49.84%
Market Value of Assets	47.32%	46.70%

*Funded
Percentage has
Decreased
1.75 on an
Actuarial
Value of Assets
Basis.*



MANAGEMENT SUMMARY

MANAGEMENT SUMMARY – COMMENTS AND ANALYSIS

Contribution Results

The contribution recommendation is based on the funding policies and procedures that are outlined in the “Actuarial Funding Policies” section of this report.

The State of Illinois statutes for pension funds contain parameters that should be used to determine the minimum amount of contribution to a public pension fund. Those parameters and the resulting minimum contribution can be found in the “Illinois Statutory Minimum Contribution” section of this report.

Defined Benefit Plan Risks

Asset Growth

Pension funding involves preparing plan assets to pay benefits for the members when they retire. During their working careers, assets need to build with contributions and investment earnings, and then the pension fund distributes assets during retirement. Based on the fund’s current mix of employees and funded status, the fund should be experiencing positive asset growth on average if requested contributions are made and expected investment earnings come in. In the current year, the fund asset growth was positive by approximately \$320,000.

Asset growth is important long-term. Long-term cash flow out of the pension fund is primarily benefit payments. Expenses make up a smaller portion. The fund should monitor the impact of expected benefit payments and the impact on asset growth in the future. In the next 5 years, benefits payments are anticipated to increase 15-20%, or approximately \$290,000. In the next 10 years, the expected increase in benefit payments is 30-35%, or approximately \$620,000.

Unfunded Liability:

Unfunded liability represents dollars we expect to be in the pension fund already for the fund members based on funding policy. To the extent dollars are not in the pension fund the fund is losing investment returns on those dollars going forward. Payments to unfunded liability pay for the lost investment earnings, as well as the outstanding unfunded amount. If payment is not made, the unfunded liability will grow.

In the early 1990s, many pension funds in Illinois adopted an increasing payment to handle unfunded liability due to a change in legislation. The initial payments decreased, and payments were anticipated to increase annually after that. In many situations, payments early on may be less than the interest on unfunded liability, which means unfunded liability is expected to *increase* even if contributions are at the recommended level.



MANAGEMENT SUMMARY

The current contribution recommendation includes a payment to unfunded liability that is approximately \$17,000 greater than interest on the unfunded liability. All else being equal and contributions being made, unfunded liability would still be expected to decrease. The employer and the fund should anticipate currently that improvement in the funded percent will be mitigated in the short-term. The employer and the fund should understand this impact as we progress forward to manage expectations.

Actuarial Value of Assets:

The pension fund smooths asset returns that vary from expectations over a five-year period. The intention over time is that asset returns for purposes of funding recommendations are a combination of several years. The impact is intended to smooth out the volatility of contribution recommendations over time, but not necessarily increase or decrease the level of contributions over the long-term.

When asset returns are smoothed, there are always gains or losses on the Market Value of Assets that are going to be deferred for current funding purposes and recognized in future years. Currently, the pension fund is deferring approximately \$1,010,000 in losses on the Market Value of Assets. These are asset losses that will be recognized in upcoming periods, independent of the future performance of the Market Value of Assets.

Plan Assets

The results in this report are based on the assets held in the pension fund. Assets consist of funds held for investment and for benefit payments as of the valuation date. In addition, assets may be adjusted for other events representing dollars that are reasonably expected to be paid out from the pension fund or deposited into the pension fund after the actuarial valuation date as well.

The current fund assets are unaudited. As of the date of this report, the audit of the fund assets is not complete, not available, or has not been provided.

The current fund assets are based on the year-end financials as prepared by the pension fund accountant. The year-end financials represent a full accrual version of the fiduciary fund as of the end of the fiscal year, prepared in preparation for the audit. The changes to the fund cash balance as of the fiscal year-end are non-cash items that can include accrued interest, due/unpaid expenses, prepaids and other adjustments.

*The Plan
Assets Used in
this Report
are
Unaudited.*

The actuarial value of assets under the funding policy is equal to the fair market value of assets, with unexpected gains and losses smoothed over 5 years. More detail on the Actuarial Value of Assets can be found in the funding policy section of the report.



MANAGEMENT SUMMARY

Demographic Data

Demographic factors can change from year to year within a pension fund. Changes in this category include hiring new employees, employees retiring or becoming disabled, retirees passing away, and other changes. Demographic changes can cause an actuarial gain (contribution that is less than expected compared to the prior year) or an actuarial loss (contribution that is greater than expected compared to the prior year).

Demographic gains and losses occur when the assumptions over the one-year period for employee changes do not meet our long-term expectation. For example, if no employees become disabled during the year, we would expect a liability gain. If more employees become disabled than anticipated last year, we would expect a liability loss. Generally, we expect short-term fluctuations in demographic experience to create 1%-3% gains or losses in any given year, but to balance out in the long-term.

In the current report, the key demographic changes were as follows:

New hires: The fund added 2 new active members in the current year through hiring. When a new member is admitted to the pension fund, the employer contribution will increase to reflect the new member. The increase in the recommended contribution in the current year for new fund members is approximately \$12,000. Approximately \$11,000 of this increase is related to one new hire with higher than average entry age.

Termination: There were 2 non-vested members of the fund who terminated employment during the year. One of the members took a refund. The fund is no longer obligated to pay a benefit to the member in the future. The decrease in the recommended contribution in the current year due to the termination experience is approximately \$19,000.

Salary Increases: Salary increases were less than anticipated in the current year as the collective bargaining agreement is in its second year of negotiations. In order to mitigate the impact of this, we have applied 5.00% COLA increases to each active member's pay, in anticipation of two years' worth of future retroactive pay increases upon settlement of the collective bargaining agreement. In addition, there was one member who received an increase approximately 13.00% higher than expected. The net increase in the recommended contribution in the current year due to the salary experience is approximately \$19,000.

Assumption Changes

The assumptions were not changed from the prior year.



MANAGEMENT SUMMARY

Funding Policy Changes

The funding policy was changed from the prior year. The previous funding policy was calculating level dollar payments towards the unfunded liabilities using a layered amortization method, targeting 100% funding over a 26-year period. The current funding policy is calculating level dollar payments towards the unfunded liabilities, targeting 90% funding over a 23-year period. The new funding policy represents a better fit for the goals of pension funding for all stakeholders. See the table on the following page for the impact of these changes on the current valuation.

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MANAGEMENT SUMMARY

ACTUARIAL CONTRIBUTION RECOMMENDATION - RECONCILIATION

Actuarial liability is expected to increase each year for both interest for the year and as active employees earn additional service years towards retirement. Similarly, actuarial liability is expected to decrease when the fund pays benefits to inactive employees.

Contributions are expected to increase as expected pay increases under the funding policy for the Fund.

	Actuarial Liability	Contribution Recommendation
Prior Valuation	\$ 31,105,418	\$ 1,399,187
Expected Changes	826,961	9,524
Initial Expected Current Valuation	<u>\$ 31,932,379</u>	<u>\$ 1,408,711</u>

Other increases or decreases in actuarial liability (key changes noted below) will increase or decrease the amount of unfunded liability in the plan. To the extent unfunded liability increases or decreases unexpectedly, the contribution towards unfunded liability will also change unexpectedly.

	Actuarial Liability	Contribution Recommendation
Salary Increase Greater than Expected	201,061	18,708
Demographic Changes	77,632	(25,764)
Funding Policy Changes	-	(78,440)
Asset Return Less than Expected *	-	47,040
Contributions Less than Expected	-	22,910
Total Actuarial Experience	<u>\$ 278,693</u>	<u>\$ (15,546)</u>
Current Valuation	<u>\$ 32,211,072</u>	<u>\$ 1,393,165</u>

*The impact on contribution due to asset performance is based on the Actuarial Value of Assets.

Key demographic changes were discussed in the prior section.





VALUATION OF FUND ASSETS

Market Value of Assets
Actuarial Value of Assets

VALUATION OF FUND ASSETS

MARKET VALUE OF ASSETS

Statement of Assets

	Prior Valuation	Current Valuation
Cash and Cash Equivalents	\$ 70,503	\$ 8,315
Money Market	1,285,327	461,423
Fixed Income	5,766,376	4,956,114
Insurance Contracts	-	722,464
Stock Equities	637,305	-
Mutual Funds	6,871,597	8,844,163
Receivables (Net of Payables)	87,852	50,565
Net Assets Available for Pensions	<u>\$ 14,718,960</u>	<u>\$ 15,043,044</u>

The Total Value of Assets has Increased Approximately \$324,000 from Prior Valuation.

Statement of Changes in Assets

Total Market Value - Prior Valuation	\$ 14,718,960
Plus - Employer Contributions	1,133,899
Plus - Employee Contributions	177,633
Plus - Return on Investments	927,222
Less - Benefit and Related Payments	(1,877,452)
Less - Other Expenses	<u>(37,217)</u>
Total Market Value - Current Valuation	<u>\$ 15,043,044</u>

The Return on Investment on the Market Value of Assets for the Fund was Approximately 6.2% Net of Administrative Expenses.

The return on investments shown has been determined as the Return on Assets from the statement of changes in assets, as a percent of the average of the beginning and ending Market Value of Assets. Return on Investment is net of the Other Expenses as shown. The Return on Investments has been excluded from the Total Market Value of Assets at the end of the year for this calculation.



VALUATION OF FUND ASSETS

MARKET VALUE OF ASSETS (GAIN)/LOSS

Current Year (Gain)/Loss on Market Value of Assets

Total Market Value - Prior Valuation	\$ 14,718,960
Contributions	1,311,532
Benefit Payments	(1,877,452)
Expected Return on Investments	<u>1,010,520</u>
Expected Total Market Value - Current Valuation	15,163,560
Actual Total Market Value - Current Valuation	<u>15,043,044</u>
Current Market Value (Gain)/Loss	<u><u>\$ 120,516</u></u>
Expected Return on Investments	\$ 1,010,520
Actual Return on Investments (Net of Expenses)	<u>890,004</u>
Current Market Value (Gain)/Loss	<u><u>\$ 120,516</u></u>

*The Return on
the Market
Value of Assets
was Lower than
Expected Over
the Most Recent
Year.*

The (Gain)/Loss on the Market Value of Assets has been determined based on expected returns at the actuarial rate.



VALUATION OF FUND ASSETS

DEVELOPMENT OF THE ACTUARIAL VALUE OF ASSETS

Total Market Value - Current Valuation \$ 15,043,044

Adjustment for Prior (Gains)/Losses

	Full Amount	
First Preceding Year	\$ 120,516	96,413
Second Preceding Year	58,728	35,237
Third Preceding Year	1,957,964	783,186
Fourth Preceding Year	476,382	95,276
Total Deferred (Gain)/Loss		<u>1,010,112</u>
Initial Actuarial Value of Assets - Current Valuation	\$ 16,053,156	
Less Contributions for the Current Year and Interest		-
Less Adjustment for the Corridor		<u>-</u>
Actuarial Value of Assets - Current Valuation		<u>\$ 16,053,156</u>

The Actuarial Value of Assets is Equal to the Fair Market Value of Assets with Unanticipated Gains/Losses Recognized over 5 Years. The Actuarial Value of Assets is Currently 107% of the Market Value.

