



VILLAGE OF RIVER FOREST REGULAR VILLAGE BOARD MEETING

Monday, December 13, 2021 – 7:00 PM
Village Hall – 400 Park Avenue – River Forest, IL 60305
Community Room

AGENDA

Public comments sent in advance of the meeting shared with the Village President and Board of Trustees. You may submit your written public comments via email in advance of the meeting to: vbot@vrf.us. You may listen to the meeting by participating in a Zoom conference call as follows: dial-in number: 312-626-6799 with meeting ID: 868 7553 0257 or by clicking here: <https://us02web.zoom.us/j/86875530257>. If you would like to speak during public comment, please email ebebora@vrf.us by 4:00 PM on Monday, December 13, 2021. If you would like to watch the livestream, please go to the Village website: <https://www.vrf.us/events/event/1900>.

1. Call to Order/Roll Call
2. Pledge of Allegiance
3. Citizen Comments
4. Elected Official Comments & Announcements
5. Consent Agenda
 - a. Village Board of Trustees Meeting Minutes - November 22, 2021
 - b. Executive Session Meeting Minutes - November 22, 2021
 - c. Special Village Board of Trustees Meeting Minutes - December 6, 2021
 - d. Executive Session Meeting Minutes - December 6, 2021
 - e. Approval of an Ordinance Levying Taxes for Corporate Purposes for the Current Fiscal Year Commencing on the 1st Day of May, 2021 and Ending on the 30th Day of April, 2022 - Ordinance
 - f. Ratification of an Agreement with Integrity Environmental Services, Inc. in the Amount of \$34,925.00 for the Fuel System Improvement Project - Authorize the Village Administrator to Execute the Contract Agreement
 - g. Approval of a Change Order in the Amount of \$20,926.98 for the Construction of the 2021 Curb and Sidewalk Replacement Project - Resolution
 - h. 2022 Public Notice of Meeting Schedule
 - i. Monthly Department Reports
 - j. November Financial Report
 - k. Accounts Payable - November 2021 - \$2,191,491.32
 - l. Village Administrator's Report
6. Consent Items for Separate Consideration
7. Recommendations of Boards, Commissions and Committees
 - a. Historic Preservation Commission - Recommendation for an Amendment of the Village Code Regarding Demolition Delay for Significant Properties that are Zoned in the PRI Public, Recreational and Institutional District - Ordinance
 - b. Traffic and Safety Commission - Recommendation Regarding Pole-Mounted Radar Signs on Thatcher Avenue and Temporary Knock-Down Bollards at the Limits of the Parking Lanes of Chicago Avenue with its Intersect at William Street
 - c. Development Review Board – 400 Ashland Avenue – Amendment to Planned Development Permit to Convert Commercial Space into Studio Apartment - Ordinance
 - d. Sustainability Commission - 2020 Carbon Inventory Presentation
8. Unfinished Business
9. New Business
 - a. Appointment of Brian Murphy as Co-Chair of the Diversity, Equity and Inclusion *Ad Hoc* Advisory Group
10. Executive Session
11. Adjournment

**VILLAGE OF RIVER FOREST
REGULAR VILLAGE BOARD OF TRUSTEES MINUTES
Monday, November 22, 2021**

A regular meeting of the Village of River Forest Board of Trustees was held on Monday, November 22, 2021 at 7:04 p.m. in the Community Room of Village Hall, 400 Park Avenue – River Forest, IL.

1. CALL TO ORDER/ROLL CALL

The meeting was called to order at 7:04p.m. Upon roll call, the following persons were:

Present: President Adduci, Bachner, Brennan, Gillis, Johnson, O'Connell, Vazquez, Village Clerk Jonathan Keller

Absent: None

Also, Present: Acting Village Administrator Lisa Scheiner, Assistant to the Village Administrator Jonathan Pape, Management Analyst Sara Phyfer, Management Analyst/Deputy Clerk Elijah Bebora, Fire Marshal Kevin Wiley, Police Chief James O'Shea, Assistant Finance Director Keke Boyer, Director of Public Works and Development Services Jeff Loster, Village Attorney Greg Smith

2. PLEDGE OF ALLEGIANCE

President Adduci led the pledge of allegiance.

3. CITIZEN COMMENTS

Corey Robertson and Mark McKinney from Sedgwick, provided an update on construction and construction financing. Corey Robertson stated in his sales update that 13 of 22 residential units are sold. He further stated that they are getting 3-5 per week inquiries and appointments per week. Mr. Robertson commented that they have reached the highest price points twice with one unit selling for \$1.4 million and the other sale just shy of \$2 million.

Mark McKinney stated that they have selected a lender and that appraisals are in progress and measurements of the site have been taken. Mark McKinney stated that they have placed stones on the construction site to improve vehicle traction and minimize soil erosion to sidewalks and street. He further stated that they are placing netting in catch basins on streets to prevent run off. He remarked that they are coordinating with JULIE for any anticipated digging in the Municipality and working on a waste management profile for the construction site. He stated that tree cutting is now underway on the development site. He informed the Village Board that during the Thanksgiving week, on site construction activities will be limited due to the Thanksgiving holiday, but off site preparation will continue. He further commented that construction will resume after the Thanksgiving holiday.

Trustee Brennan asked for updates on commercial sales for the Lake and Lathrop site.

Mark McKinney stated that they do not have any commercial sales updates. He stated that there is current interest in commercial units which are in various levels of negotiation.

Trustee Brennan encouraged Sedgwick to attend Village Board meetings to provide updates to the Board and the residents.

Mark McKinney stated he will be available for monthly updates.

Village Resident Phyllis Rubin of 411 Ashland stated she was glad for the update on Lake & Lathrop as it wasn't on the agenda. She stated that she is glad that construction on the development site has begun. She commented she was encouraged to see piles of rocks being placed on the construction site and she checked the driveway of the development site. She commented that she wants to see the development succeed for the community. She stated that Alpha Construction are rated by Build Zoom at Zero. She asked why the Village is working with a company with a low rating.

Lisa Scheiner stated the Village does not pick contractors, but only makes sure they are licensed, bonded & insured. She also responded to Ms. Rubin about a letter that residents received by stating the letter was sent by Sedgwick in conjunction with their contractor, Alpha Construction.

Phyllis Rubin questioned the nature of the relationship between Sedgwick and Alpha Construction and was curious how they are related.

Mark McKinney from Sedgwick stated that Alpha and Sedgwick are separate companies but work on development projects together frequently.

Phyllis Rubin questioned why the two inches of soil on the development site are unsuitable for construction.

Mr. McKinney stated the first two feet of soil is being removed because the soil is full of organics which makes the soil unsuitable for construction. He commented they do a geographical technology report that determines the quality of the soil for structural abilities.

Trustee Bachner questioned if the contractor used by the developers have to be licensed with the Village to work on the development site.

Lisa Scheiner responded the Village does not license General Contractors, but licenses by trade. She remarked the Village not perform any Better Business Bureau evaluations of contractors used by Developers.

Trustee Bachner stated she performed a Google search on Alpha Construction and found that it was branded with Sedgewick Properties. She asked about the nature of their relationship.

Mark McKinney from Sedgewick responded that Alpha's primary source of business is with Sedgewick, although they are two different entities.

4. ELECTED OFFICIAL COMMENTS & ANNOUNCEMENTS

a. Trustee Liaison Updates

Trustee O'Connell announced he would like to wish everyone a happy Thanksgiving. He stated that COVID-19 booster shots are available at Jewel Osco and encouraged residents to call and make an appointment. He commented that he was unable to attend the last Economic Development Commission meeting, but he has started to see the Commissioners are starting to understand the work the Commission has done in the past. He commented that he requested Village Staff place development site available signs on the property located on the corner of Lake Street and Park Avenue, and the other across the street from Village Hall where the police vehicles are parked.

Trustee Johnson stated he had no liaison comments. He announced that he wishes residents a happy Thanksgiving. He stated that he encourages residents practice caution in winter weather and be courteous to their neighbors with their holiday light displays.

Trustee Brennan stated booster shots are also available at Walgreens. She stated that she Attended the Metropolitan Mayors Caucus Diversity, Equity, and Inclusion Zoom call and that the call went well. She remarked that she attended the Dementia Friendly training with River Forest Library, Township and Chamber of Commerce Staff. She remarked that Sheridan is offering to train Village Staff to obtain their Dementia Awareness Certification. Regarding the composting program, she encouraged residents not to place organic matter in plastic pots. She stated that beer cans, wires, and tomato cages should not be placed with organic material. She remarked that pulling earth out of potted plants reduces the cost of recycling disposal services for Village residents.

Clerk Keller stated he had no new comments to add to the record.

Trustee Vazquez announced he would like to wish everyone a Happy Thanksgiving. He commented that the Fire and Police Departments were recently trained on dementia awareness. He stated the Age Friendly Committee mailed a pre survey letter to survey participants. He commented that on November 4, the surveys were mailed to residents and on November 18, survey reminder post cards were mailed out to participants. He stated another letter will be sent out to remind residents to respond to surveys. He stated residents are responding to surveys electronically and mailing paper copies. He stated he is expecting 335 residents to respond to the surveys by early January.

Trustee Gillis stated she would like to wish everyone a happy Thanksgiving. She stated the Sustainability Commission will start pursuing Sol Smart Silver. She remarked the Sustainability Commission is working on getting the Village to participate in the Mayor's Metropolitan Caucus Community Solar Program. She commented the Sustainability

Commission is looking into enhancing its community communication on sustainability. She remarked that this year's Pumpkin Smash doubled the number of pumpkins composted and that should make it into the Newsletter this week.

Trustee Bachner began with a land acknowledgment, stating that this land was once and still is inhabited by Indigenous people and stated that River Forest continues to be a place that people from diverse backgrounds live and gather. She announced that she wishes everyone a Happy Thanksgiving. She stated she's grateful for all the Village staff, Police & Fire Departments, Board of Trustees, and residents. She commented the Diversity, Equity, and Inclusion Committee continues with educational work and brainstorming ideas on which topics to focus on.

Trustee Johnson commented that Trustee Bachner did a fantastic presentation at the last DEI meeting.

President Adduci stated she attended the Metropolitan Mayors Caucus Diversity, Equity, and Inclusion Task Force meeting. She commented the Village needs to work on educating the landscaping contractors on landscaping disposal techniques. She remarked that she attended the Proviso Township meeting on Election Judges. She stated that she encourages younger residents to sign up to be election judges.

Trustee Bachner commented that with COVID it is important to have younger people participate in our elections.

Trustee O'Connell asked when the last date for Village leaf pickup will be. He stated he would like this information included in the newsletter.

b. Recognition of Officer Ransom, Winner of the Elderly Services Officer of the Year Award from the Illinois Attorney General's Office

Chief O'Shea presented the Elderly Service of the Year Award issued by Illinois Attorney General's office. He stated that on October 28, Officer Ransom received the award from the Illinois Triad. He commented that Officer Ransom is the Elderly Services, Crime Prevention, Business Liaison, and School Resource Officer. He stated Officer Ransom is deeply involved with the Village Senior Service Program and he is deserving of the prestigious award.

Officer Ransom stated the Village is forward thinking and proactive with supporting elderly residents. He commented that working collaboratively with multiple agencies on elder services issues, paved the way for him to be successful and represent the Village well. He stated that he would like to thank Police Chief O'Shea and the Command Staff for helping him think outside of the box and think creatively during the pandemic.

President Adduci congratulated Office Ransom and the Police Department for their hard work with elderly Village residents.

c. Recognition of Corporal Dan Humphreys, Winner of the 2021 Illinois Association Chiefs of Police Traffic Safety Challenge.

Police Chief O'Shea announced that the River Forest Police Department won the Traffic Safety challenge in the 26-35 Sworn Officer agency category for 2020-21. He also stated the River Forest Police Department won the 2019-2020 first place award. He commented that due to the efforts of Corporal Dan Humphreys, the Police Department has been recognized as among the best Police Departments among its peers.

Corporal Humphreys stated that to win the Traffic Safety Challenge, the Police Department was judged by their traffic enforcement guidelines, public information education on traffic safety, Police Officers wearing seat belts, and the Police Departments breath test operators. Corporal Humphreys presented a slide show showcasing aspects of traffic safety, how the Police Department performs child seat inspections and develops traffic safety communications.

President Adduci stated she is thankful for what Corporal Humphreys has done for the community. She stated that outside of elderly issues in the community, Traffic & Safety are extremely important.

5. CONSENT AGENDA

- a. Village Board of Trustee Meeting Minutes – November 8, 2021
- b. Village Board of Trustee Meeting Minutes – November 11, 2021
- c. Village Board of Trustees Executive Minutes – November 8, 2021
- d. Village Board of Trustees Executive Minutes – November 11, 2021
- e. An Ordinance Amending the Annual Budget for Corporate Purposes for the Fiscal Year Commencing on the 1st Day of May, 2021 and Ending on the 30th Day of April, 2022 for the Village of River Forest – Ordinance
- f. An Ordinance Amending Section 8-5-13 of the Village of River Forest Village Code Regarding the Number of Class 4B Liquor Licenses and Matters Related Thereto – Ordinance
- g. The Appointment of Alfred Swanson and Daniel Kelly as Administrative Adjudication Hearing Officers
- h. Approval of the Purchasing of Police Department Patrol Vehicles
- i. Financial Report – October 2021
- j. Village Administrator's Report

President Adduci requested the removal of item F on the Consent Agenda due to a change in the business owner plans for the liquor license. She stated the matter will be revisited at a later date.

Trustee Johnson made a motion, seconded by Trustee Bachner, to approve the Consent Agenda Items A, B, C, D, E, G, H, I, J

Roll call:

Ayes: Trustees Bachner, Brennan, Gillis, Johnson, O'Connell, Vazquez

Absent: None

Nays: None

Motion Passes.

6. CONSENT ITEMS FOR SEPARATE CONSIDERATION

None.

7. RECOMMENDATIONS OF BOARDS, COMMISSIONS AND COMMITTEES

a. Development Review Board – Planned Development Permit for River Forest Public Library (735 Lathrop Avenue, River Forest, Illinois) – Ordinance

Lisa Scheiner stated the River Forest Library is requesting additional space to their existing building. She stated that the building plans have been approved by the Development Review Board.

River Forest Public Library Director, Emily Compton, stated that the River Forest Public Library is seeking a planned development permit to relocate HVAC equipment from inside the building to an exterior enclosure on the north side of the building in order to utilize the interior space as a multi-purpose room for programs, community meetings, and other gatherings. She stated the property owner, River Forest Park District, has granted authority to the River Forest Public Library, a tenant on the property, to file this application. She remarked the Village's operating departments have reviewed the application and found that it will have no impact on the Village's ability to deliver services. She further stated that there will be no modifications to staffing or operations, nor any on or off-site improvements, or the need to purchase any vehicles or equipment to service this development.

Trustee Vazquez stated he is glad to see the intergovernmental agreement between the Park District and Public Library.

Trustee Vazquez made a motion, seconded by Trustee Johnson to approve a Planned Development Permit for River Forest Public Library (735 Lathrop Avenue, River Forest, Illinois).

Roll call:

Ayes: Trustees Bachner, Brennan, Gillis, Johnson, O'Connell, Vazquez

Absent: None

Nays: None

Motion Passes

b. Board and Commission Appointments – Diversity, Equity and Inclusion Advisory Group:

1. Gerri Humbert

2. Chris Johnston

3. Jim O'Rourke

Trustee Bachner made a motion, seconded by Trustee Johnson, to give advice and consent to the Village President's appointment of Gerri Humbert, Chris Johnston, and Jim O'Rourke to the Diversity, Equity, and Inclusion Advisory Group.

Roll call:

Ayes: Trustees Bachner, Brennan, Gillis, Johnson, O'Connell, Vazquez

Absent: None

Nays: None

Motion Passes.

8. UNFINISHED BUSINESS

None

9. NEW BUSINESS

a. Announcement of Incoming Village Administrator Brian Murphy

President Adduci announced that Brian Murphy has been selected by the Board as the incoming Village Administrator. She stated that his employment contract will be posted on the Village website soon.

b. Discussion & Direction: Waste Contract

Jeff Loster stated the Village's relationship with Strom extends back to the 1980s and the current contract runs through April of 2022. He commented that over the years they have provided the Village with services such as refuse removal, yard waste removal, composting, leaf removal/disposal, flood damage clean-up and various types of recycling, as well as support for community events such as the Pumpkin Smash and Recycling Extravaganza. He remarked that on December 31, 2020 Strom was acquired by Lakeshore Recycling Systems, Inc. (LRS) who acquired the terms of the existing River Forest contract with no changes to be implemented unless submitted to the Village for review and approval. He stated to date, no changes to services have been implemented. He commented the contract provides for refuse, recycling and compost/yard waste removal services for single-family residences and multi-family residences of 3 units or less throughout River Forest with weekly collections, noting that yard waste is picked up every-other week during winter months.

He stated in recent months the Village has experienced a moderate increase in calls related to customer service issues associated with sporadic missed collections, extended LRS call times, etc. He commented the issues are typically attributed to the LRS acquisition, though that perception can often be difficult to verify. He stated to address these issues and minimize their occurrences moving forward, Village Staff met with George Strom, who

continues to be actively involved in serving the Village as the LRS legacy contracts representative, and LRS personnel to establish a path forward that will improve services for Village residents. He commented that the following items were discussed: 1. Create a document that can be seen by both Village and the LRS/Strom Staff in real-time that will enable Staff to track customer service issues and ensure all calls are carried through to resolution. He stated that will enable Staff to determine any trends or patterns that may be forming instead of managing calls as isolated incidents. 2. Establish a plan for increased information sharing with Village residents. He commented this will be in the form of a brochure that explains the LRS acquisition of Strom, services available and pricing, and general collection processes. He stated Village Staff would also update the Village website to provide more detailed program information and will increase information shared through the Village's existing communication program. 3. He commented with all waste collection contracts, the Village's program has many nuances that can be confusing for new homeowners or those that may wish to change levels of service. He stated Village and LRS/Strom Staff have worked to create a "cheat sheet" to identify general program parameters. He remarked this will ensure that both teams are sharing the same information with customers at all times. He stated the plan is to continue building off of this document to further identify exactly where and when materials are to be placed for collection at a given property, specifically identify those subject to alley collection vs. curbside collection vs. back-door service, etc. He commented that it will help reduce confusion regarding existing service levels when addressing customer service issues. He stated Village Staff has also begun discussions with the Geographic Information Services (GIS) consultant to determine if this would be feasible to track geographically in GIS.

He commented the LRS/Strom team have indicated a strong interest in continuing the existing, long-standing relationship with River Forest. He stated with these measures being implemented, Staff believes that the recent increase in customer service issues can be drastically reduced.

He stated The Sustainability Commission discussed the Village's waste hauling service over the course of several meetings this past year. He stated George Strom and other representatives from LRS attended their July 13, 2021 meeting to provide an overview of services, including the composting program. He commented the Commission also conducted a resident survey. He stated at their November 8, 2021 meeting, the Commission made the following recommendation to the Village Board of Trustees regarding the waste hauling contract: He stated the Commission recommends that the waste contract negotiation be guided by the goals of reducing landfill waste, increasing composting and increasing appropriate disposal of specialty/electronics hazardous waste. He further commented, the Commission recommends including opt-out composting and a drop off or pick up program for specialty/electronic/hazardous waste at an affordable rate.

He stated in October, the Sustainability Commission conducted a survey of residents regarding the Village's current waste collection services. He stated the survey was communicated in E-News and on the Village's social media channels. He commented that there was a significant amount of information collected as part of the 27 question survey which was completed by 390 participants.

He stated results of the survey showed that more than 90% of respondents are neutral or satisfied with the quality of Garbage Collection service currently being provided, more than 90% of respondents are neutral or satisfied with the quality of Recycling Collection service currently being provided, and just under 80% of respondents are neutral or satisfied with the quality of Yard Waste Collection service currently being provided. He further stated that just under 85% of respondents are neutral or satisfied with the quality of Compost Collection service currently being provided (only applicable to 144 respondents). He commented that of those that have had to call Strom/LRS for customer service issues, more than 85% are neutral or satisfied with the response. He commented several respondents noted a perceived drop in service subsequent to the LRS acquisition of Strom. He stated just under 90% of respondents indicated they would be interested in a pick-up option for specialty items for an additional fee. He stated just under 77% of respondents are neutral or satisfied with the current cost of service. He remarked just under 88% of respondents are neutral or satisfied with the current collection program overall.