(GAIN)/LOSS ON THE ACTUARIAL VALUE OF ASSETS

Total Actuarial Value - Prior Valuation	\$ 16,045,911
Plus - Employer Contributions	1,133,899
Plus - Employee Contributions	177,633
Plus - Return on Investments	610,383
Less - Benefit and Related Payments	(1,877,452)
Less - Other Expenses	<u>(37,217)</u>
Total Actuarial Value - Current Valuation	<u>\$ 16,053,156</u>

The Return on Investment on the Actuarial Value of Assets for the Fund was Approximately 3.6% Net of Administrative Expenses.

The Actuarial Value of Assets incorporates portions of gains and losses over multiple years.



VALUATION OF FUND ASSETS

HISTORICAL ASSET PERFORMANCE

The chart below shows the historical rates of return on plan assets for both Market Value of Assets and Actuarial Value of Assets.

	Market Value	Actuarial Value
First Preceding Year	6.2%	3.6%
Second Preceding Year	6.6%	3.7%
Third Preceding Year	(5.9%)	3.1%
Fourth Preceding Year	3.8%	5.8%

The returns on assets shown above were calculated based on the annual return on investment for the year, as a percentage of the average value of the assets for the year.

For purposes of determining the average value of assets during the year, the ending market value of assets has been adjusted to net out to the portion related to the investment returns themselves. All other cash flows are included.

For purposes of determining the annual return on investment we have adjusted the figures shown on the preceding pages. The figures shown on the preceding pages are net of investment expenses. We have made an additional adjustment to net out administrative expenses. Netting out administrative expenses allows us to capture returns for the year that can be used to make benefit payments as part of the ongoing actuarial process.

The adjustment we make is for actuarial reporting purposes only. By netting out administrative expenses and capturing return dollars that are available to pay benefits, it provides us a comparison to the estimated rate of return on assets, but does not provide a figure that would be consistent with the return rates that are determined by other parties. Therefore, this calculated rate of return should not be used to analyze investment performance of the Fund or the performance of the investment professionals.





RECOMMENDED CONTRIBUTION DETAIL

Actuarial Accrued Liability

Funded Status

Development of the Normal Cost

Recommended Contribution

Actuarial Methods – Recommended Contribution

RECOMMENDED CONTRIBUTION DETAIL

ACTUARIAL ACCRUED LIABILITY

	Prior Valuation	Current Valuation
Active Employees	\$ 7,495,229	\$ 8,617,598
Inactive Employees		
Terminated Employees - Vested	956,439	-
Retired Employees	17,326,080	18,310,967
Disabled Employees	2,018,628	2,033,925
Other Beneficiaries	3,309,042	3,248,582
Total Inactive Employees	23,610,189	23,593,474
Total Actuarial Accrued Liability	\$ 31,105,418	\$ 32,211,072

*The Total
Actuarial
Liability has
Increased
Approximately
\$1,106,000 from
Prior Valuation.*

FUNDED STATUS

	Prior Valuation	Current Valuation
Total Actuarial Accrued Liability	\$ 31,105,418	\$ 32,211,072
Total Actuarial Value of Assets	16,045,911	16,053,156
Unfunded Actuarial Accrued Liability	\$ 15,059,507	\$ 16,157,916
Total Market Value of Assets	\$ 14,718,960	\$ 15,043,044
Percent Funded		
Actuarial Value of Assets	<u>51.59%</u>	<u>49.84%</u>
Market Value of Assets	<u>47.32%</u>	<u>46.70%</u>

*Funded
Percentage as of
the Valuation Date
is Subject to
Volatility on
Assets and
Liability in the
Short-Term.*



RECOMMENDED CONTRIBUTION DETAIL

DEVELOPMENT OF THE EMPLOYER NORMAL COST

	Prior Valuation	Current Valuation
Total Normal Cost	\$ 437,586	\$ 423,030
Estimated Employee Contributions	(183,269)	(193,601)
Employer Normal Cost	<u>\$ 254,317</u>	<u>\$ 229,429</u>

*At a 100%
Funding Level,
the Normal Cost
Contribution is
Still Required.*

NORMAL COST AS A PERCENTAGE OF EXPECTED PAYROLL

	Prior Valuation	Current Valuation
Expected Payroll	<u>\$ 1,938,324</u>	<u>\$ 2,047,609</u>
Employee Normal Cost Rate	<u>9.455%</u>	<u>9.455%</u>
Employer Normal Cost Rate	<u>13.12%</u>	<u>11.20%</u>
Total Normal Cost Rate	<u>22.58%</u>	<u>20.66%</u>

*Ideally, the
Employer
Normal Cost
Rate will Remain
Stable.*

CONTRIBUTION RECOMMENDATION

	Prior Valuation	Current Valuation
Employer Normal Cost*	\$ 272,119	\$ 245,489
Amortization of Unfunded Accrued Liability/(Surplus)	<u>1,127,068</u>	<u>1,147,676</u>
Funding Requirement	<u>\$ 1,399,187</u>	<u>\$ 1,393,165</u>

*The
Recommended
Contribution has
Decreased 0.4%
from Prior
Valuation.*

*Employer Normal Cost Contribution includes interest through the end of the year.



RECOMMENDED CONTRIBUTION DETAIL

ACTUARIAL METHODS – RECOMMENDED CONTRIBUTION

Actuarial Valuation Date	May 1, 2018
Data Collection Date	April 30, 2018
Actuarial Cost Method	Entry Age Normal (Level % Pay)
Amortization Method	Level Dollar (Closed)
Amortization Target	90% Funded over 23 years
Asset Valuation Method	5-Year Smoothed Market Value

The contribution and benefit values of the Pension Fund are calculated by applying actuarial assumptions to the benefit provisions and census information furnished, using the actuarial cost methods described. The actuarial cost and amortization method allocates the projected obligations of the plan over the working lifetimes of the plan participants.

The recommended contribution amount shown in this report is based on the methods summarized above. The Actuarial Funding Policies section of the report will include a more detailed description of the funding methods being used.

The Actuarial Funding Methods are meant to provide a systematic process for determining contributions on an annual basis. The methods do not impact the expectation of future benefit payments. The methods only impact the way dollars are contributed towards future benefit payments.

Different Actuarial Funding Methods may achieve funding goals with differing levels of success. Certain methods are more efficient and more stable on an annual basis.





ILLINOIS STATUTORY MINIMUM CONTRIBUTION

Minimum Contribution
Methods and Assumptions

ILLINOIS STATUTORY MINIMUM CONTRIBUTION

STATUTORY MINIMUM CONTRIBUTION

	<u>Minimum Contribution</u>
Contribution Requirement	\$1,142,629
Expected Payroll	\$2,047,609
Contribution Requirement as a Percent of Expected Payroll	55.80%

FUNDED STATUS – STATUTORY MINIMUM

	<u>Minimum Contribution</u>
Normal Cost	\$500,197
Market Value of Assets	\$15,043,044
Actuarial Value of Assets	\$16,053,156
Actuarial Accrued Liability	\$31,255,068
Unfunded Actuarial Accrued Liability	\$15,201,912
Percent Funded	
Actuarial Value of Assets	51.36%
Market Value of Assets	48.13%



ILLINOIS STATUTORY MINIMUM CONTRIBUTION

The Statutory Minimum Contribution is based on funding methods and funding parameters in the Illinois statutes for pension funding. The resulting contribution is lower than the recommended contribution for the current plan year. The lower contribution amount is not recommended because it represents a deferral of contributions when compared to the recommended contribution method.

Actuarial Funding methods for pensions are best applied to provide a balance between the long-term goals of a variety of stakeholders:

1. Beneficiaries – the fund participants are interested in benefit security and having the dollars there to pay benefits when retired
2. Employers – cost control and cost stability over the long-term
3. Taxpayers – paying for the services they are receiving from active employees

The Statutory Minimum Contribution methods are not intended to provide a better system in any of the above categories long-term. The parameters are not recommended for a long-term funding strategy.

The Statutory Minimum methods put into place in 2011 were intended to provide short-term budget relief for Employer contributions. An employer using the Statutory Minimum parameters for current funding should view the contributions as short-term relief. Our recommendation in this situation is for a pension fund and an employer to work towards a long-term funding strategy that better achieves the long-term funding goals, over a period that does not exceed 3-5 years.

The Securities and Exchange Commission in 2013 used the phrase “Statutory Underfunding” to describe situations where contributions appear to be more manageable in the short-term, but set up future contribution requirements that are less likely to be manageable.



ILLINOIS STATUTORY MINIMUM CONTRIBUTION

ACTUARIAL METHODS – ILLINOIS STATUTORY MINIMUM CONTRIBUTION

Actuarial Valuation Date	May 1, 2018
Data Collection Date	April 30, 2018
Actuarial Cost Method	Projected Unit Credit (Level % of Pay)
Amortization Method	Level % Pay (Closed)
Remaining Amortization Period	90% Funded over 22 years
Asset Valuation Method	5-Year Smoothed Market Value

The contribution and benefit values of the Pension Fund are calculated by applying actuarial assumptions to the benefit provisions and census information furnished, using the actuarial cost methods described. The actuarial cost and amortization method allocates the projected obligations of the plan over the working lifetimes of the plan participants.

The Actuarial Funding Methods are meant to provide a systematic process for determining contributions on an annual basis. The methods do not impact the expectation of future benefit payments. The methods only impact the way dollars are contributed towards future benefit payments.

Different Actuarial Funding Methods may achieve funding goals with differing levels of success. Certain methods are more efficient and more stable on an annual basis.





ACTUARIAL VALUATION DATA

Active Employees
Retirees and Beneficiaries

ACTUARIAL VALUATION DATA

ACTIVE EMPLOYEES

	Prior Valuation	Current Valuation
Vested	8	8
Nonvested	12	12
Total Active Employees	20	20
Total Payroll	\$ 1,904,987	\$ 2,012,392

Total Payroll for the current year includes 5.00% assumed COLA increases applied to each active member's pay, in anticipation of two years' worth of future retroactive pay increases upon settlement of the collective bargaining agreement.

INACTIVE EMPLOYEES

	Prior Valuation	Current Valuation
Terminated Employees - Vested	1	0
Retired Employees	16	17
Disabled Employees	4	4
Other Beneficiaries	6	6
Total Inactive Employees	27	27

SUMMARY OF BENEFIT PAYMENTS

	Prior Valuation	Current Valuation
Terminated Employees - Vested	\$ 4,357	\$ -
Retired Employees	99,081	106,653
Disabled Employees	13,536	13,740
Other Beneficiaries	27,210	27,210
Total Inactive Employees	\$ 144,183	\$ 147,603

Benefits shown for terminated employees under deferred retirement are not currently in pay status.





ACTUARIAL FUNDING POLICIES

Actuarial Cost Method
Financing Unfunded Accrued Liability
Actuarial Value of Assets

ACTUARIAL FUNDING POLICIES

ACTUARIAL COST METHOD

The actuarial cost method allocates the projected obligations of the plan over the working lifetimes of the plan participants.

In accordance with the Pension Fund's Funding Policy the actuarial cost method for the recommended contribution basis is Entry Age Normal (Level Percent of Pay). The Entry Age Normal Cost Method is a method under which the actuarial present value of the projected benefits of each individual included in an actuarial valuation is allocated on a level basis over the earnings or service of the individual between entry age and assumed exit age. The portion of this actuarial present value allocated to a valuation year is called normal cost. The portion of the actuarial present value not provided at a valuation date by the actuarial present value of future normal costs is called the actuarial liability.

FINANCING UNFUNDED ACTUARIAL ACCRUED LIABILITY

The Unfunded Actuarial Accrued Liability may be amortized over a period either in level dollar amounts or as a level percentage of projected payroll.

In accordance with the Pension Fund's Funding Policy for the recommended contribution, the unfunded actuarial accrued liabilities are amortized by level dollar payments to a 90% funding target over the remaining 23 future years.

ACTUARIAL VALUE OF ASSETS

The pension fund is an ongoing plan. The employer wishes to smooth the effect of volatility in the market value of assets on the annual contribution. The Actuarial Value of Assets is equal to the Market Value of Assets with unanticipated gains/losses recognized over five years.

The asset valuation method is intended to create an Actuarial Value of Assets that remains reasonable in relation to the Market Value of Assets over time. The method produces results that can fall above and below the Market Value of Assets. The period of recognition is short.

It is intended that the period of recognition is short enough to keep the Actuarial Value of Assets within a decent range of the Market Value. The employer has not placed a specific corridor around the Market Value of Assets.





ACTUARIAL ASSUMPTIONS

Nature of Actuarial Calculations
Actuarial Assumptions in the Valuation Process
Actuarial Assumptions Utilized

ACTUARIAL ASSUMPTIONS

NATURE OF ACTUARIAL CALCULATIONS

The results documented in this report are estimates based on data that may be imperfect and on assumptions about future events. Certain plan provisions may be approximated or deemed immaterial, and, therefore, are not valued. Assumptions may be made about participant data or other factors. Reasonable efforts were made in this valuation to ensure that significant items in the context of the actuarial liabilities or costs are treated appropriately, and not excluded or included inappropriately.

Actual future experience will differ from the assumptions used in the calculations. As these differences arise, the expense for accounting purposes will be adjusted in future valuations to reflect such actual experience.

A range of results different from those presented in this report could be considered reasonable. The numbers are not rounded, but this is for convenience only and should not imply precision which is not inherent in actuarial calculations.

ACTUARIAL ASSUMPTIONS IN THE VALUATION PROCESS

The contribution and benefit values of the Pension Fund are calculated by applying actuarial assumptions to the benefit provisions and census information furnished, using the actuarial cost methods described in the previous section.

The principal areas of financial risk which require assumptions about future experience are:

- Long-term Rates of Investment Return
- Patterns of Pay Increases for Members
- Rates of Mortality Among Members and Beneficiaries
- Rates of Withdrawal of Active Members
- Rates of Disability Among Members
- Age Patterns of Actual Retirement

Actual experience of the Pension Fund will not coincide exactly with assumed experience. Each valuation provides a complete recalculation of assumed future experience and takes into account all past differences between assumed and actual experience. The result is a continual series of adjustments to the computed contribution requirement.

From time to time it becomes appropriate to modify one or more of the assumptions, to reflect experience trends (but not random year-to-year fluctuations).

Details behind the selection of the actuarial assumptions can be found in the assumption document provided to the client. The client has reviewed and approved the assumptions as a reasonable expectation of the future anticipated experience under the plan.



ACTUARIAL ASSUMPTIONS

ACTUARIAL ASSUMPTIONS UTILIZED

Expected Return on Investments	7.00% net of administrative expenses.
CPI-U	2.50%
Total Payroll Increases	3.50%
Individual Pay Increases	4.00% - 10.11%

Individual salary increases include a long-term average increase for inflation, average annual increases for promotions, and any additional increases for a step program. Sample Rates as Follows:

Service	Rate	Service	Rate
0	10.11%	8	4.00%
1	9.57%	9	4.00%
2	9.11%	10	4.00%
3	8.70%	15	4.00%
4	8.33%	20	4.00%
5	8.01%	25	4.00%
6	7.72%	30	4.00%
7	7.47%	35	4.00%

Retirement Rates 100% of the L&A Assumption Study Cap Age 65 for Firefighters 2016. Sample Rates as Follows:

Age	Rate	Age	Rate
50	0.068	53	0.111
51	0.080	54	0.132
52	0.094	55	0.155



ACTUARIAL ASSUMPTIONS

Withdrawal Rates

100% of the L&A Assumption Study for Firefighters 2016.
Sample Rates as Follows:

Age	Rate	Age	Rate
25	0.046	40	0.010
30	0.034	45	0.002
35	0.022	50	0.000

Disability Rates

100% of the L&A Assumption Study for Firefighters 2016.
Sample Rates as Follows:

Age	Rate	Age	Rate
25	0.0001	40	0.0030
30	0.0003	45	0.0055
35	0.0013	50	0.0092

Mortality Rates

Active Mortality follows the Sex Distinct Raw Rates as Developed in the RP-2014 Study, with Blue Collar Adjustment. These Rates are Improved Generationally using MP-2016 Improvement Rates.

Retiree Mortality follows the L&A Assumption Study for Firefighters 2016. These Rates are Experience Weighted with the Raw Rates as Developed in the RP-2014 Study, with Blue Collar Adjustment and Improved Generationally using MP-2016 Improvement Rates.

Disabled Mortality follows the Sex Distinct Raw Rates as Developed in the RP-2014 Study for Disabled Participants, with Blue Collar Adjustment. These Rates are Improved Generationally using MP-2016 Improvement Rates.

Spouse Mortality follows the Sex Distinct Raw Rates as Developed in the RP-2014 Study. These Rates are Improved Generationally using MP-2016 Improvement Rates.

Married Participants

80% of Active Participants are Assumed to be Married. Female Spouses are Assumed to be 3 Years Younger than Male Spouses.





SUMMARY OF PRINCIPAL PLAN PROVISIONS

Establishment of the Fund
Administration
Employee Contributions
Normal Retirement Pension Benefits
Pension to Survivors
Termination Benefits
Disability Benefits

SUMMARY OF PRINCIPAL PLAN PROVISIONS

ESTABLISHMENT OF THE FUND

The Firefighters' Pension Fund is established and administered as prescribed by "Article 4. Firefighters' Pension Fund – Municipalities 500,000 and Under" of the Illinois Pension Code.

ADMINISTRATION

The Firefighters' Pension Fund is administered by a Board of Trustees located in each municipality maintaining a pension fund for its firefighters. Its duties are to control and manage the pension fund, to hear and determine applications for pensions, to authorize payment of pensions, to establish rules, to pay expenses, to invest funds, and to keep records.

EMPLOYEE CONTRIBUTIONS

Employees contribute 9.455% of salary.

NORMAL RETIREMENT PENSION BENEFIT

Hired Prior to January 1, 2011

Eligibility: Age 50 with at least 20 years of creditable service and no longer a firefighter.

Benefit: 50% of final salary is payable commencing at retirement for 20 years of service. An additional 2.5% of final salary is added for each additional year of service (prorated monthly) in excess of 20 years of service (not to exceed 75% of final salary). "Final salary" is based on the pay rate for the firefighter at retirement.

Annual Increase in Benefit: A firefighter is entitled to an initial pension increase equal to 1/12 of 3% of the original monthly benefit for each full month that has passed since the pension began. The initial increase date will be the later of the first day of the month following the attainment of age 55, or the first anniversary of the date of retirement. Subsequent increases of 3% of the current pension amount will be provided in each January thereafter.



SUMMARY OF PRINCIPAL PLAN PROVISIONS

NORMAL RETIREMENT PENSION BENEFIT - CONTINUED

Hired on or After January 1, 2011

Eligibility: Age 55 with at least 10 years of creditable service and no longer a firefighter.

Benefit: 2.5% of final average salary for each year of service is payable at retirement (not to exceed 75% of final average salary). "Final average salary" is determined by dividing the highest total salary over 96 consecutive months of service in the last 120 months of service by the total number of months of service in the period. Annual salary for this purpose will not exceed \$106,800, indexed by the lesser of 3% or $\frac{1}{2}$ of the CPI-U for the 12 months ending with the September preceding each November 1. The salary cap will not decrease.

Annual Increase in Benefit: The initial increase date will be the January 1st following the attainment of age 60, or the first anniversary of the date of retirement. Subsequent increases will occur on each subsequent January 1st. The first increase and subsequent increases will be the lesser of 3% of the original benefit or $\frac{1}{2}$ of the CPI-U for the 12 months ending with the September preceding each November 1, applied to the original pension amount.

EARLY RETIREMENT PENSION BENEFIT

Hired Prior to January 1, 2011

None

Hired on or After January 1, 2011

Eligibility: Age 50 with at least 10 years of creditable service and no longer a firefighter.

Benefit: The normal retirement pension benefit reduced by $\frac{1}{2}$ of 1% for each month that the firefighter's age is under age 55.

Annual Increase in Benefit: The initial increase date will be the January 1st following the attainment of age 60, or the first anniversary of the date of retirement. Subsequent increases will occur on each subsequent January 1st. The first increase and subsequent increases will be the lesser of 3% of the original benefit or $\frac{1}{2}$ of the CPI-U for the 12 months ending with the September preceding each November 1, applied to the original pension amount.



SUMMARY OF PRINCIPAL PLAN PROVISIONS

PENSION TO SURVIVORS

Hired Prior to January 1, 2011

Death - Line of Duty

Surviving spouse is entitled to 100% of the salary attached to the rank of the firefighter on the last day of service, payable immediately.

Death - Non-Duty

Current Pensioners (Including Disabled Pensioners): Surviving spouse to receive continuation of the pension at the time of death or 54% of pensionable salary at the time pension began, if greater.

Active Employee with 20+ Years of Service: Surviving spouse is entitled to the full pension earned by the firefighter at the time of death, or 54% of the pensionable salary at death if greater.

Active Employee with 10-20 Years of service: Surviving spouse is entitled to 54% of the salary attached to the rank of the firefighter on the last day of service, payable immediately

Annual Increase in Benefit: None.