He commented there is a large amount of feedback for Staff to review and utilize in an effort to improve Village residents' experience. He stated the overall feedback received regarding current services is positive in nature. He commented there are certainly areas that can be improved and the feedback from this survey will be an invaluable tool in addressing any areas of need during negotiations with the selected contractor

He stated the Village's current contract with Strom/LRS expires on April 30, 2022. He commented that to prevent any lapse in service, the Village will need to decide how best to move forward. He stated Staff has identified the following options.

He stated the Board may allow the current contract to expire while preparing to solicit bids from the open market. He commented it is not known if this approach would yield improved rates as compared to the Village's current contract. He stated there would likely be a significant impact to residents regarding a disruption in service during any change in vendor. He stated Staff would also anticipate the need to work with a consultant to help manage any change in vendor, which would further increase Village costs. He remarked it should be noted that the Village of Oak Park recently bid out their waste removal contract and received only two bids, one from their existing contractor and the other from LRS. He stated similar rates of surrounding communities are attached as an appendix. He remarked it should be noted that rates are difficult to compare on a like-for-like basis due to the varying scopes and nuanced nature of waste hauling contracts.

He commented the Board can request Staff to negotiate an extension of the current contract through April 30, 2027. He stated the current contract provides a provision in which the Village can unilaterally extend the contract for another five years. He commented rates are not established beyond 2022, however, they would need to be negotiated as part of this extension. He stated Village Staff would anticipate competitive overall rates while trying to further reduce the cost of composting services to residents (as recommended by the Sustainability Commission) in an effort to increase the number of participants. He stated this approach would maintain the consistency of the current level of service. He commented it

also does not have any element built-in to hold the Strom/LRS team accountable for addressing the recent increase in customer service calls. He stated if this option were selected, Village Staff would continue to work with the Strom/LRS team to provide an increased level of information sharing to help minimize customer service issues. He commented this approach would also avoid any disruption in service associated with a change in vendor.

He stated the Board can approve re-negotiating a new 5-year contract with an increased focus on customer service and the ability for the Village to opt out after a 12-month period if designated metrics are not met. He stated this approach would allow the Village to re-establish overarching goals of the program as it relates to sustainability and identify the need to resolve the recent increase in customer service issues. He commented it would also allow the Village to establish more optimized rates over the next five years while allowing flexibility if customer service goals are not met within the first year.

He commented Staff recommends re-negotiating a new 5-year contract with a built-in opt-out option after 12 months. He stated this approach provides the Village with flexibility if the required level of service is not met while motivating the vendor to address Village needs based on a potential loss of four years of the contract. He stated Staff is seeking general consensus from the Village Board regarding the desired approach.

Representative George Strom addressed the Village Board and stated that the business was sold by Lakeshore Recycling Systems. He commented that the transition has affected refuse pickup times and customer service responsiveness. He stated the company has addressed those issues through software upgrades. He stated there is a fact sheet that the company developed with the Village on what to do when resident refuse isn't picked up. He stated the company has implemented picture taking software that verifies resident refuse pick-ups. He commented the company invested more than a million dollars in a recycling facility located $\frac{3}{4}$ of a mile from the Village. He stated the company now has one of the lowest carbon footprints in the refuse industry. He stated that he shares residents' concerns on services and the new procedures would improve accountability to residents. He commented the company has also expanded their marketing team from 2 to 4 employees to ensure that residents are better informed on different refuse programs.

Trustee Brennan stated that she has noticed the company's customer service efforts. She commented the company has done a lot by assisting with the Recycling Extravaganza, Lemon-Aid, and the Pumpkin Smash. She stated the Sustainability Commission survey had a lot of responses. She commented residents often asked in the survey if a reduce rate can be offered to residents who produce less garbage. She questioned if smaller refuse containers can be provided to residents at a reduced price.

George Strom responded that the company can look into offering a smaller refuse can for a reduced price.

Trustee Brennan asked if electronic service pickup can be regularly scheduled at no additional cost for the service.

Katie Neary from Lakeshore Recycling Systems stated to the Board of Trustees that e-waste and hazardous waste (HHW) are each separate programs. She commented that if e-waste and hazardous waste were incorporated into the refuse pickup schedule, there would be additional costs. She stated it is very expensive to get rid of hazardous waste. She remarked the company has a program that incorporates the cost of e-waste and hazardous waste as part of the refuse cost. She commented the program makes it economical for residents because the costs are spread out.

Trustee Johnson asked how often the company markets their new initiatives.

Katie Neary stated the company posts brochures every year. She commented that the company would post e-waste and hazardous waste publications separately.

President Adduci asked when factoring cost for refuse pickup, do Village residents receive curbside or backdoor refuse pickup service.

Jeff Loster commented that residents who live next to an alley receive alley refuse pickup and residents who do not live next to an alley receive backdoor refuse pickup service.

Trustee Bachner asked how the software they implemented is helping improve their customer service response times.

George Strom stated that the software keeps an account of incidents and repeated incidents creates an alert. He stated LRS now has a shared spreadsheet with the Village which shows the status of resolving refuse issues. He stated that 360 degree cameras are installed on their refuse trucks and the company can review footage if refuse pickup issues arise.

Trustee O'Connell asked if the Village is asking to approve incentive deals. He stated that under the new contract a new rate will need to be established.

Jeff Loster acknowledged there are opportunities to get better service rates. However, he stated that he doesn't foresee refuse rates increasing.

Trustee Brennan stated that the Sustainability Commission discussed an opt out compost option.

Jeff Loster stated that an opt out means everyone is automatically in the program and one has to opt out of the program. He commented that Oak park discussed a similar program and got a price for an all-in program. He stated that the Village is monitoring that program and would bring this up to the LSR team.

Trustee O'Connell asked if the present compost program is about \$20/month.

George Strom stated LSR was the first refuse company to provide compost service in Illinois. He stated the company received a grant to buy compost trucks and didn't know what the

response rate would be. He commented Oak Park allows a shared pricing for compost and the company would be open to a shared pricing mechanism where neighbors can share costs for compost service.

Trustee Brennan stated that an opt out composting option would make it equitable to residents. She stated her preference is the 5-year contract. She stated that the 12 month opt out clause would make it difficult for LRS. She commented if the Village can consider utilizing money from the mc2 Program to help defray costs to residents. .

Jeff Loster stated that he will follow-up on the issue. He commented without an opt out option, there may be a problem for some residents.

George Strom asked the Board if an opt out compost program is something they would consider

Trustee Gillis stated that the Sustainability Commission's goal is to drive down waste and that the Village should keep any refuse programs affordable for residents.

Trustee Brennan mentioned that the survey responses included school age children would live to visit the facility.

George Strom stated that he has concerns with children at the facilities, but would visit schools to present. He commented that he recommends the Village estimate a composting rate. He stated that if they get 100 participants, they would freeze the compost program cost. He remarked in Oak Park, the opt in program was a 32-gallon cart. He commented that if more carts are returned, they risk not getting back their investment.

Trustee Vazquez stated he accepts Staff recommendation of extending the refuse contract. He mentioned that the Village has a covenant with the Village of Maywood to support each other with business opportunities. He commented expanding the Maywood refuse processing site abides by that promise.

Village President Adduci stated that Staff has a consensus on negotiating a contract.

Trustee O'Connell announced that the Fenwick Friars are playing in the State Football Championship this Saturday.

10. EXECUTIVE SESSION

Trustee Vazquez made a motion, seconded by Trustee Bachner, to enter into to discuss: collective bargaining; and the appointment, employment, compensation, discipline, performance, or dismissal of specific employees of the Village.

Roll call:

Ayes: Trustees Bachner, Brennan, Gillis, Johnson, O'Connell, Vazquez

Absent: None

Nays: None
Motion Passes.

The Village Board returned to regular session at 9:34 p.m. with the following members present: President Adduci, Trustees Bachner, Brennan, Gillis, Johnson, O'Connell, Vazquez, Village Clerk Keller.

11. ADJOURNMENT

Trustee Vazquez made a motion, seconded by Trustee O'Connell, to adjourn the regular Village Board of Trustees Meeting at 9:35 p.m.

Roll call:
Ayes: Trustees Bachner, Brennan, Gillis, Johnson, O'Connell, Vazquez
Absent: None
Nays: None
Motion Passes.

Jonathan Keller, Village Clerk

**VILLAGE OF RIVER FOREST
SPECIAL VILLAGE BOARD OF TRUSTEES MINUTES
Monday, December 6, 2021**

A special meeting of the Village of River Forest Board of Trustees was held on Monday, December 6, 2021 at 7:00 p.m. in the Community Room of Village Hall, 400 Park Avenue – River Forest, IL.

1. CALL TO ORDER/ROLL CALL

The meeting was called to order at 7:00p.m. Upon roll call, the following persons were:

Present: President Adduci, Trustees Bachner, Brennan, Gillis, Johnson, Vazquez

Absent: Village Clerk Jonathan Keller

Also, Present: Acting Village Administrator Lisa Scheiner, Assistant to the Village Administrator Jonathan Pape, Management Analyst Sara Phyfer, Management Analyst/Deputy Clerk Elijah Bebor, Acting Fire Chief Robert Nortier, Police Chief James O'Shea, Police Commander James Greenwood, Finance Director Rosemary McAdams, Director of Public Works and Development Services Jeff Loster, Village Attorney Greg Smith

Motion by Trustee Bachner to permit Trustee O'Connell to participate in the Village Board meeting remotely due to travel for work. Second by Trustee Vazquez.

Roll call:

Ayes: Trustees Bachner, Brennan, Gillis, Johnson, Vazquez

Absent: None

Nays: None

Motion Passes.

Trustee O'Connell joined the meeting.

2. PLEDGE OF ALLEGIANCE

President Adduci led the pledge of allegiance.

3. CITIZEN COMMENTS

Mindy Credi, 1452 Park. Ms. Credi stated that the Diversity, Equity, and Inclusion Advisory Group has not reached its goals. She requested that the Village Board provide clarity and direction on how the Advisory Group should proceed.

4. ELECTED OFFICIAL COMMENTS & ANNOUNCEMENTS

Trustee O'Connell stated that he met former Village Administrator Eric Palm at a conference he was attending. He remarked that Mr. Palm sends his regards to the Village Board and Staff. He commented that he would like to congratulate the Fenwick High School Football Team on winning the State Championship.

Trustee Johnson stated that residents can file an appeal of their property taxes from now until January 8.

Trustee Brennan stated the holiday light displays around the Village are making the Village look beautiful this holiday season.

Trustee Vazquez stated he would like to congratulate the Fenwick Football Team on their State Championship.

Trustee Gillis stated that she has no announcements.

Trustee Bachner started with a Land Acknowledgment statement that this land was once and still inhabited by indigenous people and River Forest continues to be a place that people from diverse backgrounds live and gather. She stated that she urges residents to proceed with caution with the new COVID-19 variant arising.

Village President Adduci stated that she has no announcements.

5. CONSENT AGENDA

- a. Approval of a Resolution declaring the Official Intent to Reimburse Expenditures for the Certain Capital Expenditures of the Village of River Forest, Cook County, Illinois, with the Issuance of Not to Exceed \$5,400,000 Bonds or a Loan from a Local Financial Institution -Resolution
- b. Approval of an Ordinance Prohibiting the Discharge of Weapons and Explosives as Part of any Film or Photo Production in the Village - Ordinance
- c. Approval of an Ordinance Waiving the Eight Foot Setback Requirement for a Sign on Village of River Forest Owned Property at 7787 Lake Street

Trustee Gillis made a motion, seconded by Trustee Johnson, to approve the Consent Agenda Items A - C

Roll call:

Ayes: Trustees Bachner, Brennan, Gillis, Johnson, O'Connell, Vazquez

Absent: None

Nays: None

Motion Passes.

6. CONSENT ITEMS FOR SEPARATE CONSIDERATION

None.

7. RECOMMENDATIONS OF BOARDS, COMMISSIONS AND COMMITTEES

None.

8. UNFINISHED BUSINESS

None.

9. NEW BUSINESS

- a. Appointment of Brian Murphy to the Offices of Village Administrator, Zoning Administrator and Budget Officer for a Term Through May 12, 2025 and Until His Successor is Appointed and has Qualified

Motion by Trustee Vasquez to appoint Brian Murphy to the Offices of Village Administrator, Zoning Administrator and Budget Officer for a term through May 12, 2025 and until his successor is appointed and has qualified. Seconded by Trustee Johnson.

Roll call:

Ayes: Trustees Bachner, Brennan, Gillis, Johnson, O'Connell, Vazquez

Absent: None

Nays: None

Motion Passes.

- b. Resolution Authorizing the Execution of an Employment Agreement for the Village Administrator (Brian Murphy)

Motion by Trustee Vasquez authorizing the execution of an employment agreement for the Village Administrator (Brian Murphy). Seconded by Trustee Johnson.

Roll call:

Ayes: Trustees Bachner, Brennan, Gillis, Johnson, O'Connell, Vazquez

Absent: None

Nays: None

Motion Passes.

- c. Swearing in of Village Administrator Brian Murphy

Assistant Village Administrator Lisa Scheiner swore in Village Administrator Brian Murphy.

10. EXECUTIVE SESSION

Trustee Vasquez made a motion, seconded by Trustee Johnson, to enter into Executive Session to discuss: the appointment, employment, compensation, discipline, performance, or dismissal of specific employees of the Village.

Roll call:

Ayes: Trustees Bachner, Brennan, Gillis, Johnson, O'Connell, Vazquez

Absent: None

Nays: None

Motion Passes.

The Village Board returned to regular session at 8:00 p.m. with the following members present: President Adduci, Trustees Bachner, Brennan, Gillis, Johnson, O'Connell, Vazquez

11. GOAL SETTING WORKSHOP

The Village Board participated in a brainstorming workshop to state the short and long-term goals they envision for the Village.

Assistant Village Administrator Lisa Scheiner stated that the workshop is facilitated to assist the Village Board in determining what they envision as their short and long-term goals to align these with daily operations of the Village.

President Adduci stated she envisions an inclusive town for all people. She stated she would like to see housing and transportation accessible to all people. She commented that she hopes to see the Village further diversify its property tax base through economic development. She stated she would like to see more intergovernmental cooperation on programs such as early childhood education. She remarked that residents are concerned about traffic density and hopes to see the Village place measures to reduce traffic density.

Trustee O'Connell stated he envisions the Village strengthening its economic development and increasing support to Village business owners. He commented that he would like to see the Village provide new residents with welcome packets that provide important information to new residents. He stated people are attracted to the Village because of the quality of the schools, and he would like to know whether the school district is doing everything they are supposed to do.

Trustee Johnson stated he hopes to see programs to assist residents with property tax appeals and finances. He remarked that he would like to see mixed-use residential units along the North Avenue and Madison Street corridor. He stated he would like to see collaboration between the Village, Dominican, and Concordia Universities and Triton College on different educational programs. He commented that he would like to see the Village obtain more state and federal grants for Village infrastructure projects.

Trustee Brennan stated that she would like to see more affordable housing units for seniors and low-income residents. She remarked she envisions the Village offering incentives for historic preservation. She stated she would like to see a diverse mixture of housing units and

architecture. She stated that she would like to see a waste pickup structure that incentivizes residents to reduce waste and supports climate goals.

Trustee Vazquez stated he would like to see the Village conduct a traffic light study because the traffic lights change too quickly, making it difficult for senior and disabled residents to cross the street. He commented that the Village should consider installing more benches throughout the community. He stated the Village should cooperate with the Public Library to incorporate more educational programs.

Trustee Gillis stated she envisions the Village expanding the number of sustainability initiatives they offer residents. She commented she hopes for additional sustainability education, financial incentives for residents to move away from natural gas, subsidies for permeable surfaces, and an increase in the conversion of single-unit homes into duplexes. She stated she would like to see how federal infrastructure dollars can be applied to the Village's goals. She commented she would like to see more communication between the Village and universities to support each other in different community initiatives.

Trustee Bachner stated she would like to see the Village Board incorporate an equity decision-making matrix. She commented that she envisions an openness to new ideas to execute change. She commented she would like to see the green line stop can be extended to reach the Village. She remarked she would like to know what the transportation barriers are for people to visit the Village. She stated she would like to see the Village infrastructure keep up with Village population changes.

12. ADJOURNMENT

Trustee Vazquez made a motion, seconded by Trustee Johnson, to adjourn the special Village Board of Trustees Meeting at 9:30 p.m.

Roll call:

Ayes: Trustees Bachner, Brennan, Gillis, Johnson, O'Connell, Vazquez

Absent: None

Nays: None

Motion Passes.

Jonathan Keller, Village Clerk



MEMORANDUM

DATE: December 13, 2021

TO: Brian Murphy
Village Administrator

FROM: Rosey McAdams
Finance Director

SUBJECT: 2021 Property Tax Levy

Attached is *An Ordinance Levying Taxes for Corporate Purposes for the Current Fiscal Year Commencing on the 1st Day of May, 2021 and Ending on the 30th Day of April, 2022*. The ordinance itemizes the levy to be approved for the Village's General Fund, including Police Pension and Firefighter's Pension contributions, and the River Forest Public Library. The amounts in the *Budgeted* column in the ordinance are taken from the approved Fiscal Year 2022 Budget. The amount of the annual budget intended to be paid by property taxes is in the *Levied* column. Following is a comparison of the 2020 and 2021 levies:

	Approved 2020 Levy	Extended 2020 Levy	Proposed 2021 Levy	Increase (Decrease)	% Inc (Dec)
Village Levy	\$ 3,252,216	\$ 3,321,516	\$ 3,423,145	\$ 101,629	3.06%
Police Pension Levy	\$ 1,830,611	\$ 1,869,616	\$ 1,934,942	\$ 65,326	3.49%
Fire Pension Levy	\$ 1,662,693	\$ 1,698,120	\$ 1,673,428	\$ (24,692)	-1.45%
River Forest Library Levy	\$ 1,356,903	\$ 1,389,633	\$ 1,417,644	\$ 28,011	2.02%
Total Village Corporate Levy (Cap)	\$ 8,102,423	\$ 8,278,885	\$ 8,449,159	\$ 170,274	2.06%
Fire Pension (non-capped)	\$ 28,314	\$ 29,163	\$ 39,954	\$ 10,791	37.00%
Total Corporate Levy	\$ 8,130,737	\$ 8,308,048	\$ 8,489,113	\$ 181,065	2.18%
Debt Service	\$ 264,540	\$ 277,772	\$ 264,540	\$ (13,232)	-4.76%
Total Levy	\$ 8,395,277	\$ 8,585,820	\$ 8,753,653	\$ 167,833	1.95%

In 2020, the Village Board of Trustees adopted a tax levy that did not include increases associated with the Consumer Price Index and new construction projects to alleviate some of the financial challenges residents faced due to the COVID-19 pandemic. A modest increase is being recommended for the 2021 tax levy. The property tax increase on existing property will be 1.4% due to the December 2019 to December 2020 increase in the Consumer Price Index as permitted per the Property Tax Extension Limitation Law (PTELL). The balance of the increase, or 0.78%, is due to property taxes on the estimated amount of new construction for 2021 (\$4,000,000). This is a very conservative estimate considering the Sheridan Assisted Living Facility was added to the tax roll for 2021. By not including the full value of the new construction dollars, River Forest property tax

payers will benefit as a whole. Although the impact on individual homeowners will vary, the average increase in the corporate levy for individual homeowners should be about 1.4%, or the increase in the CPI.

The Corporate Levy to be approved is for \$8,489,113. The debt service amount included above is the full amount of the 2021 available Debt Service Extension Base. A 2021 Property Tax Levy spreadsheet is attached, which details the levy calculation and allocation of the 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 Pension Funding Policies.