Hired on or After January 1, 2011

Death - Line of Duty

Surviving spouse is entitled to 100% of the salary attached to the rank of the firefighter on the last day of service, payable immediately.

Death - Non-Duty

Current Pensioners (Including Disabled Pensioners), Active Employee with 20+ Years of Service, and Active Employee with 10-20 Years of service: Surviving spouse to receive 66 ⅔% of the firefighter's earned pension at the date of death.

Annual Increase in Benefit: The initial increase date will be the January 1st after the attainment of age 60 by the recipient of the survivor's pension. Subsequent increases will occur on each subsequent January 1st. The first increase and subsequent increases will be the lesser of 3% of the original benefit or ½ of the CPI-U for the 12 months ending with the September preceding each November 1, applied to the original survivor's pension amount.



SUMMARY OF PRINCIPAL PLAN PROVISIONS

TERMINATION BENEFIT

Hired Prior to January 1, 2011

Eligibility: At least 10 years but less than 20 years of creditable service.

Benefit: An accrual factor times final salary for each year of service is payable beginning at age 60. “Accrual Factor” is a factor of 1.5% at 10 years of service, increasing ratably up to 2.4% at 19 years of service. “Final salary” is based on the pay rate for the firefighter on the date of separation.

Annual Increase in Benefit: A firefighter will receive an initial increase of 3% on the first anniversary of the date of start of payments. Subsequent increases of 3% of the current pension amount will be provided in each January thereafter.

Hired on or After January 1, 2011

Eligibility: At least 10 years but less than 20 years of creditable service.

Benefit: An accrual factor times final salary for each year of service is payable beginning at age 60. “Accrual Factor” is a factor of 1.5% at 10 years of service, increasing ratably up to 2.4% at 19 years of service. “Final salary” is based on the greater of salary during the last year of service prior to termination of employment or the pay rate for the firefighter at termination of employment. Annual salary for this purpose will not exceed \$106,800, indexed by the lesser of 3% or ½ of the CPI-U for the 12 months ending with the September preceding each November 1. The salary cap will not decrease.

Annual Increase in Benefit: The initial increase date will be the January 1st following the first payment. Subsequent increases will occur on each subsequent January 1st. The first increase and subsequent increases will be the lesser of 3% of the original benefit or ½ of the CPI-U for the 12 months ending with the September preceding each November 1, applied to the original pension amount.



SUMMARY OF PRINCIPAL PLAN PROVISIONS

DISABILITY BENEFIT

Hired Prior to January 1, 2011

Eligibility: Disability (duty; or non-duty with 7 years of service).

Benefit: A firefighter who becomes disabled on duty is entitled to receive a pension equal to the greatest of 65% of final salary or the pension they would have been entitled to upon retirement at the time of disability. For a non-duty disability, the firefighter is entitled to 50% of final salary. "Final salary" is based on the pay rate for the firefighter at retirement.

Annual Increase in Benefit: The initial increase date will be the January 1st following the attainment of age 60. Subsequent increases will occur on each subsequent January 1st. The first increase is 3% of the original benefit for each full year that has passed since the pension began. Subsequent increases are 3% of the original pension benefit amount.

Hired on or after January 1, 2011

Eligibility: Disability (duty; or non-duty with 7 years of service).

Benefit: A firefighter who becomes disabled on duty is entitled to receive a pension equal to the greater of 65% of final salary or the pension they would have been entitled to upon retirement at the time of disability. For a non-duty disability, the firefighter is entitled to 50% of final salary. "Final salary" is based on the pay rate for the firefighter at last day of service.

Annual Increase in Benefit: The initial increase date will be the January 1st following the attainment of age 60. Subsequent increases will occur on each subsequent January 1st. The first increase and subsequent increases will be the lesser of 3% of the original benefit or ½ of the CPI-U for the 12 months ending with the September preceding each November 1, applied to the original pension amount.





GLOSSARY OF TERMS

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Actuarial Accrued Liability –The actuarial present value of future benefits based on employees’ service rendered to the measurement date using the selected actuarial cost method. It is that portion of the Actuarial Present Value of plan benefits and expenses allocated to prior years of employment. It is not provided for by future Normal Costs.

Actuarial Cost Method – The method used to allocate the projected obligations of the plan over the working lifetimes of the plan participants.

Actuarial Value of Assets – The value of the assets used in the determination of the Unfunded Actuarial Accrued Liability. The Actuarial Value of Assets is related to Market Value of Assets, with adjustments made to spread unanticipated gains and losses for a given year over a period of several years. Actuarial Value of Assets is generally equally likely to fall above or below the Market Value of Assets, and generally does not experience as much volatility over time as the Market Value of Assets.

Asset Valuation Method – A valuation method designed to smooth random fluctuations in asset values. The objective underlying the use of an asset valuation method is to provide for the long-term stability of employer contributions.

Funding Policy – A set of procedures for a Pension Fund that outlines the “best practices” for funding the pension benefits based on the goals of the plan sponsor. A Funding Policy discusses items such as assumptions, Actuarial Cost Method, assets, and other parameters that will best help the sponsor meet their goal of working in the best interest of the plan participant.

Market Value of Assets – The value of the cash, bonds, securities and other assets held in the pension trust as of the measurement date.

Normal Cost –The present value of future benefits earned by employees during the current fiscal year. It is that portion of the Actuarial Present Value of benefits and expenses which is allocated to a valuation year by the Actuarial Cost Method.

Unfunded Actuarial Accrued Liability – The excess of the Actuarial Accrued Liability over the Actuarial Value of Assets. The Unfunded Actuarial Accrued Liability is amortized over a period either in level dollar amounts or as a level percentage of projected payroll.





MEMORANDUM

DATE: October 15, 2018

TO: Eric J. Palm, Village Administrator

FROM: John Anderson, Director of Public Works

SUBJECT: Traffic and Safety Commission Recommendations – September 19, 2018 Meeting

Request 1:

Mary Fitch of 842 William Street has requested that consideration be given to the installation of stop signs at the intersection of William Street and Iowa Street (2-way vs. 4-way was not specified at the time of the request). The intersection is currently uncontrolled.

Analysis: The Traffic and Safety Commission met on September 19, 2018 to discuss the aforementioned request. A Traffic Engineering Consultant (Kenig, Lindgren, O'Hara, Abbona, Inc.) completed a review of the intersection and prepared a report with recommendations. The report recommended that 2-way stop control be installed on Iowa Street, allowing traffic on William Street to continue without stopping. Based on the amount of vehicles on William Street vs. Iowa Street and consideration of public comment, the Traffic and Safety Commission made the following recommendation:

Traffic and Safety Commission Recommendation #1

The Traffic and Safety Commission has made the recommendation that a 2-way stop intersection be installed on William Street at its intersection with Iowa Street.

The Village Board will need to decide to accept, reject, or modify all or some of the Commission's recommendations.

Request 2:

The River Forest Fire Department has requested that consideration be given to the installation of a No Parking zone at the north end of the 1500-block of Ashland Avenue.

Analysis: The Traffic and Safety Commission met on September 19, 2018 to discuss the aforementioned request. With vehicles parked on both sides of the street in this area, emergency vehicles have difficulty accessing the Loyola Urgent Care facility from Ashland Avenue. The No Parking zone is intended to keep the east side of the street clear to allow for better access during emergency situations.

Traffic and Safety Commission Recommendation #2

The Traffic and Safety Commission has made the recommendation that a No Parking zone be

installed on the east side of Ashland Avenue between North Avenue and the south end of the Loyola Urgent Care Facility property.

The Village Board will need to decide to accept, reject, or modify all or some of the Commission's recommendations.

Recommendations: If the Village Board agrees with the recommendations from the Traffic and Safety Commission, the following motions would be appropriate:

Motion to accept the recommendation from the Traffic and Safety Commission and install a 2-way stop intersection on William Street at its intersection with Iowa Street;

And

Motion to accept the recommendation from the Traffic and Safety Commission and install a No Parking zone on the east side of the 1500-block of Ashland Avenue, from North Avenue to the south end of the Loyola Urgent Care Facility property.

Attachments:

Traffic and Safety Commission Agenda Packet (9/19/18)

Revised Ordinance – Stop sign at William Street and Iowa Street

Revised Ordinance – No Parking zone on 1500-block of Ashland Avenue



VILLAGE OF RIVER FOREST TRAFFIC AND SAFETY COMMISSION MEETING

Wednesday, September 19, 2018 – 7:30 PM
Village Hall – Community Room, 400 Park Ave., River Forest, IL

AGENDA

1. Call to Order/Roll Call
2. Public Comment
3. Request by Mary Fitch at 842 William Street to install stop signs at the intersection of William Street and Iowa Street
4. Request by River Forest Fire Department to install a No Parking zone at the north end of the 1500 block of Ashland Avenue
5. Adjournment

Jeff Loster

From: Mary Fitch [REDACTED]
Sent: Monday, September 10, 2018 9:32 AM
To: Jeff Loster
Subject: Re: Traffic and Safety Petition

Thank you very much, Jeff. Myself, my family, and I am certain those neighbors who signed the petition are grateful to you for your consideration of this request.

Mary M. Fitch
842 William Street
River Forest, Illinois 60305

Will you please accept this and the petition with signatures from neighbors on two blocks as our request for a stop sign at the intersection of William and Iowa? Over the past 10 years in our current home myself, my children, and many neighbors have witnessed many near misses and accidents, accidents that have resulted in injury at this intersection. I fear, that in their haste, a driver will cause an accident that results in serious injury or even death. With so many youth in the area, I fear that one day a child will be involved.

Thank you,
Mary M. Firch

Traffic and Safety Commission - Petition of Support

Requested Action(s): Requesting a stop sign at the intersection of William
2nd Iowa

[illegible]

*Please note that by adding your information to the above petition, you are indicating your support of the requested action(s)

Traffic and Safety Commission - Petition of Support

Requested Action(s): Requesting a stop sign at the intersection of William and Iowa

Name	Address	Date	Signature
Karen Latham	926 William River Forest	2/22/18	Karen Latham
Alissa Digman	918 William River Forest	2/24/18	Alissa Digman
Adam Gilgus	918 William River Forest	2/24/18	Adam Gilgus
Roy Vecchianti	914 William River Forest	2/24/18	Roy Vecchianti
Jacquelyn Jancius	914 William St River Forest	2/24/18	Jacquelyn Jancius
Patti Feracota	904 William River Forest	2/24/18	Patti Feracota
A CR Wolke	919 William RF	2/24/18	A CR Wolke
Tom Ruhn	925 William St.	2/24/18	Tom Ruhn
Alexandra DeSorbo	925 William St.	2/24/18	Alexandra DeSorbo
Maybeth Schumacher	934 William St	2/24/18	Maybeth Schumacher
Richard W. Schumacher	934 William St	2/24/18	Richard W. Schumacher
Jed Peterson	925 William St	2/24/18	Jed Peterson
Tom Carleis	936 William	2/24/18	Tom Carleis
Tina Baird	901 William St	3/11/18	Tina Baird

*Please note that by adding your information to the above petition, you are indicating your support of the requested action(s)

MEMORANDUM TO: Jeff Loster, PE, CFM, CPESC
Village Engineer
Village of River Forest

FROM: Brendan S. May
Consultant

Luay R. Aboona, PE, PTOE
Principal

DATE: August 7, 2018

SUBJECT: Traffic Evaluation
Iowa Street with William Street
River Forest, Illinois

This memorandum summarizes the results of a traffic evaluation conducted by Kenig, Lindgren, O'Hara, Aboona, Inc. (KLOA, Inc.) for the intersection of Iowa Street with William Street in River Forest, Illinois. The purpose of this study was to examine the existing intersection characteristics and evaluate the existing traffic conditions to determine if any intersection modifications are required to improve safety of vehicles, bicycles and pedestrians traversing the intersection.