Employer Pension Fund Contributions				
Fund	FY 2022 Budget	Actuarial Contribution Requirement	Statutory Minimum Requirement	2021 Property Tax Levy
Police Pension	\$1,934,942	\$1,934,942	\$1,656,417	\$1,934,942
Fire Pension	\$1,713,382	\$1,713,382	\$1,368,444	\$1,713,382

	Property Tax Rates		
	2020 Levy	2021 Levy (Estimated)	Increase (Decrease)
Village	\$1.0806	\$1.0976	\$0.0170
Debt Service	\$0.0434	\$0.0431	(\$0.0003)
Library	\$0.2170	\$0.2200	\$0.0030
Total	\$1.341	\$1.3607	\$0.0197

The Estimated 2021 Property Tax Levy was presented and accepted by the Village Board on November 8, 2021. No changes have been made to the levy since that time. The Property Tax Levy must be filed with Cook County by the last Tuesday in December.

Recommended Action: *Motion to pass An Ordinance Levying Taxes for Corporate Purposes for the Current Fiscal Year Commencing on the 1st Day of May, 2021 and Ending on the 30th Day of April, 2022 for the Village of River Forest, Illinois.*

AN ORDINANCE LEVYING TAXES FOR CORPORATE PURPOSES FOR THE CURRENT FISCAL YEAR COMMENCING ON THE 1ST DAY OF MAY, 2021 AND ENDING ON THE 30TH DAY OF APRIL, 2022 FOR THE VILLAGE OF RIVER FOREST, ILLINOIS

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

Section 1: That the total amount budgeted for all corporate purposes legally made and eligible to be collected from the tax levy of the current fiscal year is hereby ascertained to be the sum of \$18,346,593.

Section 2: That a tax for the following sums of money, or as much thereof as may be authorized by law, to defray all expenses and liabilities of the Village be and the same is hereby levied for the purpose specified against all the taxable property in the Village for the fiscal year commencing on the 1st day of May, 2021 and ending on the 30th day of April, 2022.

PURPOSE	BUDGETED	LEVIED
<u>ADMINISTRATION - 10</u>		
Salaries-Regular	663,793	\$ 26,572
Overtime	500	
FICA	37,470	2,360
Medicare	9,733	
IMRF	74,202	3,710
Employee Assistance Program	1,850	
Fringe Benefits	10,224	
Health Insurance	79,936	
Life Insurance	774	
HDHP Contributions	15,044	
Communications	32,785	
Auditing	24,500	877
Actuarial Services	6,680	
Consulting Services	112,000	
IT Support	113,072	
Vehicle Sticker Program	18,625	
Health/Inspection Services	15,450	
Unemployment Claims	5,000	750
Bank Fees	13,911	
Liability Insurance	229,396	
IRMA Liability Deductible	10,000	
Maintenance of Office Equipment	11,040	
Training	5,500	
Travel & Meeting	7,875	
Dues & Subscriptions	33,070	
Printing	2,200	
Medical & Screening	1,500	
Advertising/Legal Notice	2,000	
Community and Employee Programs	29,250	
Office Supplies	15,085	
Office Equipment	3,000	
Postage	11,392	
Sub-Total	<u>\$ 1,596,857</u>	<u>\$ 34,269</u>

PURPOSE	BUDGETED	LEVIED
LEVY FOR CORPORATE PURPOSES		\$ 26,572
LEVY FOR FICA/MEDICARE		\$ 2,360

LEVY FOR IMRF	\$	3,710
LEVY FOR AUDITING	\$	877
LEVY FOR UNEMPLOYMENT COMPENSATION INSURANCE	\$	750

DIVISION 14 - E911

Consulting Services	\$	3,000	
IT Support		8,500	
Maint Operating Equip		500	
Training		1,050	
WSCDC Contribution		182,199	
Citizens Corps Council		5,000	
Medical Reserve Corp		500	
Sub-Total	\$	200,749	\$ -

BOARDS AND COMMISSIONS-15

FICA	\$	310	
Medicare		73	
IMRF		559	
Fringe Benefits		720	
Consulting Services		28,500	
Secretarial Services		5,000	
Legal Services		10,000	
Training		500	
Travel & Meetings		175	
Dues & Subscriptions		375	
Medical & Screening		4,000	
Testing		6,000	
Advertising/Legal Notice		4,500	
Office Supplies/Equipment		100	
Postage		25	
Sub-Total	\$	60,837	\$ -

BUILDING AND DEVELOPMENT - 20

Salaries-Regular	\$	309,917	
Overtime		500	
FICA		18,229	
Medicare		4,530	
IMRF		34,729	
Fringe Benefits		2,376	
Health Insurance		49,429	
Life Insurance		148	
HDHP Contributions		8,436	
Professional Services		13,045	
Inspections		68,920	
Plan Review		20,000	
Maintenance of Vehicles		50	
Training		6,200	
Dues & Subscriptions		235	
Office Supplies		500	
Office Equipment		150	
Gas & Oil		229	
Operating Supplies		500	
Sub-Total	\$	538,123	\$ -

PURPOSE	BUDGETED	LEVIED
<u>LEGAL - 30</u>		
Legal Services	\$ 30,000	
Village Attorney	120,000	
Village Prosecutor	12,000	
Sub-Total	<u>\$ 162,000</u>	<u>\$ -</u>
<u>POLICE DEPARTMENT - 40</u>		
Salaries-Sworn	\$ 2,841,733	\$ 1,795,872
Salaries/ASO-Secretaries	136,860	90,000
Specialist Pay	40,718	
Holiday Pay	125,988	
Overtime Pay	218,229	90,000
IDOT STEP Overtime	10,861	
Educational Incentives	35,100	
Insurance Refusal Reimb	900	
Part-time Salaries	49,198	
FICA	12,956	3,156
Medicare	50,164	
IMRF	18,773	939
Fringe Benefits	2,640	
Health Insurance	446,145	
Health Insurance - Retirees	92,838	
Life Insurance	2,135	
HDHP Contributions	78,505	
Contribution to Police Pension	1,934,942	1,934,942
Communications	3,472	
Administrative Adjudication	23,740	
Data Processing Support	17,601	
Animal Control	2,200	
Maintenance Equipment	15,535	
Maintenance Vehicles	55,085	
Maintenance of Buildings	850	
Training	33,450	
Community Support Services	95,421	
Travel & Meeting	3,450	
Dues & Subscriptions	8,948	
Printing	4,300	
Medical & Screening	5,465	
Damage Claims	5,000	
Office Supplies	9,500	
Gas & Oil	39,269	
Uniforms/Sworn Personnel	27,683	
Uniforms Other Personnel	1,200	
Prisoner Care	3,650	
Operating Supplies	6,805	
Radios	8,350	
Firearms and Range Supplies	18,640	
Evidence Supplies	7,650	
DUI Expenditures	4,851	
Drug Forfeiture Expenditures	318	
Article 36 Seizures	1,871	
Cannabis Tax Act Expenditures	4,465	
Sub-Total	<u>\$ 6,507,454</u>	<u>\$ 3,914,909</u>
LEVY FOR POLICE PROTECTION		\$ 1,975,872
LEVY FOR FICA/MEDICARE		\$ 3,156
LEVY FOR IMRF		\$ 939
LEVY FOR POLICE PENSION		\$ 1,934,942

PURPOSE	BUDGETED	LEVIED
<u>FIRE DEPARTMENT - 50</u>		
Salaries-Sworn	\$ 2,063,320	\$ 1,110,527
Salaries-Regular	88,583	30,000
Specialist Pay	143,352	90,000
Holiday Pay	87,227	50,000
Overtime Pay	136,000	90,000
Educational Incentives	14,050	
Salaries-Part-Time	34,788	
Insurance Refusal Reimbursements	1,525	
FICA	7,694	2,247
Medicare	37,247	
IMRF	13,780	689
Fringe Benefits	1,440	
Health Insurance	280,469	
Health Insurance - Retirees	20,052	
Life Insurance	1,458	
HDHP Contributions	54,031	
Contribution to Fire Pension	1,713,382	1,713,382
Communications	4,000	
IT Support	12,695	
Maintenance of Equipment	7,300	
Maintenance of Vehicles	50,500	
Maintenance of Office Equipment	500	
Maintenance of Buildings	1,000	
Training	17,300	
Community Support Services	16,300	
Travel & Meetings	4,250	
Dues & Subscriptions	3,800	
Medical & Screening	15,000	
Office Supplies	1,500	
Gas & Oil	11,444	
Uniforms Sworn Personnel	19,650	
Operating Supplies/Equipment	23,300	
Sub-Total	<u>\$ 4,886,937</u>	<u>\$ 3,086,845</u>
LEVY FOR FIRE PROTECTION		\$ 1,370,527
LEVY FOR FICA/MEDICARE		\$ 2,247
LEVY FOR IMRF		\$ 689
LEVY FOR FIRE PENSION		\$ 1,673,428
LEVY FOR FIRE PENSION EXEMPT FROM PTELL		\$ 39,954
<u>PUBLIC WORKS - 60-01</u>		
Full-Time Salaries	\$ 530,820	\$ 29,949
Certification Pay	6,650	
Overtime	50,000	
Insurance Refusal Reimbursements	8	
Part-time Salaries	8,000	
FICA	36,115	2,237
Medicare	8,630	
IMRF	65,193	3,260
Fringe Benefits	4,296	
Health Insurance	135,091	
Health Insurance - Retirees	15,297	
Life Insurance	265	
HDHP Contributions	6,794	
Communications	1,740	
PURPOSE	BUDGETED	LEVIED

Consulting Services	34,500	
IT Support	21,540	
JULIE Participation	1,000	
Maintenance of Equipment	3,500	
Maintenance of Vehicle	28,000	
Maintenance Traffic/St Lights	67,400	
Tree Maintenance	98,500	
Maint Buildings & Grounds	71,670	
Maintenance of Sidewalks	55,000	
Maintenance Streets	8,000	
Training	1,200	
Travel & Meeting	6,460	
Dues & Subscriptions	7,540	
Medical & Screening	1,300	
Advertising/Legal Notice	1,000	
Dumping Fees	13,000	
Damage Claims	25,000	
Street Light Electricity	27,660	
Equipment	24,828	
Office Supplies	1,000	
Gas & Oil	16,465	
Uniforms	5,450	
Vehicle Parts	10,000	
Operating Supplies & Equipment	51,515	
Trees	36,000	
Sub-Total	<u>\$ 1,486,427</u>	<u>\$ 35,446</u>
LEVY FOR STREET & BRIDGE		\$ 17,153
LEVY FOR FORESTRY		\$ 12,796
LEVY FOR FICA/MEDICARE		\$ 2,237
LEVY FOR IMRF		\$ 3,260
 <u>SANITATION - 60-05</u>		
Collection and Disposal	\$ 1,142,598	
Leaf Disposal	72,000	
Operating Supplies	500	
Sub-Total	<u>\$ 1,215,098</u>	<u>\$ -</u>
TOTAL GENERAL FUND	<u>\$ 16,654,482</u>	<u>\$ 7,071,469</u>
 DEBT SERVICE FUND		
Bank Fees	\$ 500	
GO Bond Principal and Interest	265,011	-
TOTAL DEBT SERVICE FUND	<u>\$ 265,511</u>	<u>\$ -</u>
 <u>PUBLIC LIBRARY</u>		
Salaries	\$ 737,000	\$ 737,000
Health Insurance	57,500	57,500
IMRF	63,000	63,000
FICA/Medicare	56,500	56,500
Payroll Services	3,500	3,500
Insurance	20,000	20,000
Auditing	9,500	9,500
Staff Training	2,500	2,500
Membership Dues	4,000	4,000
Professional Development	7,000	7,000
Programs	36,000	36,000
Trustee Training	800	800

PURPOSE	BUDGETED	
Inter-Library Expenses	500	500
Tech Support Services	11,000	11,000
Automation-Swan/Rails	38,000	38,000
Youth Interventionist Contract	4,300	4,300
Consultant Fees	7,000	7,000
Postage & Delivery	3,500	3,500
Telephone/Internet	15,000	15,000
Copier Lease	2,800	2,800
Books	71,300	71,300
Periodicals	6,300	6,300
Automation Subscription	8,600	8,600
Audio-Visual/Online	94,800	94,800
Office Supplies	4,000	4,000
Library Supplies	5,000	5,000
Copy and Printing Supplies	1,000	1,000
Advertising	2,500	2,500
Printing	5,500	5,500
Misc Expenses	2,000	2,000
Equipment and Furniture	7,000	7,000
Technology Equipment	3,000	3,000
Strategic Incentives	10,000	1,044
Building Materials and Supplies	7,700	7,700
Custodial Services	60,500	60,500
Utilities	11,000	11,000
Copier Maintenance	2,000	2,000
Capital	45,000	45,000
TOTAL PUBLIC LIBRARY	<u>\$ 1,426,600</u>	<u>\$ 1,417,644</u>
GRAND TOTAL	<u><u>\$ 18,346,593</u></u>	<u><u>\$ 8,489,113</u></u>

LEVY SUMMARY

PURPOSE		AMOUNT LEVIED
Levy For General Corporate Purposes	\$	26,572
Levy for Auditing		877
Levy for Police Protection		1,975,872
Levy for Fire Protection		1,370,527
Levy for Street & Bridge		17,153
Levy for Forestry		12,796
Levy for Unemployment Compensation		750
Levy for FICA/Medicare		10,000
Administration	2,360	
Police	3,156	
Fire	2,247	
Public Works	2,237	
Levy for Illinois Municipal Retirement Fund		8,598
Administration	3,710	
Police	939	
Fire	689	
Public Works	3,260	
Levy for Fire Pension Fund		1,673,428
Levy for Fire Pension Fund exempt from PTELL		39,954
Levy for Police Pension Fund		1,934,942
Levy for Debt Service		-
Levy for Public Library		1,417,644
TOTAL AMOUNT OF LEVY	\$	8,489,113

Section 3: That there is hereby levied upon all property subject to taxation within the Village according to the assessed valuation thereof, to be collected from the tax levy for the current fiscal year for the purposes herein stated, the respective amounts itemized in the preceding Section.

Section 4: The Village Clerk is hereby authorized and directed to file with the County Clerk of Cook County, Illinois, a certified copy of this Ordinance as required by law.

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

AYES:

NAYS:

ABSENT:

ADOPTED this 13th day of December 2021.

ATTEST:

Catherine Adduci, Village President

Jonathan Keller, Village Clerk

Published in pamphlet form December 13, 2021



TRUTH IN TAXATION

CERTIFICATE OF COMPLIANCE

I, Catherine Adduci, Village President, hereby certify that I am the presiding officer of the Village of River Forest, Illinois, and as such presiding officer I certify that the levy ordinance, a copy of which is attached, was adopted pursuant to, and in all respects in compliance with, the provisions of the Illinois Property Tax Code – Truth in Taxation Law, 35 ILCS 200/18-60 through 8-85.

This certificate applies to the 2021 levy.

Catherine Adduci, Village President

Date



MEMORANDUM

DATE: December 13, 2021

TO: Brian Murphy, Village Administrator

FROM: Jeff Loster, Director of Public Works and Development Services

SUBJECT: Fuel System Improvement Project – Consulting Services

Issue: The FY22 budget includes \$180,000 for the replacement of the existing fuel pumps, upgrades to the fuel management system and fuel island terminal software located at the Public Works garage. The project also involves the removal and replacement of the concrete fuel island, underground piping, interior leak detection and concrete pavement replacement over the fuel tanks. In addition to this construction work, the project also requires consulting services from a qualified firm to manage the project.

Analysis: A contract was brought forward to the Village Board for approval on June 28, 2021 for all construction services associated with this project. The contract was approved in the amount of \$141,000.00 for this portion of the work. This cost is anticipated to increase approximately \$20,000 due to a need to change the location of the dispenser unit. The construction portion of this project is still anticipated to be completed within the budget. However, it has recently come to the attention of Village Staff that the consulting work associated with this project had not previously been brought to the Village Board for approval, nor was it budgeted for separately from the project construction.

Proposals for the required consulting work were submitted to Village Staff in December 2020 by Integrity Environmental Services, Inc. Original submittals pertained to overall project management (project design, bidding assistance, contract administration, etc.) as well as a separate submittal for work associated with addressing contaminated soils to meet IEPA regulations. This work has been proceeding on a regular basis throughout project construction and is nearing completion. During construction, it was determined that the previous proposal associated with IEPA regulations would no longer be needed and a third proposal was provided in November 2021 showing a substantially reduced cost for this portion of work. The two relevant proposals are attached to this memorandum.

Integrity Environmental Services, Inc. has performed well and has served as an invaluable resource throughout the project. As such, Village Staff is seeking retroactive approval of a contract with Integrity Environmental Services in the amount of \$34,925.00 for all consulting work associated with the Village's Fuels System Improvement Project.

Recommendation: If the Village Board concurs with this recommendation, the following motion would be appropriate: Motion to ratify an agreement with Integrity Environmental Services, Inc. in the amount of \$34,925.00 for the Fuel System Improvement Project and authorize the Village Administrator to execute the contract agreement.

Attachment

Integrity Environmental Services, Inc. – Proposal 1 (project management)

Integrity Environmental Services, Inc. – Proposal 2 (IEPA regulations)



December 4, 2020

P-1205

Mr. John Anderson
Public Works Director
Village of River Forest
400 Park Avenue
River Forest, Illinois 60305

Dear Mr. Anderson:

Revised Professional Environmental Engineering Services Proposal
Project Design and Engineering/Preparation of Bidding Documents,
Bidding Assistance, Construction/Project Management Services,
Contract Administration, and UST System Upgrade Soil Sample
Collection and Analysis, and Preparation of OSFM Site
Assessment (UST Upgrade) Report
UST System Upgrade Project
Village of River Forest
Public Works Facility
45 Forest Avenue
River Forest, Illinois
IES Project No. 1020-01

Integrity Environmental Services, Inc. is again pleased to have the opportunity to present a proposal detailing the professional environmental and engineering consulting, design, management, testing, and reporting services we can provide for the above referenced Village of River Forest project. Specifically, and as requested, this proposal has been revised to include the professional services we will provide in association with an in-place upgrade of the existing underground storage tank (UST) systems, as well as the replacement of all fueling station surface features and equipment for/at the Public Works facility. Please note, this revised proposal is intended to supersede our previously issued proposal in its entirety.

This proposal has been prepared in accordance with the requirements of a publicly bid project. Also, this proposal includes the professional environmental services required by governing regulatory agencies involved with UST system upgrade projects. This revised proposal includes the environmental and engineering tasks from the project design services through the reporting services required by the Office of the State Fire Marshal (OSFM) following the UST upgrade work. As you are aware, the services associated with the initial preliminary project analysis has been completed.

Please make special note, because all work associated with this project will occur on the Public Works property, we will not be incorporating the services of a civil engineering firm, typically needed for street repair requirements, curb reconstruction, public storm water re-routing, etc.

The professional environmental and engineering services tasks that we are proposing are listed below. These tasks have been presented in general chronological order, and are further detailed on the pages that follow.

- *Task 1- Preliminary Project Analysis (completed)*
- Task 2- Project Design and Engineering and Preparation of Bidding Documents
- Task 3- Bidding Assistance
- Task 4- Construction/Project Management Services
- Task 5- Contract Administration Services
- Task 6- UST System Upgrade Project Soil Sample Collection and Analysis, and Preparation of OSFM Site Assessment Report

Please note, there is a potential for the discovery of a petroleum release from/at the UST system piping runs during or following their removal. The determination as to the existence of a release and soil impact is made by the on-site OSFM inspector, at which time the Village will be required to contact the Illinois Emergency Management Agency (IEMA) to obtain an incident number. As you know, the assignment of a release incident number triggers the involvement of the Illinois Environmental Protection Agency (IEPA) Leaking UST (LUST) Program and their environmental corrective action and reporting work. The professional environmental services we can provide if a release is discovered and if an incident number is assigned, have been detailed in a separate, supplemental proposal.

This professional environmental and engineering services proposal has been divided into the tasks listed above, each addressing a specific area of service to be provided by our firm for the Village and this project. A description of these services, and our associated fees, are detailed in the paragraphs that follow.

Task 1- Preliminary Analysis:

This task has been completed.

Task 2- Project Design and Engineering and Preparation of Bidding Documents:

Integrity Environmental Services, Inc. will prepare technical plans and specifications for the upgrade of the existing UST systems, including the removal and replacement of product piping, dispensers and fuel island, related concrete slabs, surrounding/adjacent asphalt, electrical/lighting items, and all other system equipment, features, and components that are no longer needed.

The plans and specifications will also include backfill materials and compaction and surface pavement sections to ensure proper site restoration requirements are met. Our design and the bidding documents will include, but not be limited to, all fuel management communication needs, the required leak detection and inventory controls, electrical needs, and all engineering items for concrete and asphalt pavement reconstruction, and site restoration.

These technical plans and specifications, as well as the front-end contractual specifications sections further described below, will be for experienced, qualified, State-registered contractor public bidding. Since only a State-registered tank contractor can apply for upgrade/installation permits through the OSFM and the Village of River Forest (if applicable), all permitting will be performed and completed upon contract execution with the successful bidding tank contractor.

Our specifications/bidding documents will also include the Village's front-end contractual documents, or our front-end documents consistent with the Village's requirements. These front-end sections will include, but not be limited to, general conditions, special conditions, special provisions, schedule information, instructions to bidders, and a detailed bid form. Our bid form documents can also include a pre-qualification section(s) for proper contractor vetting purposes, if needed.

Our project design will also include the preparation of detailed plan drawings for all aspects of the UST upgrade and the new installation items for the new gasoline and diesel fuel UST systems, the new pump island, and all new features, components, etc., as well as for all new pavement and site restoration.

Our plans will include scaled AutoCAD drawings prepared in accordance with the Village's format and standards. It is understood that all plan documents are subject to review and revision as the design process develops. All work will be specified, and ultimately performed, in accordance with all current codes, standards, and regulations of all entities involved.

Upon the Village's approval of the project specifications and plan set, Integrity Environmental Services, Inc. will provide an electronic copy as well as reproduce twenty (20) bound copies (books) for use during the bidding process. Additional copies will be generated upon request or as interest in the project warrants.

Based on the project scope as we understand it to date, and as described above, our fee for providing Project Design and Engineering and Preparation of Bidding Documents services will be **\$10,450**.

Task 3- Bidding Assistance:

Integrity Environmental Services, Inc. will also assist the Village with all aspects and services associated with the contractor bidding process. We will assist the Village with the preparation of a Legal Notice as required for public advertisement in the publication of your choice. During the bidding process, Integrity Environmental Services, Inc. will also conduct a Pre-Bid Meeting and a walk-through of the sites/areas to address any questions from prospective bidding contractors. The Pre-Bid Meeting and walk-through will be conducted by our office and documented by the preparation and distribution of Meeting Minutes.

During the bidding process, we will also respond to questions from bidders, as well as your office by issuing addenda, if required. After bids are received, we will assist with the opening of bids, provide a tabulation of bids, and will assist your office in determining the lowest responsive bidder so that a contract can be awarded.

Additionally, the bidding phase of this project can include the pre-qualification, reference review, and vetting of bidders prior to award recommendation.

Our not-to-exceed fee for providing all bidding assistance services, as described above, will be **\$2,280**.

Task 4- Construction/Project Management Services:

Integrity Environmental Services, Inc. will provide a qualified and experienced project manager to represent the Village and to perform construction management services for the project in accordance with the project specifications and plans. Our preliminary project duration estimate for the physical contracted work is approximately fifteen (15) business days. Based on this duration and in consideration of providing on-site project management duties at crucial times during construction (i.e. during OSFM inspections, soil testing, key system installation dates, quality assurance support, substantial and final completion walk-through(s), etc.), we have revised our on-site management estimate to 100 hours.

We will also collect and review all contractor submittals and conduct a Pre-Construction Meeting with the contractor of award and Village personnel, again documented by preparation and distribution of Meeting Minutes. Additionally, we will provide the Village with a final inspection report, "as-built" drawings, final specifications from equipment manufacturers, and any required contractor testing results for permanent record. Compliance verification will also be provided as part of the contractor close-out process.

Once again, we are estimating at this time that our project manager will incur approximately 100 hours of site time during this project. Using our typical on-site project management hourly rate of \$85 per hour, **\$8,500** should be budgeted for this phase/task.

Task 5- Contract Administration Services:

We will also provide important administration services associated with the contractor's contract with the Village. Our contract administration services will include, but not be limited to, contract (Owner-Contractor Agreement) preparation, insurance and bonding document review and processing, additional submittal and Change Order processing (if required), pay request review and approval, project close-out paperwork, etc.

Our not-to-exceed fee for performing the Task 5 contract administration services associated with this project will be **\$3,040**.

Task 6- UST System Upgrade Project Management, Soil Sample Collection and Analysis, and Preparation of OSFM Site Assessment Report:

As you know, the OSFM governs the upgrades of UST systems in Illinois. The OSFM also enforces subsequent excavation/trench soil sampling, and reporting requirements to document the success of the tank upgrade work. The OSFM representative must be on-site to witness the upgrade, specifically the piping and top-of-tank removal items, and to make a determination as to the existence of a petroleum release. As noted above, in the event that impacted soils are discovered during or following the tank upgrade work, an incident number assignment will be required as instructed by the OSFM representative. The assignment of a release incident number triggers the involvement and requirements of the IEPA LUST Program. If a No Further Remediation (NFR) declaration and letter from the IEPA are the goal regarding closure, the IEPA LUST Program regulations must be followed and additional environmental consulting, testing, and reporting fees will apply. Please refer to our supplemental proposal outlining the IEPA corrective action services that may be required.

The professional environmental services needed to satisfy the regulatory requirements of the OSFM in association with the upgrade of the subject UST systems, are further detailed in the paragraphs that follow.

UST System Upgrade Project Management-

As noted above, there are specific requirements enforced in Illinois by the OSFM regarding the upgrades of UST systems, as well as for documenting the environmental condition of surrounding soils.

A representative from the OSFM must be present during the time of the tank upgrade project, not only to witness the upgrade effort, but also to make a determination as to the existence of impacted soils and the necessity of an incident number. Integrity Environmental Services, Inc. will provide an experienced and qualified environmental project manager to oversee the UST upgrade, document all activities, communicate with the OSFM inspector as needed, and to represent the Village during the work.

Our representative will also collect and generate all necessary documentation for permanent record and reporting purposes. Additionally, we will visually examine and continually screen soils with a Photoionization Detector (PID), collect and examine all required soil samples, and document all field observations and conditions.

We are again pleased to note that the fees for our UST system upgrade project management are already accounted for in Task 4 above.

UST Excavation Soil Sample Collection and Analysis-

The OSFM also enforces the requirement of obtaining and analyzing product piping trench soil samples during/following the upgrade of the UST systems. This soil sampling requirement is enforced regardless of a tank's age, use history, or the assignment of an incident number. This soil sample data must be included in the Site Assessment Report (UST Upgrade Report), also required by the OSFM.

Based on the estimated underground piping span footage, accounting for the required IEPA 20-foot linear foot sampling protocol, and on the products being stored, we estimate that eight (8) tank piping trench soil samples will require BTEX, PNA, and MTBE laboratory analysis.

The fee for the analysis of these soil samples, as proposed and as estimated above will be **\$2,360** (8 samples @ \$295/sample).

OSFM Site Assessment Report (UST Upgrade Report)-

The preparation of a Site Assessment Report is required by the OSFM to detail the UST upgrade effort. This report must include permit documentation, a brief site history and narrative, site drawings, liquid waste manifests, the tank destruction certificate(s), laboratory data, photographs, etc.

In addition, this report must conclude with the OSFM's Notification Form and upgrade certification, certifying that the tanks were properly upgraded in accordance with regulatory requirements.

Our fees associated with the preparation of this OSFM Site Assessment Report will not exceed **\$1,360**.

Please note, if additional time, samples, etc. are required because of the environmental condition of the soil samples retrieved or due to unforeseen conditions, we will notify your office immediately. We will not proceed with any additional work without your prior consent and approval.

Additionally, please note, all project data and analytical results are confidential and for your exclusive use or for those specifically designated by your office. We will not discuss the data obtained or generated during this project with any other party without your prior consent.

In summary, the fee schedule for all professional services tasks detailed in this proposal will be as follows:

- Task 1- Preliminary Analysis = *Completed*
- Task 2- Project Design and Engineering and Preparation of Bidding Documents = \$10,450 (not-to-exceed)
- Task 3- Bidding Assistance = \$ 2,280 (not-to-exceed)
- Task 4- Construction/Project Management Services = \$ 8,500 (estimated)
- Task 5- Contract Administration Services = \$ 3,040 (not-to-exceed)
- Task 6- UST System Upgrade Project Management, Soil Sample Collection and Analysis, and Preparation of OSFM Site Assessment Report = \$ 3,720 (estimated)

Total, Tasks 2 through 6 = \$27,990

Once again, we greatly appreciate the opportunity to submit this proposal and look forward working with you, the Village of River Forest, and all staff members involved with this project. If a meeting is in order to further discuss these services and the structure of this proposal, please feel free to contact me at any time.

Mr. John Anderson
P-1205
December 4, 2020
Page 8

If you agree with the language and fee schedule presented herein, and would like us to conduct this work, please indicate your authorization by signing and returning the Authorization to Proceed page of this proposal or issuing a Purchase Order accordingly. We are prepared to begin Task 2 services upon receiving your authorization to proceed.

As always, if you have any questions, please feel free to contact the undersigned at (630) 253-3375.

INTEGRITY ENVIRONMENTAL SERVICES, INC.

A handwritten signature in blue ink, appearing to read 'M. Ravanese', with a stylized flourish at the end.

Mark J. Ravanese
President

Mr. John Anderson
P-1205
December 4, 2020
Page 9

AUTHORIZATION TO PROCEED:

This proposal is acceptable as written on this _____ day of _____, 2020,
and I authorize Integrity Environmental Services, Inc. to begin work on this project.

Name

Title



INTEGRITY

ENVIRONMENTAL SERVICES, INC.

1220 IROQUOIS AVE
SUITE 100
NAPERVILLE, IL 60563

630-718-9133
FAX 630-718-9114

November 12, 2021

P-1019

Mr. Jeff Loster
Public Works Director
Village of River Forest
400 Park Avenue
River Forest, Illinois 60305

Dear Jeff:

Professional Environmental Services Proposal
IEPA LUST Management, Reporting, and Reimbursement Work
UST System Upgrade Project
Village of River Forest
Public Works Facility
45 Forest Avenue
River Forest, Illinois
IES Project No. 1020-01

Integrity Environmental Services, Inc. is again pleased to have the opportunity to present a proposal detailing the professional environmental services we can provide for the Village of River Forest and the above referenced project. Specifically, and as discussed, this proposal includes a detailed description of the professional environmental services we will provide in association with the Illinois Environmental Protection Agency (IEPA) Leaking UST (LUST) Program management, reporting, and reimbursement work now required in response to the recently assigned Illinois Emergency Management Agency (IEMA) release incident number (No. 20210970, dated October 28, 2021).

As you know, the assignment of a release incident number triggers the involvement of the IEPA LUST Program and their environmental corrective action and reporting work. As we discussed, we recommend that the Village proceed with only with the tasks necessary to satisfy the IEPA's initial reporting requirements at this time. The additional site investigation, soil sampling, and reporting work that is required to achieve closure and to receive a No Further Remediation (NFR) declaration (letter) is costly and, as you had indicated, not yet budgeted. If the Village elects to move forward with this additional site investigation and reporting work to achieve closure and the NFR, we will prepare and submit an additional proposal upon request.

The professional environmental services we are proposing to complete the initial IEPA LUST Program reporting and reimbursement tasks are listed below.

- Preparation of the IEPA LUST Program 20-Day Certification
(*This document certifies that the Village of River Forest
agrees with the requirements of the LUST program*)-
Lump Sum Fee =

\$ 380

- Preparation of the IEPA LUST Program 45-Day Report
(The 45-Day Report is a status report detailing the activities involved with the UST upgrade project, the soil sampling/backfill material data performed to date, and other property specifics)-
Lump Sum Fee = \$3,800
- Preparation of the Eligibility and Deductibility Form
(This on-line application is issued to the OSFM and is a request on the Village's behalf to obtain the eligibility and deductibility status of the site as it relates to the assigned incident number)-
Lump Sum Fee = \$ 475
- Preparation of the IEPA LUST Fund Early Action Reimbursement Payment Request
(This service involves gathering and generating all documents needed to seek recovery of eligible costs incurred to date from the IEPA LUST Fund)-
Lump Sum Fee = \$2,280

Once again, the additional site investigation, soil sampling, and reporting work that will be required to achieve full closure and to receive the NFR letter is costly and, as you had indicated, not yet budgeted. If the Village elects to move forward with this additional site investigation and reporting work to achieve closure and the NFR, we will prepare and submit an additional proposal upon request.

If additional time, samples, etc. are required because of the environmental condition of the soil samples retrieved or due to unforeseen conditions, we will notify your office immediately. We will not proceed with any additional work without your prior consent and approval.

Additionally, please note, all project data and analytical results are confidential and for your exclusive use or for those specifically designated by your office. We will not discuss the data obtained or generated during this project with any other party without your prior consent.

Once again, we appreciate the opportunity to submit this proposal and look forward working with you, the Village of River Forest, and all staff members involved with this project. If would like us to conduct this work, please sign the Authorization page of this proposal and return it to our office or issue a purchase order number accordingly. We are prepared to proceed upon authorization.

Mr. Jeff Loster
P-1019
November 12, 2021
Page 3

As always, if you have any questions, please feel free to contact the undersigned at (630) 253-3375.

INTEGRITY ENVIRONMENTAL SERVICES, INC.

A handwritten signature in blue ink, appearing to read 'Mark J. Ravanese', with a stylized flourish at the end.

Mark J. Ravanese
President

Mr. Jeff Loster
P-1019
November 12, 2021
Page 4

AUTHORIZATION TO PROCEED:

This proposal is acceptable as written on this _____ day of _____, 2021,
and I authorize Integrity Environmental Services, Inc. to begin work on this project.

Name

Title



MEMORANDUM

DATE: December 13, 2021

TO: Brian Murphy, Village Administrator

FROM: Jeff Loster, Director of Public Works and Development Services

SUBJECT: Change Order – 2021 Curb and Sidewalk Project

Issue: Construction of the 2021 Curb and Sidewalk Project was completed during November, 2021. Initially, \$55,000.00 was budgeted for this work within the General Fund with another \$10,000.00 budgeted in the Water-Sewer Fund.

Analysis: The original construction contract for this project was awarded to Strada Construction Co. in the amount of \$51,400.00 on March 29, 2021. The scope of work was increased in an effort to utilize the entire available budget. In doing so, Staff exceeded the original contract award amount.

The cost of this increased scope of work put the overall total of work over the awarded amount of the contract and over budget, however, by taking into account payments made by residents participating in the program, the cost to the Village is still within budget. Project costs associated with this work are as follows:

- Project Budget - \$65,000.00
- Contract Award - \$51,400.00
- Work Completed - \$72,326.98
- Resident Payments - \$8,332.14
- Total Village Cost - \$63,994.84

The final cost of all curb and sewer replacement work completed is \$72,326.98, which is a total of \$20,926.98 over the awarded amount.

Recommendation: Consider a Motion to approve a Change Order in the amount of \$20,926.98 for the construction of the 2021 Curb and Sidewalk Replacement Project.

Attachments: Resolution

RESOLUTION NO. _____

**A RESOLUTION APPROVING AND AUTHORIZING
THE EXECUTION OF CHANGE ORDER NO. 1
TO THE STRADA CONSTRUCTION CO. CONTRACT RELATING TO
THE 2021 CURB AND SIDEWALK REPLACEMENT 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 March 29, 2021, the President and Board of Trustees of the Village approved and authorized the execution of a contract (“Contract”) for the 2021 Curb and Sidewalk Replacement Project (“Project”) with Strada Construction Co. (“Contractor”). The original amount of the Project was fifty one thousand four hundred and (00/100) Dollars (\$51,400.00). The anticipated completion date for the Project was July 16, 2021 (“Project Completion Date”); and

WHEREAS, the Contractor has filed a request for payment of Change Order No. 1 in the amount of twenty thousand nine hundred twenty six and (98/100) Dollars (\$20,926.98), due to the need to increase the scope of work based on available budget, 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 twenty thousand nine hundred twenty six and (98/100) Dollars (\$20,926.98). 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 seventy two thousand three hundred twenty six and (98/100) Dollars (\$72,326.98) 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 13 day of December, 2021.

AYES: _____

NAYS: _____

ABSENT: _____

APPROVED by me this 13 day of December, 2021.

Village President

APPROVED and FILED in my office this 13 day of December, 2021 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)

Strada Construction Co.

1742 W. Armitage Court
 Addison, IL 60101
 Tel# 630-627-3800
 Fax# 630-627-3819

INVOICE

DATE	INVOICE #
11/17/2021	18-871 2086
TERMS	
Due on receipt	

BILL TO

Village of River Forest
 400 Park Ave,
 River Forest, IL 60305
 Attn: Jeff Loster

PROJECT

ITEM	DESCRIPTION	QTY	UNIT PRICE	AMOUNT
1	2021 SIDEWALK PROGRAM		0.00	0.00
1	PCC SIDEWALK REMOVAL	8,097.7	2.00	16,195.40
2.	PCC SIDEWALK 5"	8,297.7	5.75	47,711.78
3.	DETECTABLE WARNING	10	15.00	150.00
4.	COMBINATION CURB AND GUTTER REMOVAL	95	10.00	950.00
5.	COMBINATION CURB AND GUTTER B612	106	17.50	1,855.00
6.	DRIVEWAY PAVEMENT REMOVAL	75.9	9.00	683.10
7.	PCC DRIVEWAY PAVEMENT 6"	75.9	63.00	4,781.70
TOTAL				\$72,326.98
RECEIVED				\$0.00
BALANCE DUE				\$72,326.98



2022

VILLAGE OF RIVER FOREST PUBLIC NOTICE OF MEETINGS

Name of Board, Committee or Commission	Day of Month	Time
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VILLAGE BOARD REGULAR MEETING

2nd Monday
& 4th Monday

7:00 p.m.

Name of Board, Committee or Commission	Day of Month	Time
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VILLAGE BOARD COMMITTEE-OF-THE-WHOLE

except as listed below:

Monday, January 17 – rescheduled to January 18

Monday, February 21 – rescheduled to February 22

3rd Monday (*as needed*)

(MLK Day)

(Presidents Day)

7:00 p.m.

DEVELOPMENT REVIEW BOARD

1st & 3rd Thursday

7:30 p.m.

TRAFFIC & SAFETY COMMISSION

3rd Wednesday of
Jan., March, May, July, Sept., and Nov.

7:30 p.m.

AGE FRIENDLY ADVISORY COMMITTEE

2nd Wednesday

6:00 p.m.

BOARD OF FIRE AND POLICE COMMISSIONERS

4th Wednesday

6:00 p.m.

PLAN COMMISSION

3rd Tuesday

7:00 p.m.

JOINT REVIEW BOARD – MADISON ST TIF

Wednesday, January 12

5:00 p.m.

JOINT REVIEW BOARD – NORTH AVE TIF

Wednesday, January 12

5:15 p.m.

ZONING BOARD OF APPEALS

2nd Thursday

7:30 p.m.

HISTORIC PRESERVATION COMMISSION

4th Thursday

7:00 p.m.

SUSTAINABILITY COMMISSION

2nd Tuesday

7:00 p.m.

POLICE PENSION BOARD

4th Thursday of Jan., April, July & Oct.

3:30 p.m.

FIRE PENSION BOARD

4th Thursday of Jan., April, July & Oct.

2:00 p.m.

BOARD OF LOCAL IMPROVEMENTS

On Call

LOCAL ETHICS COMMISSION

On Call

ECONOMIC DEVELOPMENT COMMISSION

1st Wednesday

6:00 p.m.

DIVERSITY, EQUITY AND INCLUSION ADVISORY GROUP

1st Monday and 3rd Tuesday

7:00 p.m.