Existing Roadway Characteristics

Iowa Street is an east-west local roadway that is under the jurisdiction of the Village of River Forest. Iowa Street extends from Thatcher Avenue east to Harlem Avenue, provides one through lane in each direction with parking generally permitted on both sides of the roadway.

William Street is a north-south local roadway that is under the jurisdiction of the Village of River Forest. William Street extends from Augusta Street south to Central Avenue, provides one through lane in each direction with parking generally permitted on both sides of the roadway. However, north of Iowa Street, parking is restricted to resident parking only between 8:00 AM and 8:00 PM Monday through Friday.

At the intersection of Iowa Street with William Street all four approaches provide a shared left/through/right-turn. No traffic control or crosswalks are provided at this intersection. It is important to note that Roosevelt Middle School is located approximately 1,700 feet to the southwest of the subject intersection. Furthermore, the intersections of Iowa Street with Jackson Avenue and Monroe Avenue also do not provide any traffic control or crosswalks. Additionally, at the intersection of Iowa Street with Bonnie Brae, the Iowa Street approaches are under stop-sign control. Lastly, as part of a traffic evaluation conducted by KLOA, Inc. for the intersection of Iowa Street with William Street, KLOA, Inc. recommended that stop-signs be provided on the William Street approaches based on limited sight distance provided at the intersection. This recommendation is planned to be implemented by the Village of River Forest.

Figure 1 shows an aerial view of the intersection of Iowa Street with William Street. Photos of the intersection of Iowa Street with William Street are provided in **Figure 2** through **5**. All figures and tables mentioned in this study will be included in the Appendix.

Right-of-Way at Intersections Criteria

The Manual on Uniform Traffic Control Devices (MUTCD) provides guidelines for establishing right-of-way at intersection in Chapter 2B (Section 2B.04) of the manual. The MUTCD criteria states that the use of yield or stop signs should be considered at the intersection of two minor streets or local roads where the intersection has more than three approaches and where one or more of the following conditions exist:

- A. The combined vehicular, bicycle, and pedestrian volume entering the intersection from all approaches averages more than 2,000 units per day.
- B. The ability to see conflicting traffic on an approach is not sufficient to allow a road user to stop or yield in compliance with the normal right-of-way rule if such stopping or yielding is necessary.
- C. Crash records indicate that five or more crashes that involve the failure to yield the right-of-way at the intersection under the normal right-of-way rule have been reported within a 3-year period, or that three or more such crashes have been reported within a 2-year period.

These guidelines were utilized to determine if yield or stop signs are required at the intersection of Iowa Street with William Street.

Existing Traffic Volumes

To determine the existing traffic, pedestrian and bicycle volumes that traverse the intersection of Iowa Street with William Street, KLOA, Inc. conducted 12-hour counts on two consecutive weekdays utilizing Miovision Scout Video Collection Units. The counts were conducted on Wednesday, June 27, 2018 and on Thursday, June 28, 2018. The results of the traffic counts are summarized in **Tables 1** and **2**, respectively. The results of the pedestrian counts are summarized in **Table 3** and **4**, respectively. It should be noted that on the days that the traffic counts were conducted, school was not in session for River Forest Public School District 90. Furthermore, the weather on both Wednesday and Thursday was warm and sunny.

The results of the count data indicate that the intersection carries a low volume of traffic (peak of 146 movements occurring at 5:00 P.M. on Tuesday, May 1, 2018) with an average of 88 and 90 hourly movements on Wednesday, June 27 and on Thursday, June 28, respectively. Similarly, the number of pedestrians that cross the intersection is low with a peak of 19 pedestrians on Wednesday, June 27 at 1:00 PM and 35 pedestrians on Thursday, June 29 at 1:00 P.M.

Conservatively assuming the average hourly vehicle, bicycle and pedestrian volumes occur for all 24-hours of the day, the intersection of Iowa Street with William Street has an average of 2,300 to 2,400 units per day entering from all approaches. This unit total is greater than the 2,000 units needed to warrant traffic control based on the MUTCD. As such, consideration should be given to providing traffic control at the intersection of Iowa Street with William Street.

Sight Distance

The intersection of Iowa Street with William Street is a four legged, 90-degree intersection, with residential homes in all four corners. A sight triangle evaluation assuming the Village wide speed limit of 25 miles per hour indicated that unobstructed sight lines are provided in all directions. However, sight triangle calculations based on a design speed of 30 miles per hour (speed limit plus five miles per hour) indicated that sight lines are obstructed by residential homes in all four quadrants of the intersection. This results in limited sight distance for vehicles traveling in all directions. As such, consideration should be given to providing traffic control at the intersection of Iowa Street with William Street. **Figure 6** illustrates the sight triangle evaluation.

Crash Data

KLOA, Inc. obtained crash data from the Village of River Forest for Year 2014 through June of Year 2018 for the intersection of Iowa Street with William Street. A review of the crash data indicated that this intersection experienced seven crashes between 2014 and June 2018 with one crash occurring in 2014, two crashes in 2015, one crash in 2016, two crashes in 2017, and one crash in 2018. Between 2014 and 2018, the intersection of Iowa Street with William Street does meet the crash warrant as the intersection did experience five or more crashes within a three-year period (2015 to 2017) and three or more crashes within a two-year period (2014 to 2015, 2015 to 2016, 2016 to 2017 and 2017 to 2018). As such, consideration should be given to providing traffic control at the intersection of Iowa Street with William Street.

Recommendation

Based on the intersection evaluation conducted by KLOA, Inc. for the intersection of Iowa Street with William Street, consideration should be given to providing yield or stop sign control per section 2B.04 published in the MUTCD based on the existing traffic, bicycle and pedestrian volumes, given sightlines are obstructed by residential homes in all four corners of the intersection based on a design speed of 30 miles per hour and due to the crash frequency at the intersection.

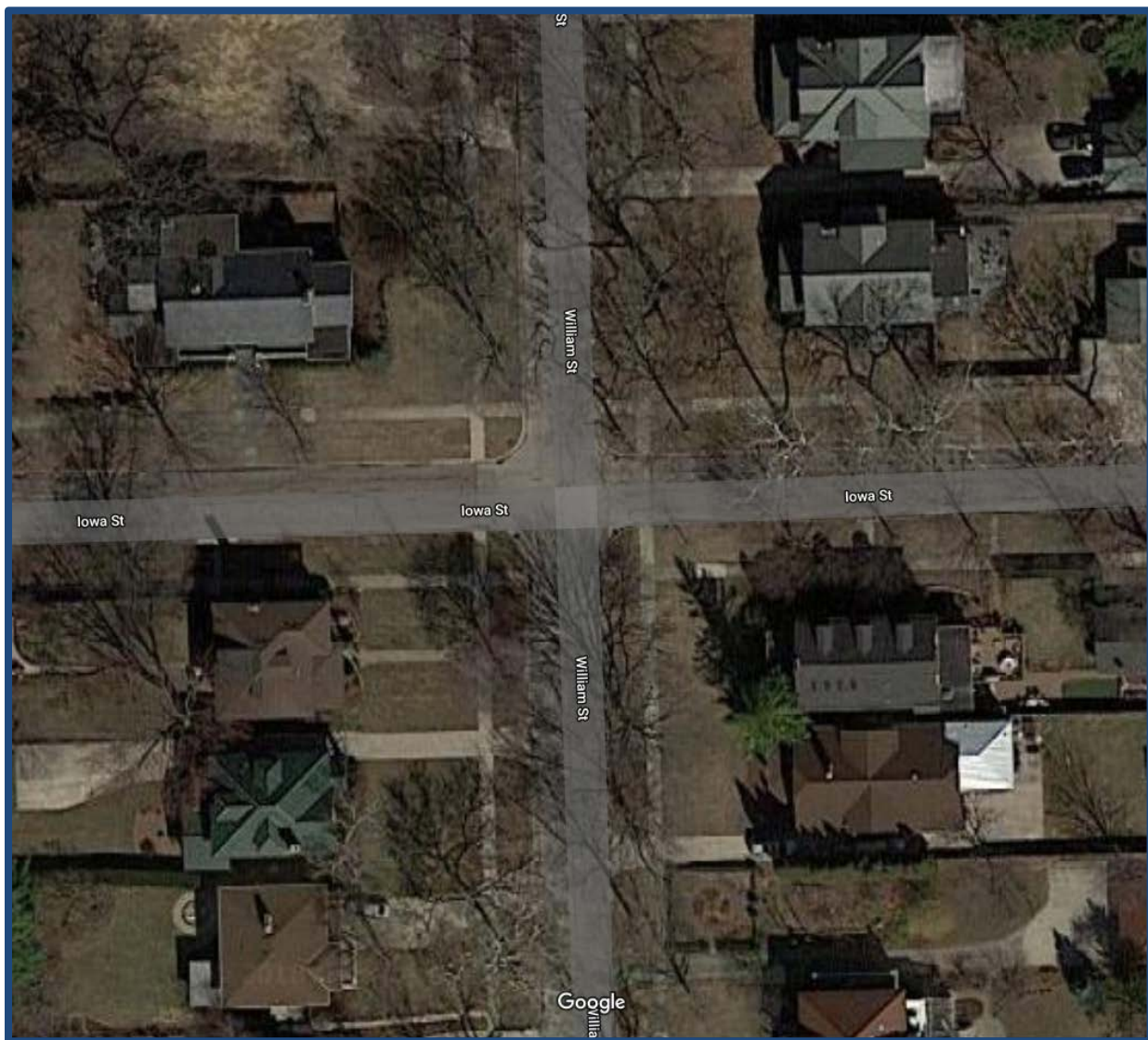
Conclusions

The results of the preceding evaluation indicated that consideration should be given to providing traffic control (yield or stop-sign) at the intersection of Iowa Street with William Street. However, typical practice within the Village of River Forest minimizes the use of yield signs and they are generally not provided at intersections. Therefore, it is recommended that the eastbound and westbound (Iowa Street) approaches be under stop-sign control based on the following:

- The average hourly traffic volumes are less in the east/west direction compared to the north/south direction.
- The average hourly pedestrian volumes are approximately the same in the east/west and north/south directions.
- As previously indicated, based on the traffic evaluation previously prepared by KLOA, Inc., the intersection of Iowa Street with Clinton Place (located approximately 450 feet to the east of William Street) is planned to provide two-way stop sign control in the north/south directions. In order to provide efficient traffic flow, it is recommended that two-way traffic control alternate intersection to intersection. This is further confirmed with the intersection of Iowa Street with Bonnie Brae (located approximately 900 feet to the east of William Street) providing two-way stop sign control in the east/west directions.

Additionally, it should be noted that any improvements to pedestrian crossing facilities will be evaluated in the Safe Walking Routes to School study currently being conducted by KLOA, Inc. for the Village of River Forest.

Appendix



Aerial View of Study Intersection

Figure 1



Intersection of Iowa Street with William Street Looking North

Figure 2



Intersection of Iowa Street with William Street Looking East

Figure 3



Intersection of Iowa Street with William Street Looking South

Figure 4



Intersection of Iowa Street with William Street Looking West

Figure 5

Table 1

WEDNESDAY, JUNE 27, 2018 – HOURLY COUNT SUMMARY - VEHICLES

Time	Eastbound				Westbound				Northbound				Southbound				Grand Total
	L	T	R	Total	L	T	R	Total	L	T	R	Total	L	T	R	Total	
7:00 AM	0	9	7	16	4	18	1	23	2	14	3	19	1	28	2	31	89
8:00 AM	2	9	4	15	2	15	1	18	3	28	1	32	2	29	0	31	96
9:00 AM	0	4	3	7	2	7	1	10	2	22	2	26	1	20	1	22	65
10:00 AM	0	6	7	13	3	7	2	12	5	8	0	13	0	11	0	11	49
11:00 AM	1	7	3	11	2	9	1	12	5	30	0	35	1	19	0	20	78
12:00 PM	1	12	5	18	2	7	0	9	5	23	1	29	1	15	1	17	73
1:00 PM	3	6	6	15	2	10	1	13	1	30	1	32	1	18	0	19	79
2:00 PM	2	10	3	15	2	6	0	8	5	24	1	30	1	9	1	11	64
3:00 PM	0	11	6	17	4	8	0	12	5	39	1	45	2	22	0	24	98
4:00 PM	2	9	4	15	6	12	2	20	15	40	3	58	1	33	1	35	128
5:00 PM	1	13	2	16	6	19	2	27	14	39	2	55	1	45	2	48	146
6:00 PM	2	11	3	16	3	10	1	14	7	27	1	35	3	20	1	24	89
Total	14	107	53	174	38	128	12	178	69	324	16	409	15	269	9	293	1054

Table 2

THURSDAY, JUNE 28, 2018 – HOURLY COUNT SUMMARY - VEHICLES

Time	Eastbound				Westbound				Northbound				Southbound				Grand Total
	L	T	R	Total	L	T	R	Total	L	T	R	Total	L	T	R	Total	
7:00 AM	1	4	12	17	3	18	1	22	2	17	0	19	0	30	1	31	89
8:00 AM	2	11	7	20	5	19	2	26	6	22	3	31	1	34	2	37	114
9:00 AM	1	2	11	14	6	9	2	17	5	14	4	23	0	16	0	16	70
10:00 AM	2	10	3	15	5	9	0	14	9	26	2	37	1	13	1	15	81
11:00 AM	1	11	5	17	1	5	1	7	7	31	4	42	1	21	0	22	88
12:00 PM	1	6	2	9	2	8	1	11	4	26	6	36	2	21	1	24	80
1:00 PM	1	6	4	11	0	7	1	8	4	21	5	30	1	15	0	16	65
2:00 PM	0	4	2	6	0	9	0	9	4	32	0	36	2	15	0	17	68
3:00 PM	0	6	7	13	3	11	2	16	5	22	3	30	1	19	3	23	82
4:00 PM	1	17	4	22	5	7	3	15	6	38	6	50	0	34	0	34	121
5:00 PM	0	11	9	20	4	10	1	15	11	42	2	55	2	49	1	52	142
6:00 PM	4	16	2	22	1	10	1	12	5	21	3	29	2	19	0	21	84
Total	14	104	68	186	35	122	15	172	68	312	38	418	13	286	9	308	1084

Table 3

WEDNESDAY, JUNE 27, 2018 – HOURLY COUNT SUMMARY - PEDESTRIANS

Time	West Leg	East Leg	South Leg	North Leg	Grand Total
7:00 AM	3	3	3	2	11
8:00 AM	0	3	0	3	6
9:00 AM	1	1	4	2	8
10:00 AM	7	2	4	4	17
11:00 AM	0	4	3	0	7
12:00 PM	0	1	1	2	4
1:00 PM	3	8	3	5	19
2:00 PM	0	0	0	2	2
3:00 PM	1	0	2	0	3
4:00 PM	1	7	3	3	14
5:00 PM	4	3	3	1	11
6:00 PM	6	5	0	4	15
Total	26	37	26	28	117

Table 4

THURSDAY, JUNE 28, 2018 – HOURLY COUNT SUMMARY - PEDESTRIANS

Time	West Leg	East Leg	South Leg	North Leg	Grand Total
7:00 AM	2	4	0	5	11
8:00 AM	2	3	3	4	12
9:00 AM	2	3	4	3	12
10:00 AM	0	1	0	0	1
11:00 AM	2	3	1	5	11
12:00 PM	3	0	2	2	7
1:00 PM	31	0	0	4	35
2:00 PM	0	3	0	1	4
3:00 PM	0	1	2	0	3
4:00 PM	1	2	0	0	3
5:00 PM	1	1	0	2	4
6:00 PM	1	2	5	0	8
Total	45	23	17	26	111



Sight Triangle Evaluation

Figure 6

COMMUNICATIONS

Call Time	Event ID	Rpt #	Street	Nature	Additi
06/02/2018 03	1800083088		IOWA/WILLIAM	SUSPICIOUS PERS	
03/21/2018 07	1800043647		WILLIAM/IOWA	SUSPICIOUS PERS LEFT A	
03/16/2018 17	1800041331		IOWA/WILLIAM	ACCIDENT PROPER	
02/14/2018 15	1800024473	1800293	WILLIAM/IOWA	TRAFFIC TRANSP	
02/14/2018 15	1800024464		WILLIAM/IOWA		
02/14/2018 15	1800024463	1800198	WILLIAM/IOWA	ACCIDENT PROPER	
02/13/2018 13	1800023769		IOWA/WILLIAM	PARKING COMPLAI	
09/08/2017 15	1700136440	1701524	WILLIAM/IOWA	ACCIDENT PERSON	
09/08/2017 15	1700136437	1701472	WILLIAM/IOWA	ACCIDENT PERSON	
09/08/2017 15	1700136439		IOWA/WILLIAM		
08/15/2017 17	1700122587	1702026	IOWA/WILLIAM	ACCIDENT PERSON	
08/15/2017 17	1700122586	1702025	IOWA/WILLIAM	ACCIDENT PERSON	
08/15/2017 17	1700122584	1701319	IOWA/WILLIAM	ACCIDENT PERSON	
08/15/2017 17	1700122583	1701390	IOWA/WILLIAM	ACCIDENT PROPER	
03/21/2017 10	1700041471		IOWA/WILLIAM	SUSPICIOUS PERS	
03/03/2017 14	1700032167		IOWA/WILLIAM	ACCIDENT PROPER	
11/29/2016 14	1600159750		IOWA/WILLIAM	SICK OR INJURED NO SEE	
10/18/2016 18	1600139368		IOWA/WILLIAM	TRAFFIC STOP	
09/24/2016 14	1600127726		WILLIAM/IOWA	ROWDIES	
06/13/2016 08	1677174	1600922	WILLIAM/IOWA	ACCIDENT PROPER WILLIA	
04/18/2016 21	1649588		WILLIAM/IOWA	TRAFFIC STOP	
08/22/2015 20	15254299	15005988	IOWA/WILLIAM	FIREWORKS	
06/15/2015 18	15236740	15003996	IOWA/WILLIAM	HIT AND RUN	
01/21/2015 17	15200717	15000130	IOWA/WILLIAM	ACCIDENT PERSON	
01/21/2015 17	15204239	15000443	IOWA/WILLIAM	ACCIDENT PROPER	
02/06/2014 07	14204897	14000886	IOWA/WILLIAM	ACCIDENT PROPER	



MEMORANDUM

DATE: June 26, 2018

TO: Jeff Loster
Village Engineer

FROM: Kurt Bohlmann
Fire Chief

SUBJECT: Traffic/Parking at Ashland Ave. and North Ave.

Mr. Loster,

Traffic and parking on Ashland Avenue at North Avenue has become an issue for the River Forest Fire Department. The Fire Department is frequently called to the area for EMS and/or fire calls. During the day, both sides of Ashland Avenue are full of parked cars, primarily towards the north end of the 1500 block. Maneuvering our fire engine or ambulance through the area is very difficult. Ashland Avenue is the first street that allows westbound traffic to turn south after Thatcher Avenue. Our rigs are often met by traffic turning right to go south on Ashland Avenue. Vehicles parked on both sides of the street prevent us from passing oncoming traffic. There simply is not enough room. The southbound vehicles have nowhere to go without endangering themselves by backing back into oncoming traffic on North Avenue. Our ambulance also has a tight turn into the drive at 7617 North Avenue (east side of Ashland Avenue), a location we respond to frequently.

In order to allow us to respond to emergencies and allow southbound traffic to safely navigate the intersection, I am requesting that the east side of Ashland Avenue from the first space south of the drive at 7617 North Avenue to the stop sign be designated a "no parking" zone.

I would be happy to discuss this at any time.

North Ave

64

W North Ave



Loyola Center for
Health at River Forest

Ashland Ave

Ashland Ave

Ashland Ave

Google



No Parking Zone

Ashland Ave

X

ORDINANCE NO. _____

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

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

Section 1: That Title 9, entitled "Traffic Regulations," Chapter 3, entitled "Traffic Schedules," of the River Forest Village Code, Section 9-3-2 thereof, entitled "Schedule 2, Stop Intersections" be amended by adding the following:

WILLIAM STREET, northbound and southbound at its intersection with Iowa Street.

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

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

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

AYES:

NAYS:

ABSENT:

ADOPTED

Catherine Adduci
Village President

ATTEST:

Sharon Halperin
Village Clerk

ORDINANCE NO. _____

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

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

Section 1: That Title 9, entitled "Traffic Regulations," Chapter 3, entitled "Traffic Schedules," of the River Forest Village Code, Section 9-3-12 thereof, entitled "Schedule 12, No Parking" be amended by adding the following:

ASHLAND AVENUE, the east side from the south curb of North Avenue, extending south for a distance of one hundred fifty feet.