VILLAGE HALL ADMINISTRATIVE OFFICES ARE CLOSED ON THE FOLLOWING HOLIDAYS:

MARTIN LUTHER KING JR. DAY (1/17/22), PRESIDENTS DAY (2/21/22), MEMORIAL DAY (5/30/22),

INDEPENDENCE DAY (7/4/22), LABOR DAY (9/5/22), THANKSGIVING DAY (11/24/22), DAY AFTER THANKSGIVING (11/25/22), DAY BEFORE CHRISTMAS EVE (12/23/22), MONDAY FOLLOWING CHRISTMAS DAY (12/26/22), MONDAY FOLLOWING NEW YEAR (1/2/23)

*All Meetings are held in the Community Room of the
Municipal Center unless otherwise posted. Meeting dates and times may be subject to
change. Check Village Hall or Village website under “Agendas and
Minutes” to confirm meetings.*

Revised 12/13/21



MEMORANDUM

TO: Brian Murphy
Village Administrator

FROM: Robert Nortier
Robert Nortier
Interim Fire Chief

DATE: December 3, 2021

SUBJECT: Monthly Report – November– 2021

The Fire Department responded to 210 calls during the month of November. This is above our average number of calls in comparison to 2020. We experienced 7 fire related calls for the month. Emergency Medical Service calls represented 63% of our response activity for the month of November.

Incident Type Group	2021-10-01
100 - Fire	7
300 - EMS	133
400 - HAZMAT	3
500 - Service Call	15
600 - Series	27
700 - False Alarm	24
Other	1
Monthly Total	210

Cases of COVID continued to increase in River Forest during the month of November. There were 74 new cases of COVID in River Forest in November. There have been 1061 confirmed cases of the virus in River Forest since the pandemic began. River Forest has 66.4% of all residents fully vaccinated and 88.4% of all residents have had at least one vaccination shot according to Cook County data as of December 3, 2021. The county and state have instituted stricter mask guidance due to the increase in cases in the county.

On November 1, we responded to a structure fire at 1023 Park Avenue. The fire was contained to the front foyer area of the structure, and was most likely caused by workers doing roof repairs. See below for more details.

November 3, an Officers meeting was held in the Community Room. Topics of discussion included personnel, apparatus, COVID, Fire Alarms, and the ESO Reporting System.

On November 8, I participated in the interview process for the position of Village Administrator.

On November 16th, I participated in the negotiation process between the Village and Firefighters Local 2391. The meeting felt productive, and hopefully will finished in the near future.

Also on November 16th, FD members attended the Employee Wellness Program held in the Community Room. We would like to congratulate FF Boyd for his participation and winning 8 hours of time off.

On November 23, we assisted the Oak Park Fire Department with an extra alarm fire on Lake Street. See below for further details.

Learning the ESO system continues to be an on-going experience. I plan on spending more time developing/obtaining simplified reports that will assist all personnel with data retrieval, training information, etc.

Our Public education projects, including station tours and block parties continue. We are limiting access to vehicles at block parties and tours following COVID protocols.

Incidents of Interest

RFFD responded to a building alarm in River Forest. Upon arrival, we were returned by command.

See details below.

Suppression Activities

For the month of November, we responded to 210 emergency calls, which is above our average amount of calls. Of this total, 7 were fire related incidents. Three of these fire incidents occurred in River Forest. The other fire incidents occurred outside of River Forest.

The first incident was a building fire in River Forest. Upon arrival, RFFD reported "nothing showing" on the A and D sides of the structure. The homeowner stated there was smoke in the basement and attic. We entered the home to investigate using a thermal imaging camera. There was light smoke in a closet on the A side of the basement (west wall). The homeowner stated there was roof work done today, he did not know if torches were used during the roof work. We found light smoke on the A side (west) of the attic. The smoke was coming from the eaves. A strong smell of wood burning was noted. The blown-in insulation in the eaves, where there was smoke, had no charring when pulled out. There were no heat spikes on the thermal imaging camera. At this time the smoke detector in the attic was activated. We found smoke coming from a peak on the second floor balcony. It was noted that there were tools including propane torches on the balcony floor. The smoke increased as they began removing roofing material. When FPPD pulled the ceiling they found fire in the ceiling void space. A 1-3/4 inch hand line was used to extinguish the fire. We removed the roofing material above the fire using tools and a chainsaw. The rafters were exposed and the crew noted charring to one of the rafters. There appeared to be no fire extension beyond the balcony roof area. Several crews used thermal imaging cameras to investigate the walls/ceilings on the west side of the home. No heat spikes were found. The cameras were used on all four floors repeatedly to check for heat. Nothing was found. RFFD and FPPD removed the blown-in insulation from the west eaves of the attic. There was no heat, no smoke, and no charring noted during the removal. A battery operated PPV fan was put at the rear door that led into the garage. The basement and home were ventilated. The crews were able to remove the smoke using the PPV fan. The circuit breaker for the front foyer lights and outlet was put in the "off" position by firefighters. Firefighter Seablom and Lt. Smith investigated the fire.

The second incident was a garbage can fire in River Forest. RFFD arrived and found the remains of a plastic black wheeled garbage can, approximately 96-gallon capacity. The homeowner was spraying the smoking garbage can with a garden hose. We deployed a 300 foot 1-3/4 inch hose line. The homeowner stopped spraying the can and flames erupted from the plastic mass. RFFD extinguished the fire using 338 gallons of water. We used a pike pole to move the debris apart to soak the burning contents. The crew soaked the wooden fence. Truck 219 arrived and investigated the exterior and interior of the garage with a thermal imaging camera. There was no fire, no heat, and no odors inside the garage. The thermal imaging camera found no temperature spikes. The garage eaves were near the fire. Truck 219 had the homeowner remove a car from the garage. We pulled down the garage attic ladder and climbed up into a storage area above the garage. The TIC found no heat. No fire and no smoke were observed in the storage area. The other side of the wooden fence belonging to 734 Clinton Place had no damage. There was no damage to the wooden fence associated to 730 Clinton Place. The water soaked debris from the melted garbage can was shoveled up by Engine 213 and placed inside two other cans. The debris consisted of shredded paper. There was no obvious ignition source in the debris. The water soaked remains of the garbage can were placed next to the other garbage cans. River Forest units returned in-service.

The third incident was a structure fire in Oak Park. RFFD provided mutual aid and while en route OPFD elevated to a box alarm. We were ordered to assist with stretching hoselines to the rear of fire building. We assisted OPFD with hose management and placement of water on the fire. After about 30 minutes we were ordered to the front of the fire building and then sent to the roof to assist in ventilation by climbing OP 631. 5 minutes later everyone was ordered off the roof. We stayed on the ground and then were ordered to the roof of the theater to assist in fire extinguishment and overhaul of the D side of the 3rd floor apartment. Our crew then assisted with getting a 2-1/2 inch hoseline off the theater roof and assisted with cleanup.

The fourth incident was a garage fire in Oak Park. RFFD was sent to the garage in the rear of the property. Upon arrival, the fire was out. We were returned.

The fifth incident was a building fire in Oak Park. RFFD provided automatic aid.

The other fires were cooking fires that caused no damage. One occurred in Elmwood Park and the one occurred in River Forest.

Training

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

- No Loyola CE during the month of November
- Shifts continued their assigned building inspections
- FF/PM's Seablom, McKenna, and Buchholz have been cleared to drive Truck #219
- FF/PM's A. Howe, and Basa continue with Truck #219 training
- Division 11 Haz Mat Drill held in North Riverside – training included monitoring, identifying, sampling & science. Members were also shown how to calibrate monitoring equipment.
- Division 11 Technical Rescue drill was held at Mt. Auburn Cemetery. Subject was Trench Rescue & wall shoring with Prospan Struts.

Paramedic Activity

We responded to 133 EMS calls, making contact with 135 patients, for the month of "November. This is above our monthly average number of EMS calls. Of this total, 50 patients were classified as ALS and 75 were BLS and there were 10 invalid assists. 32 of the 75 BLS patients refused treatment and/or transport.

A detailed monthly EMS report is available for review.

Fire Prevention

During the month of November, the Fire Prevention Bureau conducted 14 regular inspections and 14 company inspections. There were 41 violations noted and 36 violations corrected. Fire Prevention performed 5 plan reviews.

A detailed monthly Fire prevention report is available for review



Village of River Forest
Public Works and Development Services
400 Park Avenue
River Forest, IL 60305
Tel: 708-366-8500

MEMORANDUM

Date: December 6, 2021

To: Cathy Adduci, Village President
Village Board of Trustees

From: Jeff Loster, Director of Public Works and Development Services
Sara Phyfer, Management Analyst

Subj: Building Report – November, 2021

Permit and Real Estate Transfer Activity

Year-to-date revenue for FY 2022 is \$419,140 which is 66% of the revenues budgeted for FY 2022.

Real Estate Transfers

	November 2021	November 2020	FY 2022 YTD Total	FY 2021 Total
Transfers	20	16	180	276

Residential Property Demolition

	November 2021	FY 2022 YTD Total	FY 2021 Total	FY 2020 Total
Residential Demolitions	0	3	4	5

Address

n/a

Architectural Significance

n/a



Village of River Forest

Village Administrator's Office

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

MEMORANDUM

Date: December 7, 2021

To: Catherine Adduci, Village President
Village Board of Trustees

From: Lisa Scheiner, Assistant Village Administrator

Subj: Zoning Report – November, 2021

As a result of the reorganization of the Public Works and Development Services Department, the monthly building and zoning activity report has been split into two separate reports effective for the month of November, 2021. Given that the Village Administrator acts as the Zoning Administrator and many of the duties are delegated to the Assistant Village Administrator, the monthly zoning report will be produced by the Administration Department until further notice. Below is a summary and status report on zoning activity.

Planned Development Project/Development Review Board Updates

Below please find a summary of the status of approved and pending planned developments.

Approved:

- 7574 Division Street – This project was approved June 28, 2021. From the date of approval, the applicant has nine months to obtain a building permit, 15 months to commence construction, and 18 months to complete construction. A building permit has been issued and work is in progress. A project website has been established (www.vrf.us/trinity).
- Mixed Use Development (Lake and Lathrop) – This project was approved on September 17, 2018. Village Staff have been working with the developer to issue the building permit so that site work and excavation can begin in early November. Project updates will continue to be provided on the Village's website (www.vrf.us/lakeandlathrop).
- 735 Lathrop Avenue – This project was approved November 22, 2021. From the date of approval, the applicant has nine months to obtain a building permit, 15 months to commence construction, and 18 months to complete construction. A building permit has been issued and work is in progress. A project website has been established (www.vrf.us/rflibrary).

Pending

- 400 Ashland Avenue – The property owner appeared before the Development Review Board on February 18, 2021 regarding a pending application for a major amendment to an existing planned development to convert a portion of the building from commercial to residential space. A public hearing was opened on August 5, continued to September 2, and continued again to October 21. At its October 21 meeting, the Development Review Board recommended conditional approval of this project. The Development Review Board adopted its findings of fact in November and this matter will be forwarded to the Village Board of Trustees for consideration in December. A project website has been established (www.vrf.us/400ashland) for more information about the project and application.

Zoning Board of Appeals Updates

Below please find a summary of the status of zoning board matters.

- 1111 Bonnie Brae Place – The public hearing for the requested variation was conducted on November 11, 2021. The Zoning Board of Appeals will return in January to adopt its findings of fact. It is anticipated that this matter will be presented to the Village Board of Trustees for consideration in late January.



Village of River Forest

POLICE DEPARTMENT MEMORANDUM

TO: Brian Murphy - Village Administrator

FROM: James O'Shea- Chief of Police

DATE: December 8, 2021

SUBJECT: November 2021 Monthly Report

Crime Statistics

The month of November 2021 indicated a 100% increase in Group A (previously Part I) offenses in comparison to November 2020. There was a 43% increase in Group B (previously Part II) reported crimes compared to November 2020. An increase in Aggravated Assault, Burglary, Burglary from Motor Vehicle, and Motor Vehicle Theft incidents contributed to the reduction in Group A crimes. It should be noted that the majority of these incidents involve vehicles left unlocked and/or keys left in the vehicle. An increase in Battery, Disorderly Conduct, and misdemeanor traffic offenses contributed to the Group B uptick. For calendar year 2021, Group A crimes are down 18% at this time, while Group B crimes are up 45% in comparison to 2020 year-to-date statistics. We will continue to report any anomalies in data or statistics for calendar year 2021.

	Nov 2021	Nov 2020	Diff. +/-	% +/-	YTD 2021	YTD 2020	Diff. +/-	% +/-
Group A*	24	12	12	100%	161	197	-36	-18%
Group B**	80	56	24	43%	800	553	247	45%
Reports***	128	105	23	22%	1,285	1,230	55	4%
Events****	857	784	73	9%	9,525	9,678	-153	-2%

*Group A (previously referred to *Part I*) *Offenses* include homicide, criminal sexual assault, robbery, aggravated battery, burglary, theft, and motor vehicle theft.

**Group B (previously referred to *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 Group A and Group B offenses.

Town Center

The Police Department responded to eighty-five (85) calls for service at the Town Center properties in November 2021; of those calls there were eighteen (18) reported crimes, which included seven (7) Retail Thefts, one (1) Burglary, one (1) Burglary to Auto and nine (9) Panhandler/Criminal Trespass incidents. There was a 12% increase in calls for service in comparison to November 2020. In addition, there was a 38% increase in Criminal Activity in comparison to November 2020. Year-to-date Calls for Service are down 11% and Criminal Activity is up 10%.

Collaboration and Relationship Strengthening

- Officers followed policies and procedures instituted to help in reducing the spread of COVID-19 and in gaining compliance from community members to follow Social Distancing, masks, and other executive guidelines.
- Officers conducted additional patrols/premise checks in the business districts, parks, and schools due to loosening of the COVID-19 pandemic guidelines.
- Attended Administrator's Forum.
- Attended BFPC meetings.
- Attended West Suburban Chief's Association meeting in Brookfield.
- Participated in Race Conscious Dialogue Workshop.
- Participated in Village Administrator Interviews.
- Participated in part-time Community Service Officer interviews.
- Attended WEDGE Task Force meeting.
- Officers increased traffic enforcement efforts at locations based on data-driven response to accidents and community member requests.

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, businesses, and schools. Some of these concerns included general traffic, construction related hazards, crime prevention, and personal safety related issues.

Ordinance Enforcement Officer Activity Summary for November 2021

Bank/Metra	17 Assignments / 2.8 Hrs.
Errands	3 Assignments / 1 Hr.
Local Ordinance Enforcement / Citations	N/A
Parking Citations	28 Citations
Fingerprinting assignments	1 Assignment / .50 Hrs.
Administrative Duties	6 Assignments / 8.5 Hrs.
Animal Calls	4 Assignments / 2 Hrs.
Vehicle Service	20 Assignments / 13 Hrs.
Crossings	7 Assignments / 3.5 Hrs.
Bond Hearing / Court	9 Assignments / 4 Hrs.
Other Assignments	2 Assignments / 1.5 Hrs.
Adjudication / Red Light Hearing	1 Assignment / 1.5 Hrs.
Other Calls for Service	39 Assignments / 14 Hrs.

The OEO conducted parking enforcement throughout the Village, resulting in 28 Tickets and 0 Warnings for:

NOVEMBER 2021	TICKETS	WARNINGS
Time Limit	0	0
No Parking Anytime	0	0
Fire Lane/Hydrant	1	0
Handicapped	0	0
Resident Only Zone	5	0
Permit Parking Only	7	0
Daily Parking Fee Zone	7	0
Other Parking Offense	4	0
Vehicle License	4	0
TOTAL	28	0

School Resource/Crime Prevention Officer Activity Summary for November 2021

Written Reports	10
Foot Patrols / Premise Checks	85
I-Search and Too Good For Drugs Activities	2 Assemblies 12 lessons
Calls for Service	54
Other Assignments	19 assignments / 16 hours
Special Assignments	43 assignments / 142 hours (see below)

School and Community-Support Activity Highlights for November 2021

Ofc. Ransom completed the following:

- I-Search Activity:
 - ✓ 2 assemblies on 11/17/2021
- Too Good For Drugs Activity:
 - ✓ 2 classes on 11/09/2021
 - ✓ 4 classes on 11/15/2021
 - ✓ 2 classes on 11/16/2021
 - ✓ 2 classes on 11/29/2021
 - ✓ 2 classes on 11/30/2021
- Re-assigned to patrol shifts on: November 1,2,4,9,10,13,14,16,17,22,23,24,25, & 30.
- Completed Elderly service referral with report (21-01119) on 11/01/2021.
- Met with Jewel management regarding liquor placement concerns on 11/01/2021.
- Assisted Detectives with recovering wanted vehicles on 11/01/2021.
- Reviewed RF Library safety plan and made recommendations on 11/03/2021.
- Followed up on suspicious person report at RF Community Center on 11/03/2021.
- PYD meeting on 11/10/2021.
- Assisted Detectives attempting to recover stolen auto on 11/10/2021.
- Follow up with supplemental report for burglary (21-01206) on 11/10/2021.
- Youth Network Council meeting on 11/11/2021.
- Conducted six Home Security Surveys throughout the month.
- Conducted lockdown drill at Trinity HS on 11/12/2021 (report completed).
- Online Training: Recognizing Pre-Incident Indicators and Behaviors on 11/12/2021.
- Attended ICAC training on 11/18/2021.
- M-Team meeting on 11/18/2021.
- CCRT meeting on 11/18/2021.
- Senior Services referral and report on 11/24/2021.
- D90 Behavioral Threat Assessment meeting on 11/30/2021.
- Disseminated local business holiday hours on 11/23/2021.

UPCOMING School and Community Support Activities for December 2021

Ofc. Ransom will:

- Continue to assist patrol with reassignments.
- Continue teaching I-Search and Too Good For Drugs.
- Fenwick Health Event on 12/15/2021.
- M-Team meeting on 12/16/2021.

Sgt. Grill will:

- Assist with Adjudication hearings and manage caseload.
- Assist in transitioning to new Adjudication Hearing Officers.
- Assist in training the new part-time CSO.
- 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.
- Support Crime Prevention Officer Ransom in his duties.
- Continue to support CSO Bus.

CSO Bus will:

- Monitor parking issues near the various schools.
- Assist with Child Safety Seat Installations as a newly certified Child Safety Seat Tech.
- Assist in training the new part-time CSO.
- Enforce any/all new regulated parking zones.
- Monitor crossing guard performance and presence.
- Monitor school crossing guards.
- 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 Court records communications.
- Assist with Animal Control.
- Administer traffic control services during Fire and Police related events.
- Continue to utilize the Automated License Plate Reader to increase efficiency and effectiveness of parking enforcement efforts in an effort to gain better community compliance.

Active Solicitor Permits		
Individual or Organization	Description	Expires
Sunrun	Home Services	14-July-22
Vista Chicago	Home Services	08-Jan-22
Joshua's Pest Control	Home Services	28-Jun-22
Ecoshield Pest Control	Home Services	25-Jun-22

Budget and Fiscal Monitoring

November 01 – November 30, 2021

November is the seventh month of Fiscal Year 2022. Due to COVID-19 executive orders and restrictions, extending into the 2nd and 3rd quarters of FY 2022 some revenues may continue to weaken throughout FY 2022. Overtime costs are slightly up for FY 2022. Parking Citation revenue, Administrative Tows, and Local Ordinance Revenues are slightly below expectations, at this time, due to Covid related restrictions still in effect. We will continue to monitor and report any notable patterns or anomalies that occur during FY 2022.

Revenue/Expenditure Summary

Category	Total # Paid FY22 11/21	Total # Paid FY22 Y-T-D	Expenditure/ Revenue FY22 11/21	FY22 Y-T-D Expenditure/Revenue
Parking/Compliance Citations	260	1,531	\$9,653	\$78,957
Admin. Tows	21	118	\$10,500	\$59,000
Local Ordinance	7	66	\$10	\$782
Overtime	360 hrs.	2257 hrs.	\$24,691	\$146,113

Directed Patrols and Traffic Enforcement

The Midnight Shift focused enforcement efforts based on mapping and data of accidents, specifically along Harlem Avenue. The Dayshift and Afternoon Shifts were assigned traffic enforcement missions in the areas of the 300 and 1100 block of Thatcher, Lemoyne and Harlem, 800-900 blocks of Bonnie Brae and Chicago Avenue, 700-1000 blocks of Harlem Avenue, and Lathrop and Madison based on citizen driven concerns. The Dayshift also completed enforcement in the school zones and assisted with school crossing-guard coverage.