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

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

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

AYES:

NAYS:

ABSENT:

ADOPTED

Catherine Adduci
Village President

ATTEST:

Kathleen Brand-White
Village Clerk



Village of River Forest

Village Administrator's Office

400 Park Avenue

River Forest, IL 60305

Tel: 708-366-8500

MEMORANDUM

Date: October 12, 2018

To: Catherine Adduci, Village President
Village Board of Trustees

From: Eric J. Palm, Village Administrator

Subj: Policy – Use of Incentives in TIF District

At the October 1, 2018 meeting, Staff presented a policy regarding use of incentives for TIF districts. You referred this policy to the EDC for input. At last night's EDC meeting, the EDC recommended approval with one suggestion in section 7-4 that would also include investors who have issued debt which may convert to equity. The EDC then recommended approval of this policy to the Village Board.

Attached please find a copy of the policy for your approval.

Thank you.

VILLAGE OF RIVER FOREST TAX INCREMENT FINANCING INCENTIVE POLICY

I. INTRODUCTION

The purpose of this Policy is to provide guidance for the Village of River Forest's ("Village") use of Tax Increment Financing ("TIF") for development and redevelopment activities. This Policy establishes a framework by which TIF incentive requests can be received, reviewed and evaluated in an objective fashion.

It is imperative to maintain and encourage a strong and positive business climate in the Village, but this must be done in tandem with the cautious review of the long-term financial implications, as well as potential community-wide impacts. As a matter of Policy, the Village will consider using TIF incentives to assist private developments only in those circumstances in which the proposed private projects show a demonstrated financial gap. This Policy identifies the provisions in the proposed economic incentive to be considered by the Village.

It is the intention of the Village to review requests for TIF incentives on a case-by-case basis upon the merits of each proposed development or redevelopment. The Village Board shall have the option of amending or waiving sections of this Policy when determined necessary and/or appropriate. The fundamental purpose of TIF incentives is to encourage desirable development, redevelopment and rehabilitation projects that would not otherwise occur "but for" the assistance provided through TIF.

It is the goal of the Village to encourage economic development. The provision of financial assistance is at the sole discretion of the Village. The Village reserves the right to reject or approve projects on a case-by-case basis, taking into account desired outcomes, established policies, specific project criteria and the demand on Village services in relation to the potential benefits to be received from the proposed project. A development or redevelopment which meets this Policy's guidelines or other criteria does not guarantee the award of TIF assistance. Furthermore, the approval or denial of an award of TIF assistance project does not set a precedent for approval or denial of another request for TIF assistance. The Village's decision to any TIF assistance should be viewed as a contribution that will aid growth and add long-term value to the community.

II. TIF ELIGIBLE DEVELOPMENT OR REDEVELOPMENT

The type of development or redevelopment for which the Village will consider TIF funding includes, but is not limited to, the following:

1. Business development (attraction, retention, or expansion).
2. Housing development.
3. Development or redevelopment consistent with approved TIF plans.

4. Development or redevelopment compatible with other redeveloped properties in terms of land use and capital improvements.
5. Development or redevelopment consistent with the affected TIF District's Redevelopment Plan and Project, the Village's Comprehensive Plan, Corridors Plan, Market Study and any other related plan or study.

III. TIF ASSISTANCE CRITERIA

At least two of the following criteria must be met in order for TIF assistance requests to be considered by the Village:

1. Attracting, retaining or expanding businesses for the purpose of improving the Village's economic base.
2. Desirable business that would address an under-served business segment.
3. Presence of extraordinary development or redevelopment costs, such as, but not limited to, extraordinary costs in the following categories:
 - Remodeling or demolition
 - Environmental remediation
 - Capital purchases
 - Facility expansion
 - Public infrastructure, as defined below
 - Governmental requirements (i.e. storm water retention, road improvements, *etc.*)
 - Land acquisition
4. Enhancement of the streetscape and pedestrian experience and improvement of the general livability of the area.
5. Improving public infrastructure.
6. Providing a variety of quality housing choices.
7. Quality of development and overall aesthetics that are in excess of the mandated legal requirements and design standards.
8. Generation of additional assessed valuation to support the affected TIF District and the Village.

IV. GENERAL POLICIES FOR THE USE OF TAX INCREMENT FINANCING ASSISTANCE

1. TIF assistance shall not be provided to projects that have the financial feasibility, as determined by the Village, to proceed without the benefit of the assistance. Prior to consideration of a TIF assistance request, the Village may undertake an independent analysis of the project costs to ensure that the request for assistance is necessary.
2. Depending on the scope of the proposed development or redevelopment, the Village may require a proof of an adequate amount of the developer's equity invested in the

project. Equity is defined as cash or un-leveraged value in land or prepaid costs attributable to the project.

3. An independent appraiser may be hired by the Village to determine fair market value and/or assessed value for the project.
4. TIF assistance generally will not be used for projects that place extraordinary, unmet demands on Village infrastructure or services.
5. The developer shall provide adequate financial guarantees to ensure completion of the project, including, but not limited to, one or more of the following: letters of credit, cash escrow, loans or personal guarantees.
6. When the project is intended as a for-sale development (i.e., office, retail or residential condominiums), unless authorized by the Village Board, the developer must retain ownership of the overall project until final completion; provided, however, that individual condominium units may be sold as they are completed. For all other projects, the developer must retain ownership of the project until construction completion with a final certificate of occupancy being issued, stabilization of occupancy, establishment of project management, and initiation of payment of taxes based on the increased assessed value.
7. Each TIF incentive project must demonstrate the probability of economic success to the satisfaction of the Village. The developer must be able to demonstrate to the Village's satisfaction an ability to construct, operate, and maintain the proposed project based upon past experience, general reputation, and credit history. The developer shall initiate this effort by submitting to the Village preliminary sales, rental, and other projections and/or pro forma analyses concerning the subject project. Existing sales or transfer sales from existing Village businesses must be accounted for in the projections. The developer shall also provide any market and financial feasibility studies, appraisals, and all information provided to private lenders for the project, as well as any other information or data which the Village or its financial consultants may require in order to review the need for TIF assistance.
8. Development projects receiving TIF assistance may be required to provide a full reimbursement of the Village's consultant assistance and expenses incurred in the event the project is removed from the Village's tax rolls during the period of time that the applicable incentive agreement is in existence. Furthermore, unless otherwise agreed upon, the developer and any lessee, licensee or user of the project shall not appeal the assessed value ("AV") of all or any portion of the project below such amount that was established as the AV at the completion of the project, during the period of time the applicable incentive agreement is in place.

V. TAX INCREMENT FINANCING ASSISTANCE STRUCTURE

1. TIF assistance may be provided by the Village on a “pay-as-you-go,” note method or via bond proceeds. Requests for up-front financing are disfavored and will be considered on a case-by-case basis, if increment generation is expected to be sufficient to meet initial financing and debt service costs. The developer will be responsible to provide tax bills and any other required information to allow the Village to estimate and track the increment produced by the project.
2. The amount of assistance provided to a developer will be limited to the amount necessary to provide the developer a reasonable rate of return on investment in the project and the subject site. A developer’s reasonable return on equity, return on cost or internal rate of return will be based on current market conditions, as determined by the Village.
3. The amount of assistance provided to a developer will be limited to the amount necessary to provide the Village a reasonable rate of return on its investment. The Village’s rate of return can be measured by incremental property taxes, incremental sales taxes, *etc.* The rate of return can also be measured by other non-economic items that provide inherent value to the community.
4. Projects receiving TIF assistance may be subject to a “claw-back” provision depending on its incentive structure. The claw-back mandates a developer to provide the Village, or its financial advisor, with evidence of its annualized cumulative internal rate of return on the investment (IRRI), other revenue, or applicable criteria (i.e. longevity or job creation commitments) at specified periods of time after project completion. In the case of IRRI, it shall be calculated with equity, revenues, and expenses in accord with generally accepted accounting principles.
5. When the developer owns the subject property and rents space to tenants, supporting documentation shall be provided to the Village, including, but not limited to, certified records of project costs and revenues including lease agreements and sales on a per square foot basis. When included as a part of an incentive agreement, if the records indicate that the developer has received a higher return on equity, a higher return on cost, or a higher IRRI than originally contemplated at the time of development agreement approval, the developer and the Village shall split any increase as mutually agreed upon by the developer and the Village.
6. When the subject property is a for-sale development and the IRRI cannot be calculated, the developer is to provide financial data after the project is completed. This shall include a calculation of profit on total development costs less the TIF assistance. If the records indicate that the developer has received a higher return on equity, a higher return on cost, or a higher internal rate of return than originally contemplated at the

time of development agreement approval, the developer and the Village shall split any increase as mutually agreed upon by the developer and the Village.

VI. NON-PROFIT ORGANIZATIONS, GOVERNMENTS AND TAX EXEMPT PROPERTY

The Village may consider financial assistance for projects of non-profit organizations and government units that own tax exempt property. If TIF assistance is given, the project will need to meet the pertinent goals of the Village's applicable TIF District Redevelopment Plan and Project and demonstrate a positive financial impact on the affected TIF District.

VII. APPLICATION PROCESS AND PROCEDURE

1. Application for TIF assistance shall be made on forms provided by the Village. Applicants may be required to reimburse the Village for the legal, administrative, planning, and/or consultant costs associated with processing the application, which could include an escrow deposit in an amount determined by the Village at the time the application is accepted by the Village.
2. The application shall include a preliminary financial commitment from a financial institution; plans and/or drawings for the project; background information on the developer; a pro forma analysis; financial statements and such other information and materials as the Village requests, *etc.*
3. The developer shall submit audited financial statements for the last three (3) years. If the audited statements are comparative, only two (2) years are needed. If audited statements are not available, three (3) years of annual financial statements, tax returns and/or summary schedules for other projects completed or started within the three (3) year time frame covered by the financial statements must be submitted. The developer must also submit an interim financial statement for the current year. Upon the request of the developer, the Village may permit these documents to be provided directly to the Village's financial advisor or legal counsel.
4. The developer shall submit a complete listing (name and address) of all investors in the project with 5% or greater ownership interest. Investors with a debt to equity conversion option shall also be included. The listing shall also identify each individual's ownership interest
5. The developer shall comply with all disclosure requirements of the Village, under applicable law.

Public infrastructure means Village-owned and maintained water mains, hydrants and other necessary works and appurtenances for providing water service; sanitary sewers or other instrumentalities or appurtenances for providing sanitary sewer service; sidewalks, curbs,

gutters, streets, off-street parking lots, culverts, bridges, or viaducts; drains, sewers and appurtenances for providing storm water drainage; traffic signs, signals, lights and lighting; poles, posts, wires, conduits, lamps and other appurtenances providing for street lighting; parks, parkways and recreational paths; recapture agreements for utilities and acquisition of any and all property, easements and rights of way which may be necessary to accommodate such improvements. Such term shall not include improvements serving a specific site, e.g., water and sanitary sewer service lines.