The Midnight Shift made seventy-three (73) stops, issued sixty-four (64) citations, and made four (4) traffic arrests and two (2) arrests for Driving Under the Influence. Six (6) vehicles were administratively towed. The shift reported zero (0) accidents on the roadway during the month of November.

The Dayshift made seventy-seven (77) stops with sixty-two (62) citations and twenty-eight (28) warnings issued. The shift recorded five (5) traffic-related arrests during the month.

The Afternoon shift made fifty-eight (58) stops with fifty-two (52) citations and thirty-two (32) warnings issued during Traffic Enforcement Missions. The shift recorded ten (10) traffic-related arrests and ten (10) administrative tows.

Significant Incidents and Notable Arrests:

21-01164 No Valid Driver's License

On November 1, 2021 at about 10:09AM, a River Forest Officer observed a vehicle commit a traffic violation in the 7800 block of Madison Street. The driver, a 62-year old male from Chicago, had never been issued a driver's license. The driver was cited and later released on bond. The vehicle was towed with an administrative hold.

21-01180 Driving Under the Influence

On November 4, 2021, around 11:56PM, a River Forest officer on general patrol near Chicago Avenue and Harlem Avenue observed a vehicle traveling 67mph on Harlem where the speed limit is 30mph. The vehicle was stopped and the driver, a 49-year old female from River Forest, exhibited numerous signs of alcohol impairment, failed Standardized Field Sobriety Tests and was arrested for DUI alcohol. The driver was processed and later released on bond. The vehicle was towed with an administrative hold.

21-01181 Driving While License Suspended

On November 5, 2021 at about 8:08AM, a vehicle was observed committing a traffic violation. The vehicle was stopped and it was determined that the driver, a 35-year old male from Chicago, was Driving While License Suspended. The driver was arrested and released on bond.

21-01191 Retail Theft/Warrant Arrest

On November 7, 2021 at 3:12PM, River Forest officers were dispatched to DSW located at 7321 Lake Street for a reported Retail Theft. The offender, a 45-year old male from Chicago, was identified and arrested for stealing \$214.97 worth of merchandise. The offender also had an outstanding warrant from Chicago for failure to appear on a Retail Theft. The offender was later transported to the Maybrook courthouse for bond hearing.

21-01194 Driving While License Suspended

On November 08, 2021, around 12:39AM, a River Forest officer on general patrol near Lake Street and Lathrop observed a vehicle without its headlights activated. The vehicle was stopped and the driver, a 34-year old male from Willowbrook, was found to have a suspended driver's license, with a suspension for mandatory insurance violations. The driver was arrested for Driving While License Suspended and later released on bond. The vehicle was towed with an administrative hold.

21-01199 Aggravated Driving Under the Influence

On November 09, 2021, around 2:18AM, a River Forest officer on general patrol near North Avenue and Harlem Avenue observed a vehicle committing lane violations. The vehicle was stopped and the driver, a 35-year old female from Chicago, exhibited numerous signs of alcohol impairment, failed Standardized Field Sobriety Tests and was arrested for DUI and No Valid Driver's License. The driver was charged with Felony Aggravated DUI and later transported to a bond hearing at the Maybrook Courthouse. The vehicle was towed with an administrative hold.

21-01205 Unlawful Use of a Weapon/Reckless Driving/Obstructing

On November 10, 2021, around 3:00AM, a River Forest officer attempted to stop a vehicle that he previously

observed driving recklessly in the area on the 1500 block of Bonnie Brae. The vehicle fled but stopped after striking the median on North Avenue. All of the occupants ran on foot but were later apprehended. A loaded handgun was found in the vehicle. The three passengers, ages 24 years old, 20 years old, and 18 years old were Chicago residents. Each of the passengers were charged with Obstructing and later released on bond. The driver, a 19-year old male from River Grove, who had prior gun arrests and was found to have a suspended driver's license (with a suspension for mandatory insurance violations), was charged with Felony Armed Habitual Criminal, and misdemeanors of Fleeing and Eluding, Reckless Driving, Leaving the Scene of an Accident, Driving While License Suspended, Aggravated Speeding and Obstructing. The offender was later transported to a bond hearing at the Maybrook Courthouse.

21-01207 Driving While License Suspended

On November 10, 2021 at about 11:33AM, a vehicle committed a traffic offense in the 700 block of Thatcher. The driver, a 20-year old male from Forest Park, was Driving While License Suspended. The driver was arrested and later released on bond. The vehicle was towed with an administrative hold.

21-01216 Driving While License Suspended/Possession of Drug Paraphernalia

On November 11, 2021 at 3:53PM, River Forest officers were dispatched to Harlem Avenue and Division Street for the subject slumped over the wheel. The driver, a 49-year old male from Chicago, was arrested for Driving While License Suspended. A vehicle search revealed glass pipes with a white powder residue consistent with ingesting crack cocaine. The driver was also charged with possession of drug paraphernalia and released on bond.

21-01220 Driving Under the Influence of Alcohol

On November 12, 2021 at 8:41PM, a River Forest officer conducted a traffic stop in the 1200 block of Monroe Ave. The driver, a 25-year old male from Chicago, showed signs of intoxication and failed field sobriety tests. The driver was arrested for Driving Under the Influence of alcohol and provided a breath sample of .119. The offender was processed and released on bond.

21-01221 Driving Under the Influence

On November 13, 2021, around 2:47AM, a River Forest officer on general patrol near Harlem Avenue and Augusta observed a vehicle crashed into a pole and the driver asleep at the wheel. The driver, a 26-year old male from Chicago, exhibited numerous signs of alcohol impairment, failed Standardized Field Sobriety Tests and was arrested for DUI alcohol. The driver provided a breath sample of 0.167 BrAC, was processed and later released on bond. The vehicle was towed with an administrative hold.

21-01234 Driving While License Suspended

On November 18, 2021 at about 10:45AM, a River Forest officer observed a vehicle commit a traffic violation in the 7800 block of Madison Street. The vehicle was stopped and the driver, a 32-year old female from Maywood, was Driving While License Suspended. The driver was arrested and later released on bond.

21-01239 Driving While License Suspended

On November 20, 2021, around 3:01am, a River Forest officer on general patrol near Harlem Avenue and Oak

observed a vehicle traveling on Harlem Avenue with one headlight. The vehicle was stopped and the driver, a 34-year old female from Chicago, was found to have a suspended driver's license, with three different suspensions for mandatory insurance violations. The driver was arrested for Driving While License Suspended and later released on bond. The vehicle was towed with an administrative hold.

21-01266 Retail Theft

On November 26, 2021 at 4:35PM, River Forest units were dispatched to Walgreen's, 7251 Lake Street, for a reported Retail Theft. The offender, 37-year old male from Chicago, was identified and arrested for stealing \$34.51 worth of merchandise. The offender was charged with misdemeanor Retail Theft and released on bond.

21-01275 Retail Theft

On November 28, 2021 at 3:51PM, River Forest units were dispatched to While Foods, 7245 Lake Street for a reported Retail Theft. The offender, a 38-year old female from Chicago, was identified and arrested for stealing \$373.91 worth of merchandise. The offender was charged with misdemeanor Retail Theft and released on bond.

21-01289 Retail Theft/Warrant Arrest

On November 30, 2021 at 6:24PM, River Forest units were dispatched to Walgreen's, 7251 Lake Street for a reported Retail Theft. The offender, 38-year old male from Chicago, was identified and the proceeds were returned. The employee signed a criminal trespass warning and the subject was arrested for an outstanding DuPage Traffic Warrant. The subject was unable to post bond and was transported to the Maybrook courthouse for bond hearing.

The following chart summarizes and compares the measured activity for all three Patrol Watches during the month of November 2021:

	Midnights 2230-0630	Day Watch 0630-1430	Third Watch 1430-2230
Criminal Arrests	5	0	4
Warrant Arrests	0	0	3
D.U.I Arrests	2	0	1
Misdemeanor Traffic Arrests	4	5	11
Hazardous Moving Violations	54	50	64
Compliance Citations	10	12	23
Parking Citations	175	14	16
Traffic Stop Data Sheets	73	77	108
Quasi-Criminal Arrests/ L.O	1	0	0
Field Interviews	2	6	7
Premise Checks/Foot Patrols	448	263	253
Written Reports	26	34	77
Administrative Tows	6	4	10
Booted vehicles	0	0	0
Sick Time used (in days)	4	0	0

Detective Division

Detective Sergeant Labriola worked fifteen (15) days performing detective duties.

Detective Sergeant Labriola was reassigned to patrol for two (2) afternoon shifts, and four (4) day shifts.

Detective Sergeant Labriola was activated as a West Suburban Major Crimes Task Force (WESTAF) supervisor for a double homicide in Riverside.

Detective Sergeant Labriola worked as a supervisor for two days with the West Suburban Enhanced Drug and Gang Task Force (WEDGE).

Detective Sergeant Labriola completed certificates of purchase for O'Hare Towing.

Detective Sergeant Labriola continued an audit of the currency in custody, and certified letters have been sent to its owners, and asset forfeiture proceeding paperwork was completed.

During the month of November, the Detective Unit completed numerous online mandated further educational courses.

During the month of November, the Detective Unit opened up/reviewed eleven (11) cases for potential follow-up. Of those cases, eight (8) are still active, one (1) was exceptionally cleared, and two (2) were administratively closed. The Unit also continued to investigate open cases from previous months, as well as assisted the Patrol Division in cases reported in the month of November.

Year-to-Date Arrest Statistics

Quantity Arrested	# Felony Charges	# Misdemeanor Charges	# Warrants
14	6	12	1

November 2021 Case Assignment Summary

Part I	# Cases	Cleared by Arrest	Adm Closed	Screen Out	Susp	Except	Pend	Refer	Unfound
Criminal Sexual Assault	1					1			
Residential Burglary	2						2		
Burglary	3		2				1		
Battery	1						1		
Part I Total	7	0	2	0	0	1	4	0	0
Part II	# Cases	Cleared by Arrest	Adm Closed	Screen Out	Susp	Except Clear	Pend	Refer	Unfound
Disorderly Conduct	1						1		
Leaving the Scene of Accident	1						1		
Fleeing and Eluding	2						2		
Part II Total	4	0	0	0	0	0	4	0	0
TOTALS	11	0	2	0	0	1	8	0	0

November 2021 Juvenile Arrests

Offenses	Adjusted	Cited	Petitioned	Referred
No Juvenile Arrests				
Total (0)	0	0	0	0

New Investigations

21-01172 Burglary

On November 3, 2021 at 5:45AM a burglary was reported to the Verizon store located at 7261 Lake St. A review of the video surveillance depicted that on November 2, 2021 at approximately 11:44PM three male subjects used a brick to shatter the window and enter the store to remove numerous cellular telephones. A Critical Reach was disseminated, but no suspects have been identified. This case is administratively closed.

21-01175 Residential Burglary

On November 3, 2021 at approximately 9:45PM River Forest Officers responded to the 1000 block of Thatcher in reference to a residential burglary, which was just discovered. It was determined that between 6:30AM and 9:45PM the offenders forced entry to the front of the residence and took multiple items, mainly jewelry from within the residence. Investigators have been working with other investigators from many nearby suburbs who have experienced similar residential burglaries. Because of the efforts, two offenders were taken into custody. This case is still active.

21-01182 Burglary from Motor Vehicle

On November 5, 2021 at approximately 2:00PM a River Forest Officer responded to the 1100 block of Jackson in reference to a burglary from motor vehicle report. The victim related that approximately 10 minutes prior to the report; two unknown male subjects entered a work van and took tools belonging to the company doing work at a nearby residence. LeadsOnline was negative and an image of the offending vehicle was disseminated in a

Critical Reach bulletin without any success in identifying it. This case was administratively closed.

21-01186 Fleeing and Eluding

On November 5, 2021 at approximately 8:05PM a River Forest Officer stopped a vehicle in the 1500 block of Lathrop for multiple Illinois Vehicle Code violations. The registered owner of the vehicle had a warrant and a suspended license. As the officer approached the vehicle, it fled at a high rate of speed. Investigators will be seeking the vehicle, and this case is still active.

21-01187 Residential Burglary

On November 5, 2021 at 11:37PM River Forest Officers responded to the 1500 block of Jackson in reference to a residential burglary. It was determined that the offenders forced entry into the residence between 4:30PM and the time of the report. The offenders moved many jewelry items from the residence. Investigators have been working with other investigators from many nearby suburbs who have experienced similar residential burglaries. Because of the efforts, two offenders were taken into custody. This case is still active.

21-01206 Burglary

On November 10, 2021 at approximately 6:45AM a resident in the 200 block of Park related that her garage had been burglarized and the offender took her motor vehicle between November 9, 2021 at 4:30PM and the time of the report. Investigators searched for the vehicle on multiple occasions in the area it was observed in the national vehicle locator services database without any success. The Joliet Police Department observed the vehicle at a gas station and when an officer approached, the offender struck the officer and fled from the scene. The offender has been identified and an active warrant for his arrest exists.

21-01229 Criminal Sexual Assault

On November 15, 2021 at 11:43PM River Forest Officers responded to Dominican University located at 7900 Division where a student reported that she had been sexually assaulted in a vehicle, which was parked in the 1200 block Park. Investigators spoke with the victim multiple times, and obtained video surveillance from the university. Investigators spoke with the alleged offender, a 20-year-old male from Berwyn, who provided a statement that the sexual acts were consensual. The evidence at this time was insufficient to make an arrest, and the victim declined to pursue the investigation any further at this time. This case was exceptionally cleared.

21-01243 & 21-01244 Disorderly Conduct/Battery

On November 21, 2021 at approximately 10:59AM River Forest Officers responded to the 7700 block of Madison where one person reported being hit by a paintball, and another who stated that the paintballs just missed him but struck a nearby vehicle. Investigators obtained video surveillance, and obtained a possible license plate from a license plate reader in Elmwood Park. Investigators are continuing to attempt to identify an offender. This case is still active.

21-01265 Hit & Run

On November 25, 2021 at 6:20PM River Forest Officers responded to the 7300 block of North Ave. in reference to a hit and run accident. The victim obtained the offending vehicle's license plate, and was able to identify the registered owner of the vehicle in a photo lineup. Investigators will be seeking to arrest the registered owner in

the immediate future.

21-01277 Fleeing and Eluding

On November 28, 2021, a River Forest Officer stopped a vehicle at Madison and Jackson after committing multiple Illinois Vehicle Code Violations. The driver refused to roll down the window and speak to the officer or provide any form of identification. The driver then fled in the vehicle at a high rate of speed. The vehicle was located in the 7700 block of Madison, and towed. Investigators will be seeking to arrest the registered owner who was identified in a photo lineup.

Old Cases

21-00664 & 21-01202

The offender, a 50-year-old woman from River Forest, was arrested for Harassment by Electronic Communications after sending another resident numerous unwanted text messages. She had allegedly gave him \$80,000 to make her mortgage payments. The woman was released on an I-Bond, and will have a court date.

Training

During the month of November 2021, twenty-five (25) officers/civilian employees attended different training classes for a total of one-hundred and ninety-six and a half (196.5) hours of training. The Department members, courses, and total number of hours included in the course are detailed below.

Officer	Course Title	Start	End	Hours
Balaguer	Taser Annual Recertification	10/29/21	11/12/21	1
Balaguer	Less Lethal Shotgun	6/22/21	11/3/21	1
Balaguer	PLI October 2021 Monthly Legal Update	10/1/21	11/30/21	1
Balaguer	PLI November 2021 Monthly Legal Update	11/1/21	12/31/21	1
Balaguer	Recognizing Pre-Incident Indicator and Behaviors	10/11/21	11/10/21	0.5
Balaguer	Casualty Care/Tourniquets-Valor	11/6/21	11/30/21	1
Bradley	Less Lethal Shotgun	6/22/21	11/3/21	1
Bradley	PLI October 2021 Monthly Legal Update	10/1/21	11/30/21	1
Bradley	Recognizing Pre-Incident Indicator and Behaviors	10/11/21	11/10/21	0.5
Bus	Child Safety Seat Recertification	11/30/21	12/2/21	30
Casey	Taser Annual Recertification	10/29/21	11/12/21	1
Casey	Less Lethal Shotgun	6/22/21	11/3/21	1
Casey	PLI October 2021 Monthly Legal Update	10/1/21	11/30/21	1
Casey	PLI November 2021 Monthly Legal Update	11/1/21	12/31/21	1
Casey	Recognizing Pre-Incident Indicator and Behaviors	10/11/21	11/10/21	0.5
Casey	Casualty Care/Tourniquets-Valor	11/6/21	11/30/21	1
Casey	Casualty Care-Get Off the "X"	11/6/21	11/30/21	1
Cassidy	Taser Annual Recertification	10/29/21	11/12/21	1

Cassidy	Less Lethal Shotgun	6/22/21	11/3/21	1
Cassidy	PLI October 2021 Monthly Legal Update	10/1/21	11/30/21	1
Cassidy	Recognizing Pre-Incident Indicator and Behaviors	10/11/21	11/10/21	0.5
Cassidy	Casualty Care/Tourniquets-Valor	11/6/21	11/30/21	1
Cassidy	Casualty Care-Get Off the "X"	11/6/21	11/30/21	1
Catalano	Recognizing Pre-Incident Indicator and Behaviors	10/11/21	11/10/21	0.5
Catalano	Casualty Care/Tourniquets-Valor	11/6/21	11/30/21	1
Catalano	Casualty Care-Get Off the "X"	11/6/21	11/30/21	1
Colon	Less Lethal Shotgun	6/22/21	11/3/21	1
Colon	PLI October 2021 Monthly Legal Update	10/1/21	11/30/21	1
Colon	Recognizing Pre-Incident Indicator and Behaviors	10/11/21	11/10/21	0.5
Colon	Casualty Care/Tourniquets-Valor	11/6/21	11/30/21	1
Colon	Casualty Care-Get Off the "X"	11/6/21	11/30/21	1
Cortes	Less Lethal Shotgun	6/22/21	11/3/21	1
Cortes	PLI October 2021 Monthly Legal Update	10/1/21	11/30/21	1
Cortes	PLI November 2021 Monthly Legal Update	11/1/21	12/31/21	1
Cortes	Recognizing Pre-Incident Indicator and Behaviors	10/11/21	11/10/21	0.5
Cortes	Casualty Care/Tourniquets-Valor	11/6/21	11/30/21	1
Cortes	Casualty Care-Get Off the "X"	11/6/21	11/30/21	1
Czernik	PLI October 2021 Monthly Legal Update	10/1/21	11/30/21	1
Czernik	PLI November 2021 Monthly Legal Update	11/1/21	12/31/21	1
Czernik	Recognizing Pre-Incident Indicator and Behaviors	10/11/21	11/10/21	0.5
Czernik	Casualty Care/Tourniquets-Valor	11/6/21	11/30/21	1
Czernik	Casualty Care-Get Off the "X"	11/6/21	11/30/21	1
Drake	Less Lethal Shotgun	6/22/21	11/3/21	1
Drake	PLI October 2021 Monthly Legal Update	10/1/21	11/30/21	1
Drake	PLI November 2021 Monthly Legal Update	11/1/21	12/31/21	1
Drake	Recognizing Pre-Incident Indicator and Behaviors	10/11/21	11/10/21	0.5
Drake	Casualty Care/Tourniquets-Valor	11/6/21	11/30/21	1
Drake	Casualty Care-Get Off the "X"	11/6/21	11/30/21	1
Fries	Taser Annual Recertification	10/29/21	11/12/21	1
Fries	Less Lethal Shotgun	6/22/21	11/3/21	1
Fries	PLI October 2021 Monthly Legal Update	10/1/21	11/30/21	1
Fries	PLI November 2021 Monthly Legal Update	11/1/21	12/31/21	1
Fries	Recognizing Pre-Incident Indicator and Behaviors	10/11/21	11/10/21	0.5
Fries	Casualty Care/Tourniquets-Valor	11/6/21	11/30/21	1
Fries	Casualty Care-Get Off the "X"	11/6/21	11/30/21	1
Greenwood	Effective Recruitment and Retention	11/18/21	11/18/21	7.5
Greenwood	PLI October 2021 Monthly Legal Update	10/1/21	11/30/21	1
Greenwood	Recognizing Pre-Incident Indicator and Behaviors	10/11/21	11/10/21	0.5
Grill	PLI October 2021 Monthly Legal Update	10/1/21	11/30/21	1

Grill	Recognizing Pre-Incident Indicator and Behaviors	10/11/21	11/10/21	0.5
Heneghan	40 Hour Field Training Officer-Sokolove	11/15/21	11/19/21	40
Heneghan	Taser Annual Recertification	10/29/21	11/12/21	1
Heneghan	Less Lethal Shotgun	6/22/21	11/3/21	1
Heneghan	PLI October 2021 Monthly Legal Update	10/1/21	11/30/21	1
Heneghan	Casualty Care-Get Off the "X"	11/6/21	11/30/21	1
Heneghan	Recognizing Pre-Incident Indicator and Behaviors	10/11/21	11/10/21	0.5
Heneghan	Casualty Care/Tourniquets-Valor	11/6/21	11/30/21	1
Humphreys	Less Lethal Shotgun	6/22/21	11/3/21	1
Humphreys	PLI October 2021 Monthly Legal Update	10/1/21	11/30/21	1
Humphreys	Recognizing Pre-Incident Indicator and Behaviors	10/11/21	11/10/21	0.5
Labriola	Taser Annual Recertification	10/29/21	11/12/21	1
Labriola	Less Lethal Shotgun	6/22/21	11/3/21	1
Labriola	PLI October 2021 Monthly Legal Update	10/1/21	11/30/21	1
Labriola	PLI November 2021 Monthly Legal Update	11/1/21	12/31/21	1
Labriola	Casualty Care-Get Off the "X"	11/6/21	11/30/21	1
Labriola	Recognizing Pre-Incident Indicator and Behaviors	10/11/21	11/10/21	0.5
Labriola	Casualty Care/Tourniquets-Valor	11/6/21	11/30/21	1
Landini	Taser Annual Recertification	10/29/21	11/12/21	1
Landini	Less Lethal Shotgun	6/22/21	11/3/21	1
Landini	PLI October 2021 Monthly Legal Update	10/1/21	11/30/21	1
Landini	Casualty Care-Get Off the "X"	11/6/21	11/30/21	1
Landini	Recognizing Pre-Incident Indicator and Behaviors	10/11/21	11/10/21	0.5
Landini	Casualty Care/Tourniquets-Valor	11/6/21	11/30/21	1
Murillo	Taser Annual Recertification	10/29/21	11/12/21	1
Murillo	Less Lethal Shotgun	6/22/21	11/3/21	1
Murillo	PLI November 2021 Monthly Legal Update	11/1/21	12/31/21	1
Murillo	PLI October 2021 Monthly Legal Update	10/1/21	11/30/21	1
Murillo	Casualty Care-Get Off the "X"	11/6/21	11/30/21	1
Murillo	Recognizing Pre-Incident Indicator and Behaviors	10/11/21	11/10/21	0.5
Murillo	Casualty Care/Tourniquets-Valor	11/6/21	11/30/21	1
Niemann	Less Lethal Shotgun	6/22/21	11/3/21	1
Niemann	PLI October 2021 Monthly Legal Update	10/1/21	11/30/21	1
Niemann	PLI November 2021 Monthly Legal Update	11/1/21	12/31/21	1
Niemann	Recognizing Pre-Incident Indicator and Behaviors	10/11/21	11/10/21	0.5
Niemann	Casualty Care/Tourniquets-Valor	11/6/21	11/30/21	1
Niemann	Casualty Care-Get Off the "X"	11/6/21	11/30/21	1
O'Shea	Effective Recruitment and Retention	11/18/21	11/18/21	7.5
Ransom	Taser Annual Recertification	10/29/21	11/12/21	1
Ransom	Less Lethal Shotgun	6/22/21	11/3/21	1
Ransom	PLI October 2021 Monthly Legal Update	10/1/21	11/30/21	1

Ransom	Recognizing Pre-Incident Indicator and Behaviors	10/11/21	11/10/21	0.5
Sousanes	Less Lethal Shotgun	6/22/21	11/3/21	1
Sousanes	PLI October 2021 Monthly Legal Update	10/1/21	11/30/21	1
Sousanes	PLI November 2021 Monthly Legal Update	11/1/21	12/31/21	1
Sousanes	Casualty Care-Get Off the "X"	11/6/21	11/30/21	1
Sousanes	Recognizing Pre-Incident Indicator and Behaviors	10/11/21	11/10/21	0.5
Sousanes	Casualty Care/Tourniquets-Valor	11/6/21	11/30/21	1
Swierczynski	Taser Annual Recertification	10/29/21	11/12/21	1
Swierczynski	Less Lethal Shotgun	6/22/21	11/3/21	1
Swierczynski	PLI October 2021 Monthly Legal Update	10/1/21	11/30/21	1
Swierczynski	PLI November 2021 Monthly Legal Update	11/1/21	12/31/21	1
Swierczynski	Casualty Care-Get Off the "X"	11/6/21	11/30/21	1
Swierczynski	Recognizing Pre-Incident Indicator and Behaviors	10/11/21	11/10/21	0.5
Swierczynski	Casualty Care/Tourniquets-Valor	11/6/21	11/30/21	1
Tagle	Mental Health Awareness	11/2/21	11/30/21	1
Tagle	Taser Annual Recertification	10/29/21	11/12/21	1
Tagle	Less Lethal Shotgun	6/22/21	11/3/21	1
Tagle	PLI October 2021 Monthly Legal Update	10/1/21	11/30/21	1
Tagle	PLI November 2021 Monthly Legal Update	11/1/21	12/31/21	1
Tagle	Recognizing Pre-Incident Indicator and Behaviors	10/11/21	11/10/21	0.5
Tagle	Casualty Care/Tourniquets-Valor	11/6/21	11/30/21	1
Tagle	Casualty Care-Get Off the "X"	11/6/21	11/30/21	1
Zermeno	PLI October 2021 Monthly Legal Update	10/1/21	11/30/21	1
Zermeno	PLI November 2021 Monthly Legal Update	11/1/21	12/31/21	1
Zermeno	Recognizing Pre-Incident Indicator and Behaviors	10/11/21	11/10/21	0.5
Zermeno	Casualty Care/Tourniquets-Valor	11/6/21	11/30/21	1
Zermeno	Casualty Care-Get Off the "X"	11/6/21	11/30/21	1
Total Hours				196.5



Village of River Forest

MONTHLY FINANCE REPORT Fiscal Year 2022 through November 30, 2021

This report includes financial information for Fiscal Year 2022 through November 30, 2021 which represents 58.33% of the fiscal year. A revenue and expenditure report by fund and account and an investment report for November 2021 are attached.

GENERAL FUND

Revenues, Expenditures and Changes in Fund Balance Fiscal Year 2022 through November 30, 2021

	2022		Percent
	Budget	Actual	Rec/Exp
REVENUES			
Taxes			
Property Taxes	\$6,556,697	\$3,563,330	54.35%
General Sales Taxes	1,832,850	1,244,348	67.89%
Non Home Rule Sales Tax	643,341	556,394	86.49%
Utility Taxes	642,990	355,907	55.35%
Restaurant Tax	145,101	102,014	70.31%
Telecommunications Tax	184,990	113,615	61.42%
Real Estate Transfer Tax	128,614	112,472	87.45%
Local Gasoline Tax	95,000	55,440	58.36%
Cannabis State Excise Tax	8,935	9,732	108.92%
Intergovernmental Revenue			
Personal Property Replacement Tax	146,818	163,890	111.63%
Use Tax	497,154	234,189	47.11%
State Income Taxes	1,238,975	922,597	74.46%
Licenses and Permits	1,295,257	940,411	72.60%
Charges for Services			
Garbage Collections	1,142,598	658,261	57.61%
Other Charges for Services	626,305	397,545	63.47%
Fines	269,469	156,141	57.94%
Investment Income	75,227	(531)	-0.71%
Grants and Contributions	776,148	751,391	96.81%
Miscellaneous Revenues	430,606	146,301	33.98%
TOTAL REVENUES	\$16,737,075	\$10,483,447	62.64%
EXPENDITURES			
Administration	\$ 1,596,857	\$ 802,321	50.24%
E911	200,749	120,035	59.79%
Boards & Commissions	60,837	34,413	56.57%
Building and Development	538,123	303,502	56.40%
Legal Services	162,000	133,737	82.55%
Police Department	6,507,454	3,469,615	53.32%
Fire Department	4,886,937	2,717,177	55.60%
Public Works	2,701,525	1,256,639	46.52%
TOTAL EXPENDITURES	\$16,654,482	\$8,837,439	53.06%
NET CHANGE IN FUND BALANCE	\$82,593	\$1,646,008	

Revenues

Fiscal year-to-date revenue collections are at 62.64%. Property Tax Revenue is at 54.35%. Collection of the 2nd installment of the 2020 levy began in October. Sales tax and non-home rule sales tax revenues continue to be above projected amounts which is a positive sign for the economy. Strong economic growth has been

seen over the past few months. Real Estate Transfer Tax revenue continue to exceed projections due to the timing of real estate sales and the increase being seen in the housing market. Utility tax payments are typically elevated during the warmer summer (electric) and cooler winter (gas) months and vary based on weather conditions. The Village continues to see growth in the Cannabis State Excise taxes. These revenues are to be used for public safety initiatives.

The Income tax payments continue to be higher than projected. The payment received in November is for October 2021 collections. April collections are normally the highest revenue month, but we continue to see higher revenue collection each month. The State budget was recently passed with all previous "one-time" cuts to the LGDF removed. The new local gasoline tax that was imposed in July of 2020 is generating what has been projected. License and permit revenue includes spring building permit activity. The large increase in grants and contributions is because the Village has received the first tranche payment from The American Rescue Plan Act of 2021. Allocations to communities are made on a per-capita basis and will be distributed in two payments.

Expenditures

Expenditures are at 53.06% of the budgeted amount. Salaries and benefits, with the exception of overtime, include payment for services rendered through the end of the month. Legal Services expenses are above projections but all 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 after April 30th 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 2022 through November 30, 2021

	2022		Percent Rec/Exp
	Budget	Actual	
Operating Revenues			
Permit Fees	\$ 22,780	\$ 20,093	88.20%
Water Sales	3,244,387	2,222,315	68.50%
Sewer Sales	2,084,213	1,421,217	68.19%
Water Penalties	29,217	16,257	55.64%
Miscellaneous	20,475	21,882	106.87%
Total Operating Revenues	<u>\$ 5,401,072</u>	<u>\$ 3,701,764</u>	<u>68.54%</u>
Operating Expenses			
Salaries and Benefits	\$ 1,280,981	\$ 721,702	56.34%
Contractual Services	1,144,342	477,793	41.75%
Water From Chicago	1,850,897	1,026,483	55.46%
Materials and Supplies	261,724	53,162	20.31%
Depreciation/Debt Service	1,272,146	917,146	72.09%
Transfer to CERF	126,235	0	0.00%
Operating Expenses including Depreciation	<u>\$ 5,936,325</u>	<u>\$ 3,196,286</u>	<u>53.84%</u>
Operating Revenues over Operating Exp	\$ (535,253)	\$ 505,478	
Capital Improvements	\$ (1,893,000)	\$ (551,452)	29.13%
Loan Proceeds	\$ 1,400,000	\$ -	0.00%
Total Revenues over Expenses	<u>\$ (1,028,253)</u>	<u>\$ (45,974)</u>	

Water and Sewer revenues are above what was expected because they include summer consumption. Overall expenses appear slightly lower due to the delay in receiving and paying invoices for commodities and

contractual services. Personnel expenses are on target. There is a one-month lag in payments to the City of Chicago for FY 2022 water usage. Debt Service expenses include the two payments on the IEPA loan.

REVENUES AND EXPENDITURES VS. BUDGET – OTHER FUNDS

Fund #	Fund	Revenues			Expenditures		
		2022 Budget	2022 YTD Actual	% Rec	2022 Budget	2022 YTD Actual	% Exp
03	Motor Fuel Tax	\$ 686,154	\$ 385,297	56.15%	\$ 544,488	\$ 333,447	61.24%
05	Debt Service Fund	\$ 269,146	\$ 124,350	46.20%	\$ 265,511	\$ 265,650	100.05%
13	Cap Equipmnt Replcmnt	\$ 186,464	\$ (1,303)	-0.70%	\$ 684,710	\$ 45,555	6.65%
14	Capital Improvement	\$ 4,910,449	\$ 29,701	0.60%	\$ 2,447,120	\$ 546,304	22.32%
31	TIF-Madison	\$ 332,550	\$ 382,696	115.08%	\$ 126,490	\$ 6,483	5.13%
32	TIF-North	\$ 520,200	\$ 342,093	65.76%	\$ 17,000	\$ 698	4.11%
35	Infrastructure Imp Bond	\$ 225	\$ 26	11.64%	\$ 250,000	\$ 230,794	92.32%

CASH AND INVESTMENTS

Fund #	Fund	Cash and Money Markets	IMET Convenience Fund	Investments	Total
1	General	\$ 4,064,415	\$ 19,876	\$ 1,982,236	\$ 6,066,527
3	Motor Fuel Tax	\$ 474,260	\$ -	\$ 249,400	\$ 723,660
5	Debt Service Fund	\$ 62,856	\$ 34,401	\$ -	\$ 97,257
13	Capital Equip Replacement	\$ 984,859	\$ 237,740	\$ 2,827,646	\$ 4,050,245
14	Capital Improvement	\$ 21,311	\$ 239	\$ -	\$ 21,550
31	TIF-Madison Street	\$ 755,186	\$ -	\$ -	\$ 755,186
32	TIF- North Avenue	\$ 373,641	\$ -	\$ -	\$ 373,641
35	Infrastructure Imp Bond Fur	\$ 21,954	\$ -	\$ -	\$ 21,954
2	Water & Sewer	\$ 763,983	\$ 177,565	\$ 498,374	\$ 1,439,922
Total		\$ 7,522,465	\$ 469,821	\$ 5,557,656	\$ 13,549,942

NOVEMBER 2021 FINANCE ACTIVITIES

1. The TIF Reports were filed with the Comptroller's office.
2. The 2021 Estimated Tax Levy was prepared and presented to the Village Board of Trustees.
3. Staff continues to prepare for the implementation of the Advanced Metering Infrastructure (AMI) project.
4. The Finance Director and the the Acting Village Administrator met with consultants to discuss the issuance of new debt.

General Ledger

Village of River Forest

User: rmcadams
 Printed: 12/8/2021 9:46:12 AM
 Period 07 - 07
 Fiscal Year 2022



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	3,153,861.00	3,501,801.06	0.00	61,528.68	3,563,329.74	-409,468.74	112.98
01-00-00-41-1021	Property Tax-Current Year	3,402,836.00	0.00	0.00	0.00	0.00	3,402,836.00	0.00
	Property Taxes	6,556,697.00	3,501,801.06	0.00	61,528.68	3,563,329.74	2,993,367.26	54.35
01-00-00-41-1150	Replacement Tax	146,818.00	163,889.80	0.00	0.00	163,889.80	-17,071.80	111.63
01-00-00-41-1190	Restaurant Tax	145,101.00	88,065.19	0.00	13,949.23	102,014.42	43,086.58	70.31
01-00-00-41-1200	Sales Tax	1,832,850.00	1,066,824.55	0.00	177,522.96	1,244,347.51	588,502.49	67.89
01-00-00-41-1205	State Use Tax	497,154.00	199,385.80	0.00	34,803.42	234,189.22	262,964.78	47.11
01-00-00-41-1210	Non-Home Rule Sales Tax	643,341.00	473,086.24	0.00	83,307.77	556,394.01	86,946.99	86.49
01-00-00-41-1250	Income Tax	1,238,975.00	831,190.18	0.00	91,407.17	922,597.35	316,377.65	74.46
01-00-00-41-1450	Transfer Tax	128,614.00	99,386.68	40.68	13,126.00	112,472.00	16,142.00	87.45
01-00-00-41-1460	Communication Tax	184,990.00	97,449.17	0.00	16,165.61	113,614.78	71,375.22	61.42
01-00-00-41-1475	Utility Tax Elec	466,494.00	239,200.83	0.00	39,747.82	278,948.65	187,545.35	59.80
01-00-00-41-1480	Utility Tax Gas	176,496.00	68,240.29	0.00	8,718.49	76,958.78	99,537.22	43.60
01-00-00-41-1490	Local Gasoline Tax	95,000.00	46,769.44	0.00	8,670.75	55,440.19	39,559.81	58.36
01-00-00-41-1600	Cannabis State Excise Tax	8,935.00	8,285.14	0.00	1,446.43	9,731.57	-796.57	108.92
	Other Taxes	5,564,768.00	3,381,773.31	40.68	488,865.65	3,870,598.28	1,694,169.72	69.56
01-00-00-42-2115	Pet Licenses	2,000.00	1,510.00	0.00	70.00	1,580.00	420.00	79.00
01-00-00-42-2120	Vehicle Licenses	290,000.00	255,569.00	80.00	1,794.00	257,283.00	32,717.00	88.72
01-00-00-42-2345	Contractor's License Fees	99,511.00	70,787.50	0.00	6,812.50	77,600.00	21,911.00	77.98
01-00-00-42-2350	Business Licenses	21,000.00	4,420.00	1,575.00	1,750.00	4,595.00	16,405.00	21.88
01-00-00-42-2355	Tent Licenses	300.00	120.00	0.00	0.00	120.00	180.00	40.00
01-00-00-42-2360	Building Permits	541,605.00	299,510.90	200.00	84,239.00	383,549.90	158,055.10	70.82
01-00-00-42-2361	Plumbing Permits	42,630.00	17,485.00	0.00	3,135.00	20,620.00	22,010.00	48.37
01-00-00-42-2362	Electrical Permits	50,600.00	21,972.00	0.00	2,385.50	24,357.50	26,242.50	48.14
01-00-00-42-2364	Reinspection Fees	5,000.00	2,925.00	0.00	1,200.00	4,125.00	875.00	82.50
01-00-00-42-2365	Bonfire Permits	60.00	0.00	0.00	0.00	0.00	60.00	0.00
01-00-00-42-2366	Beekeeping Permit	150.00	0.00	0.00	0.00	0.00	150.00	0.00
01-00-00-42-2368	Solicitors Permits	1,200.00	550.00	0.00	0.00	550.00	650.00	45.83
01-00-00-42-2369	Zoning Variation Fee	3,000.00	750.00	0.00	0.00	750.00	2,250.00	25.00