Village of River Forest

Village Administrator's Office

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

MEMORANDUM

Date: October 12, 2018

To: Eric Palm, Village/Zoning

From: Lisa Scheiner, Assistant Village Administrator

Subj: Request for Zoning Variations – 346 Park Avenue – Garage Height & Side Yard Setback
– Continuance to November 26, 2018

Issue

Shaun and Julie Krueger, owners of the property at 346 Park Avenue have submitted applications variations regarding the height of their garage and the side yard setback of a proposed addition to the existing home.

]

Analysis

On August 9 the Zoning Board of Appeals held a public hearing and considered the attached application. The Zoning Board of Appeals voted 4 to 0 in favor of *not* recommending that the requested variation be approved by the Village Board of Trustees. On September 20, 2018, the Zoning Board of Appeals unanimously approved the findings of fact and recommendation and this matter is now prepared for final action. However, the resident has asked that this matter be continued to October 15, 2018, as they are unable to attend the October 1st meeting. The residents have once again requested that this matter be continued to the next meeting of the Village Board of Trustees, which is scheduled for November 26, 2018.

Recommendation

If the Village Board of Trustees wishes to continue this matter to the November 26th meeting the following motion would be appropriate:

- Motion to continue this matter to the November 26, 2018 meeting of the Village Board of Trustees.



Village of River Forest
Village Administrator's Office

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

MEMORANDUM

Date: October 9, 2018

To: Eric Palm, Village Administrator

From: Jonathan Pape, Management Analyst

Subj: Changes to Code for Fire Sprinkler and Fire Alarm Monitoring Requirements in One and Two Family Dwelling Units

Background

At the September 17, 2018 Special Village Board of Trustees meeting, the Board discussed the Village's current code requirements for fire sprinklers and fire alarm monitoring in one and two family dwelling units. The result of this discussion was a consensus to propose changes to those codes as follows:

- Fire Sprinklers – Proposed changes to no longer require sprinklers to be installed in any renovation or addition work, and to only require sprinklers in situations where new construction of a single or two family dwelling unit or demolition and reconstruction of more than 50% of a single or two family dwelling unit occurs.
- Fire monitoring – Proposed changes to remove the requirement for fire alarms to be monitored in single or two family dwelling units.

Recommendation

No formal action is needed at this time. Staff asks that the Village Board of Trustees reach a consensus to proceed with the changes as proposed in the attached ordinance. If acceptable, Staff will then give a thirty-day notice to the Illinois Building Commission of the changes and provide a copy of the changes at Village Hall as required by law. After that time period has elapsed, the ordinance will be brought back for approval.

Attachments:

- Proposed Ordinance (amending section 4-1-9 of the River Forest Village Code with regard to residential fire sprinklers and alarm systems)

NO. _____

**AN ORDINANCE AMENDING SECTION 4-1-9 OF THE
RIVER FOREST VILLAGE CODE WITH REGARD TO
RESIDENTIAL FIRE SPRINKLERS AND ALARM SYSTEMS**

WHEREAS, the Village of River Forest ("Village"), is a non-home rule unit of local government as provided by Article VII, Section 7 of the Illinois Constitution of 1970; and

WHEREAS, the President and Board of Trustees of the Village find that amending the requirements for fire sprinklers in certain residential properties and amending the requirements for certain residential alarms best serves the interests of the Village, its residents and the public's health, safety and welfare; and

WHEREAS, pursuant to Section 1-3-2 of the Illinois Municipal Code, 65 ILCS 5/1-3-2, a copy of the amendments to the River Forest Village Code proposed herein have been on file with the office of the Village Clerk for at least thirty (30) calendar days prior to the approval date of this Ordinance and have, during that time, been available for public use, inspection and examination, and, in addition, pursuant to Section 1-2-3.1 of the Illinois Municipal Code, 65 ILCS 5/1-2-3.1, the Village has notified the Illinois Building Commission of the amendments to the River Forest Village Code proposed herein at least thirty (30) calendar days prior to their adoption by the Village Board;

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 the recitals above shall be and are hereby incorporated in this Section 1 as if restated herein.

SECTION 2: That the amendments to Section R313 of the International Residential Code, 2003 Edition, in Section 4-1-9.B. of the River Forest Village Code are hereby amended to read as follows, with additions underlined and deletions struck through:

"R313 Smoke Alarms. Rename this section Smoke Alarms, Carbon Monoxide Detectors And Sprinkler Systems. Delete the existing language after the section heading in its entirety and replace with:

R313.1 Smoke Alarms. Smoke alarms shall be installed in the following locations:

1. In each sleeping room.
2. Outside each separate sleeping area in the immediate vicinity of the bedrooms.
3. One each additional story of the dwelling, including basements but not including crawl spaces and uninhabitable attics. In dwellings or

dwelling units with split levels and without an intervening door between the adjacent levels, a smoke alarm installed on the upper level shall suffice for the adjacent lower level provided that the lower level is less than one full story below the upper level.

When more than one smoke alarm is required to be installed within an individual dwelling unit the alarm devices shall be interconnected in such a manner that the actuation of one alarm will activate all of the alarms in the individual unit. The alarm shall be clearly audible in all bedrooms over background noise levels with all intervening doors closed.

All smoke alarms shall be listed and installed in accordance with the provisions of this code and the household fire warning equipment provisions of NFPA 72.

R313.1.1 Alterations, Repairs And Additions. When interior alterations, repairs or additions requiring a permit occur, or when one or more sleeping rooms are added or created in existing dwellings, the individual dwelling unit shall be provided with smoke alarms located as required for new dwellings; the smoke alarms shall be interconnected and hard wired.

Exceptions:

1. Smoke alarms in existing areas shall not be required to be interconnected and hard wired where the alterations or repairs do not result in the removal of interior wall or ceiling finishes exposing the structure, unless there is an attic, crawl space, or basement available which could provide access for hard wiring and interconnection without the removal of interior finishes.

2. Repairs to the exterior surfaces of dwellings are exempt from the requirements of this section.

R313.2 Carbon Monoxide Detectors. Carbon monoxide detectors shall be installed in the following locations:

1. Outside each separate sleeping area in the immediate vicinity of the sleeping room(s).
2. On every floor on which a fossil fuel burning boiler, water heater, furnace or appliance is located.

R313.3 Sprinkler Systems. Delete the paragraphs after the section heading and replace with the following: Approved automatic fire protection sprinkler systems shall be provided to comply with this section.

~~R313.3.1 Definitions And Calculations:~~

~~1. The calculation of the areas of existing construction and new construction shall be calculated as follows:~~

~~— The areas to be included in the calculation shall include the gross area on the first and second floors of the building, and that portion of any half story which has a headroom of at least 7'-0". The base area of the existing building shall include only those areas of the existing building which are to remain, and the area of new construction shall include the gross area of all additions, without deductions.~~

~~— 2. For the purpose of calculating the percentage of the addition to the building, the area of the addition and renovation shall be construed to be the total area of all additions and renovations made within any 3 year period, and the area of the existing building shall be the existing area (as defined above) prior to that 3 year period.~~

~~— 3. The area of "substantial renovation" shall be defined to include the total area of each room where 50% or more of the wall and ceiling finishes (plaster, plaster board, gypsum board, suspended ceiling systems, etc.) is being removed down to the framing.~~

R313.3.2.1 Where Required: Approved automatic fire protection sprinkler systems shall be provided in the following:

1. New construction.

2. Existing residences where more than 50% of the area of the floor structures of the current structure above the foundation level is demolished and rebuilt. Automatic fire protection sprinkler systems shall not be required for additions or alterations to existing single family residences which do not include the demolition and rebuilding of more than 50% of the area of the floor structures of the current structure above the foundation level. In the newly constructed portion of any addition which adds 50% or more square footage to the area of an existing residence.

~~— 3. In the renovated portion of any residence where 50% or more of the existing area of the residence is being substantially renovated.~~

~~— 4. In the renovated and newly constructed portion of any residence where the sum total of the area of the addition and the area of the portion being substantially renovated exceeds 50% of the area of an existing residence.~~

R313.3.3.2 System Requirements:

The system shall be installed meeting the requirements of NFPA 13 D (2002 edition) and NFPA 101 (2006 edition) sections 9.7, 24.3.5.1 and 24.3.5.2 as modified herein.

Amendments to NFPA 13 D (2002 edition) are as follows:

4.2.4 Antifreeze Systems. Delete the entire paragraph after the section heading and replace with: Automatic fire protection sprinkler systems are prohibited from using antifreeze solutions in any portion of said system.

7.6 Alarms. Delete the entire paragraph after the section heading and replace with: Water flow alarms shall be required on all approved automatic fire protection sprinkler systems. An interior, six (6) inch water flow bell shall be mounted to the return duct of each furnace in the structure. In lieu of the water flow bells an audible alarm horn shall be installed adjacent to each sleeping area, with a minimum decibel rating of 70 db at pillow level in occupiable areas.

A weatherproof horn/strobe audible alarm, for the approved automatic fire protection sprinkler system, shall be mounted on the outside of the structure at a location causing it to be heard and seen from the public right-of-way, adjacent to the structure.

~~The approved automatic fire protection sprinkler system shall be monitored, including the water flow and control valve position (tamper switch). The system shall be monitored directly by the village's emergency communication center and not by a private alarm monitoring company.~~

8.6.4 Delete the entire paragraph after the section heading and replace with: Sprinklers shall be installed in attached garages to protect common walls, ceilings and openings.

R313.3.4 Acceptance Requirements:

All systems shall be inspected, tested, and approved by the fire department in accordance with the requirements of NFPA 13D and NFPA 72, including but not limited to initiating device, notification appliance, and any remote station fire alarm connection prior to scheduling final inspection for certificate of occupancy.

R313.4 Power Source. Delete the entire paragraph after the section heading and replace with: In new construction, the required smoke alarms or carbon monoxide detectors shall receive their primary power from the building wiring when such wiring is served from a commercial source, and when primary power is interrupted, shall receive power from a battery. Wiring shall be permanent and without a disconnecting switch other than those required for overcurrent protection. Smoke alarms or carbon monoxide detectors shall be permitted to be battery operated when installed in buildings without commercial power or in buildings that undergo alterations, repairs or additions regulated by section R313.1.1."

SECTION 3: That all ordinances, or parts of ordinances in conflict with this Ordinance, are hereby expressly repealed.

SECTION 4: 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.

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 this ____ day of November, 2018, pursuant to a roll call vote as follows:

AYES: _____

NAYS: _____

ABSENT: _____

APPROVED by me this ____ day of November, 2018.

Catherine Adduci, Village President

ATTEST:

Kathleen Brand-White, Village Clerk