Account Number	Description	Budget	Beg Bal	Debits	Credits	End Bal	Remaining	% ExpCol
01-00-00-42-2370	Film Crew License	4,813.00	2,850.00	0.00	0.00	2,850.00	1,963.00	59.21
01-00-00-42-2520	Liquor Licenses	23,500.00	1,500.00	500.00	20,000.00	21,000.00	2,500.00	89.36
01-00-00-42-2570	CableVideo Svc Provider Fees	209,888.00	99,527.95	0.00	41,902.60	141,430.55	68,457.45	67.38
	Licenses & Permits	1,295,257.00	779,477.35	2,355.00	163,288.60	940,410.95	354,846.05	72.60
01-00-00-43-3065	Police Reports	2,200.00	1,136.40	0.00	235.00	1,371.40	828.60	62.34
01-00-00-43-3070	Fire Reports	400.00	175.00	0.00	50.00	225.00	175.00	56.25
01-00-00-43-3180	Garbage Collection	1,142,598.00	582,622.26	524.26	76,162.83	658,260.83	484,337.17	57.61
01-00-00-43-3185	Penalties on Garbage Fees	7,625.00	4,053.53	109.81	538.01	4,481.73	3,143.27	58.78
01-00-00-43-3200	Metra Daily Parking	8,790.00	3,430.66	0.00	1,580.97	5,011.63	3,778.37	57.02
01-00-00-43-3220	Parking Lot Permit Fees	75,000.00	29,596.82	0.00	7,183.84	36,780.66	38,219.34	49.04
01-00-00-43-3225	Administrative Towing Fees	102,175.00	48,500.00	0.00	10,500.00	59,000.00	43,175.00	57.74
01-00-00-43-3230	Animal Release Fees	0.00	100.00	0.00	5.00	105.00	-105.00	0.00
01-00-00-43-3515	NSF Fees	200.00	0.00	0.00	0.00	0.00	200.00	0.00
01-00-00-43-3530	5050 Sidewalk Program	10,000.00	8,041.51	0.00	0.00	8,041.51	1,958.49	80.42
01-00-00-43-3536	Elevator Inspection Fees	4,450.00	0.00	0.00	0.00	0.00	4,450.00	0.00
01-00-00-43-3537	Elevator Reinspection Fees	400.00	0.00	0.00	0.00	0.00	400.00	0.00
01-00-00-43-3540	ROW Encroachment Fees	0.00	900.00	0.00	0.00	900.00	-900.00	0.00
01-00-00-43-3550	Ambulance Fees	350,000.00	246,261.41	0.00	1,124.79	247,386.20	102,613.80	70.68
01-00-00-43-3554	CPR Fees	1,000.00	1,840.00	0.00	0.00	1,840.00	-840.00	184.00
01-00-00-43-3557	Car Fire & Extrication Fee	500.00	0.00	0.00	0.00	0.00	500.00	0.00
01-00-00-43-3560	State Highway Maintenance	63,565.00	16,201.00	0.00	16,201.00	32,402.00	31,163.00	50.97
	Charges for Services	1,768,903.00	942,858.59	634.07	113,581.44	1,055,805.96	713,097.04	59.69
01-00-00-44-4230	Police Tickets	162,126.00	72,180.28	0.00	10,914.89	83,095.17	79,030.83	51.25
01-00-00-44-4240	Automated Traffic Enf Fines	41,904.00	0.00	0.00	0.00	0.00	41,904.00	0.00
01-00-00-44-4300	Local Ordinance Tickets	6,256.00	610.00	0.00	9.94	619.94	5,636.06	9.91
01-00-00-44-4430	Court Fines	46,143.00	63,981.82	0.00	2,216.53	66,198.35	-20,055.35	143.46
01-00-00-44-4435	DUI Fines	4,851.00	176.61	0.00	1,840.54	2,017.15	2,833.85	41.58
01-00-00-44-4436	Drug Forfeiture Revenue	318.00	0.00	0.00	0.00	0.00	318.00	0.00
01-00-00-44-4439	Article 36 Forfeited Funds	1,871.00	0.00	0.00	0.00	0.00	1,871.00	0.00
01-00-00-44-4440	Building Construction Citation	6,000.00	4,210.00	0.00	0.00	4,210.00	1,790.00	70.17
	Fines & Forfeits	269,469.00	141,158.71	0.00	14,981.90	156,140.61	113,328.39	57.94
01-00-00-45-5100	Interest	75,227.00	9,637.43	0.00	4,792.63	14,430.06	60,796.94	19.18
01-00-00-45-5200	Net Change in Fair Value	0.00	-12,986.32	1,974.70	0.00	-14,961.02	14,961.02	0.00
	Interest	75,227.00	-3,348.89	1,974.70	4,792.63	-530.96	75,757.96	-0.71
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	10,000.00	3,600.99	0.56	25.73	3,626.16	6,373.84	36.26
01-00-00-46-6411	Miscellaneous Public	2,750.00	4,553.85	0.00	25.00	4,578.85	-1,828.85	166.50

Account Number	Description	Budget	Beg Bal	Debits	Credits	End Bal	Remaining	% ExpCol
01-00-00-46-6412	Safety Reimbursements-Crossing Guards	67,286.00	37,823.00	0.00	0.00	37,823.00	29,463.00	56.21
01-00-00-46-6415	Reimbursement of Expenses	10,000.00	0.00	0.00	0.00	0.00	10,000.00	0.00
01-00-00-46-6417	IRMA Reimbursements	50,000.00	42,658.13	0.00	1,129.88	43,788.01	6,211.99	87.58
01-00-00-46-6510	T-Mobile Lease	36,000.00	18,000.00	0.00	3,000.00	21,000.00	15,000.00	58.33
01-00-00-46-6511	WSCDC Rental Income	53,570.00	31,057.60	0.00	4,436.80	35,494.40	18,075.60	66.26
01-00-00-46-8001	IRMA Excess	200,000.00	0.00	0.00	0.00	0.00	200,000.00	0.00
	Miscellaneous	429,606.00	137,683.67	0.56	8,617.41	146,300.52	283,305.48	34.05
01-00-00-46-6521	Law Enforcement Training Reimb	5,700.00	14,211.60	0.00	0.00	14,211.60	-8,511.60	249.33
01-00-00-46-6524	ISEARCH Grant	8,925.00	0.00	0.00	0.00	0.00	8,925.00	0.00
01-00-00-46-6525	Bullet Proof Vest Reimb-DOJ	4,000.00	1,211.92	0.00	0.00	1,211.92	2,788.08	30.30
01-00-00-46-6528	IDOT Traffic Safety Grant	10,861.00	0.00	0.00	0.00	0.00	10,861.00	0.00
01-00-00-46-6532	Grants	745,187.00	735,186.28	0.00	759.50	735,945.78	9,241.22	98.76
01-00-00-46-6620	State Fire Marshal Training	1,475.00	0.00	0.00	0.00	0.00	1,475.00	0.00
01-00-00-46-7388	Sustainability Comm Donations	0.00	21.98	0.00	0.00	21.98	-21.98	0.00
	Grants & Contributions	776,148.00	750,631.78	0.00	759.50	751,391.28	24,756.72	96.81
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>16,737,075.00</u>	<u>9,632,035.58</u>	<u>5,005.01</u>	<u>856,415.81</u>	<u>10,483,446.38</u>	<u>6,253,628.62</u>	<u>62.64</u>
	Revenue	16,737,075.00	9,632,035.58	5,005.01	856,415.81	10,483,446.38	6,253,628.62	62.64
10	Administration							
01-10-00-51-0200	Salaries Regular	663,793.00	255,556.75	41,406.86	10,860.00	286,103.61	377,689.39	43.10
01-10-00-51-1700	Overtime	500.00	0.00	0.00	0.00	0.00	500.00	0.00
01-10-00-51-3000	Part-Time Salaries	0.00	940.00	10,860.00	0.00	11,800.00	-11,800.00	0.00
	Personal Services	664,293.00	256,496.75	52,266.86	10,860.00	297,903.61	366,389.39	44.85
01-10-00-52-0320	FICA	37,470.00	15,544.26	2,293.49	0.00	17,837.75	19,632.25	47.61
01-10-00-52-0325	Medicare	9,733.00	3,635.33	586.34	0.00	4,221.67	5,511.33	43.37
01-10-00-52-0330	IMRF	74,202.00	26,740.90	4,401.18	0.00	31,142.08	43,059.92	41.97
01-10-00-52-0350	Employee Assistance Program	1,850.00	0.00	0.00	0.00	0.00	1,850.00	0.00
01-10-00-52-0375	Fringe Benefits	10,224.00	1,974.38	330.00	0.00	2,304.38	7,919.62	22.54
01-10-00-52-0400	Health Insurance	79,936.00	31,388.22	5,775.54	747.93	36,415.83	43,520.17	45.56

Account Number	Description	Budget	Beg Bal	Debits	Credits	End Bal	Remaining	% ExpCol
01-10-00-52-0420	Health Insurance - Retirees	0.00	702.73	748.55	741.36	709.92	-709.92	0.00
01-10-00-52-0425	Life Insurance	774.00	858.63	22.95	4.50	877.08	-103.08	113.32
01-10-00-52-0430	VEBA Contributions	15,044.00	9,377.00	0.00	0.00	9,377.00	5,667.00	62.33
	Benefits	229,233.00	90,221.45	14,158.05	1,493.79	102,885.71	126,347.29	44.88
01-10-00-53-0200	Communications	32,785.00	23,627.81	4,121.83	0.00	27,749.64	5,035.36	84.64
01-10-00-53-0300	Audit Services	24,500.00	12,594.50	8,262.50	0.00	20,857.00	3,643.00	85.13
01-10-00-53-0350	Actuarial Services	6,680.00	6,430.00	0.00	0.00	6,430.00	250.00	96.26
01-10-00-53-0380	Consulting Services	112,000.00	116,572.24	11,147.60	2,137.15	125,582.69	-13,582.69	112.13
01-10-00-53-0410	IT Support	113,072.00	75,018.94	13,068.53	0.00	88,087.47	24,984.53	77.90
01-10-00-53-0429	Vehicle Sticker Program	18,625.00	17,119.46	0.00	0.00	17,119.46	1,505.54	91.92
01-10-00-53-1100	HealthInspection Services	15,450.00	7,725.00	0.00	0.00	7,725.00	7,725.00	50.00
01-10-00-53-1250	Unemployment Claims	5,000.00	0.00	0.00	0.00	0.00	5,000.00	0.00
01-10-00-53-2100	Bank Fees	13,911.00	9,456.75	1,377.82	10.00	10,824.57	3,086.43	77.81
01-10-00-53-2200	Liability Insurance	229,396.00	17,595.74	0.00	0.00	17,595.74	211,800.26	7.67
01-10-00-53-2250	IRMA Liability Deductible	10,000.00	0.00	0.00	0.00	0.00	10,000.00	0.00
01-10-00-53-3300	Maint of Office Equipment	11,040.00	4,118.50	634.15	0.00	4,752.65	6,287.35	43.05
01-10-00-53-4100	Training	5,500.00	2,599.00	3,209.06	0.00	5,808.06	-308.06	105.60
01-10-00-53-4250	Travel & Meeting	7,875.00	2,706.09	1,159.57	0.00	3,865.66	4,009.34	49.09
01-10-00-53-4300	Dues & Subscriptions	33,070.00	13,633.62	15,316.35	0.00	28,949.97	4,120.03	87.54
01-10-00-53-4350	Printing	2,200.00	572.11	39.80	0.00	611.91	1,588.09	27.81
01-10-00-53-4400	Medical & Screening	1,500.00	519.00	173.00	0.00	692.00	808.00	46.13
01-10-00-53-5300	AdvertisingLegal Notice	2,000.00	3,446.00	524.00	0.00	3,970.00	-1,970.00	198.50
01-10-00-53-5600	Community and Emp Programs	29,250.00	10,179.42	1,733.44	0.00	11,912.86	17,337.14	40.73
	Contractual Services	673,854.00	323,914.18	60,767.65	2,147.15	382,534.68	291,319.32	56.77
01-10-00-54-0100	Office Supplies	15,085.00	6,539.85	1,714.87	0.00	8,254.72	6,830.28	54.72
01-10-00-54-0150	Office Equipment	3,000.00	1,174.55	4,113.19	0.00	5,287.74	-2,287.74	176.26
01-10-00-54-1300	Postage	11,392.00	4,368.95	1,085.51	0.00	5,454.46	5,937.54	47.88
	Materials & Supplies	29,477.00	12,083.35	6,913.57	0.00	18,996.92	10,480.08	64.45
10	Administration	1,596,857.00	682,715.73	134,106.13	14,500.94	802,320.92	794,536.08	50.24
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	8,500.00	8,840.00	0.00	0.00	8,840.00	-340.00	104.00
01-14-00-53-3100	Maintenance of Equipment	500.00	0.00	0.00	0.00	0.00	500.00	0.00
01-14-00-53-4100	Training	1,050.00	0.00	0.00	0.00	0.00	1,050.00	0.00
01-14-00-53-4275	WSCDC Contribution	182,199.00	97,549.39	13,645.67	0.00	111,195.06	71,003.94	61.03
01-14-00-53-4277	Citizens Corps Council	5,000.00	0.00	0.00	0.00	0.00	5,000.00	0.00
01-14-00-53-4278	Medical Reserve Corp	500.00	0.00	0.00	0.00	0.00	500.00	0.00

Account Number	Description	Budget	Beg Bal	Debits	Credits	End Bal	Remaining	% ExpCol
	Contractual Services	200,749.00	106,389.39	13,645.67	0.00	120,035.06	80,713.94	59.79
14	E911	200,749.00	106,389.39	13,645.67	0.00	120,035.06	80,713.94	59.79
15	Boards and Commissions							
01-15-00-52-0320	FICA	310.00	258.81	51.50	0.00	310.31	-0.31	100.10
01-15-00-52-0325	Medicare	73.00	60.53	12.04	0.00	72.57	0.43	99.41
01-15-00-52-0330	IMRF	559.00	466.26	92.79	0.00	559.05	-0.05	100.01
01-15-00-52-0375	Fringe Benefits	720.00	360.00	60.00	0.00	420.00	300.00	58.33
	Benefits	1,662.00	1,145.60	216.33	0.00	1,361.93	300.07	81.95
01-15-00-53-0380	Consulting Services	28,500.00	850.00	0.00	0.00	850.00	27,650.00	2.98
01-15-00-53-0400	Secretarial Services	5,000.00	4,174.28	830.70	0.00	5,004.98	-4.98	100.10
01-15-00-53-0420	Legal Services	10,000.00	2,212.50	0.00	0.00	2,212.50	7,787.50	22.13
01-15-00-53-4100	Training	500.00	0.00	0.00	0.00	0.00	500.00	0.00
01-15-00-53-4250	Travel & Meeting	175.00	0.00	42.93	0.00	42.93	132.07	24.53
01-15-00-53-4300	Dues & Subscriptions	375.00	375.00	10.17	0.00	385.17	-10.17	102.71
01-15-00-53-4400	Medical & Screening	4,000.00	9,635.00	1,560.00	0.00	11,195.00	-7,195.00	279.88
01-15-00-53-4450	Testing	6,000.00	7,812.79	0.00	0.00	7,812.79	-1,812.79	130.21
01-15-00-53-5300	AdvertisingLegal Notice	4,500.00	5,547.34	0.00	0.00	5,547.34	-1,047.34	123.27
	Contractual Services	59,050.00	30,606.91	2,443.80	0.00	33,050.71	25,999.29	55.97
01-15-00-54-0100	Office Supplies	100.00	0.00	0.00	0.00	0.00	100.00	0.00
01-15-00-54-1300	Postage	25.00	0.00	0.00	0.00	0.00	25.00	0.00
	Materials & Supplies	125.00	0.00	0.00	0.00	0.00	125.00	0.00
15	Boards and Commissions	60,837.00	31,752.51	2,660.13	0.00	34,412.64	26,424.36	56.57
20	Building and Development							
01-20-00-51-0200	Full-Time Salaries	309,917.00	142,424.89	26,158.78	0.00	168,583.67	141,333.33	54.40
01-20-00-51-1700	Overtime	500.00	2,190.24	0.00	0.00	2,190.24	-1,690.24	438.05
01-20-00-51-1950	Insurance Refusal	0.00	450.00	112.50	0.00	562.50	-562.50	0.00
	Reimbursemnt							
01-20-00-51-3000	Part-Time Salaries	0.00	969.17	121.77	0.00	1,090.94	-1,090.94	0.00
	Personal Services	310,417.00	146,034.30	26,393.05	0.00	172,427.35	137,989.65	55.55
01-20-00-52-0320	FICA	18,229.00	8,861.15	1,338.98	0.00	10,200.13	8,028.87	55.96
01-20-00-52-0325	Medicare	4,530.00	2,072.39	375.65	0.00	2,448.04	2,081.96	54.04
01-20-00-52-0330	IMRF	34,729.00	15,750.99	2,747.76	0.00	18,498.75	16,230.25	53.27
01-20-00-52-0375	Fringe Benefits	2,376.00	1,188.00	198.00	0.00	1,386.00	990.00	58.33
01-20-00-52-0400	Health Insurance	49,429.00	26,446.38	4,424.27	526.96	30,343.69	19,085.31	61.39
01-20-00-52-0425	Life Insurance	148.00	96.52	17.25	0.00	113.77	34.23	76.87

Account Number	Description	Budget	Beg Bal	Debits	Credits	End Bal	Remaining	% ExpCol
01-20-00-52-0430	VEBA Contributions	8,436.00	6,202.28	0.00	0.00	6,202.28	2,233.72	73.52
	Benefits	117,877.00	60,617.71	9,101.91	526.96	69,192.66	48,684.34	58.70
01-20-00-53-0370	Professional Services	13,045.00	8,689.15	50.21	0.00	8,739.36	4,305.64	66.99
01-20-00-53-0371	Recorder's Office Fees	0.00	264.00	0.00	0.00	264.00	-264.00	0.00
01-20-00-53-1300	Inspection Services	68,920.00	11,915.00	5,307.50	0.00	17,222.50	51,697.50	24.99
01-20-00-53-1305	Plan Review Services	20,000.00	31,601.90	2,571.30	0.00	34,173.20	-14,173.20	170.87
01-20-00-53-3200	Vehicle Maintenance	50.00	0.00	0.00	0.00	0.00	50.00	0.00
01-20-00-53-4100	Training	6,200.00	643.16	397.26	0.00	1,040.42	5,159.58	16.78
01-20-00-53-4300	Dues & Subscriptions	235.00	185.00	70.00	0.00	255.00	-20.00	108.51
	Contractual Services	108,450.00	53,298.21	8,396.27	0.00	61,694.48	46,755.52	56.89
01-20-00-54-0100	Office Supplies	500.00	0.00	0.00	0.00	0.00	500.00	0.00
01-20-00-54-0150	Office Equipment	150.00	0.00	0.00	0.00	0.00	150.00	0.00
01-20-00-54-0200	Gas & Oil	229.00	87.64	0.00	0.00	87.64	141.36	38.27
01-20-00-54-0600	Operating Supplies	500.00	100.00	0.00	0.00	100.00	400.00	20.00
	Materials & Supplies	1,379.00	187.64	0.00	0.00	187.64	1,191.36	13.61
20	Building and Development	538,123.00	260,137.86	43,891.23	526.96	303,502.13	234,620.87	56.40
30	Legal Services							
01-30-00-53-0420	Labor and Employment Legal Svc	30,000.00	61,396.59	1,360.00	0.00	62,756.59	-32,756.59	209.19
01-30-00-53-0425	Village Attorney	120,000.00	66,365.62	0.00	0.00	66,365.62	53,634.38	55.30
01-30-00-53-0426	Village Prosecutor	12,000.00	4,614.80	0.00	0.00	4,614.80	7,385.20	38.46
	Contractual Services	162,000.00	132,377.01	1,360.00	0.00	133,737.01	28,262.99	82.55
30	Legal Services	162,000.00	132,377.01	1,360.00	0.00	133,737.01	28,262.99	82.55
40	Police Department							
01-40-00-51-0100	Salaries Sworn	2,841,733.00	1,319,830.59	195,379.40	0.00	1,515,209.99	1,326,523.01	53.32
01-40-00-51-0200	Salaries Regular	136,860.00	52,635.98	10,725.00	0.00	63,360.98	73,499.02	46.30
01-40-00-51-1500	Specialist Pay	40,718.00	15,892.05	2,727.00	0.00	18,619.05	22,098.95	45.73
01-40-00-51-1600	Holiday Pay	125,988.00	11,650.69	39,109.45	0.00	50,760.14	75,227.86	40.29
01-40-00-51-1700	Overtime	218,229.00	133,418.63	24,691.25	0.00	158,109.88	60,119.12	72.45
01-40-00-51-1727	IDOT STEP Overtime	10,861.00	0.00	0.00	0.00	0.00	10,861.00	0.00
01-40-00-51-1800	Educational Incentives	35,100.00	0.00	0.00	0.00	0.00	35,100.00	0.00
01-40-00-51-1950	Insurance Refusal Reim	900.00	900.00	225.00	0.00	1,125.00	-225.00	125.00
01-40-00-51-3000	Part-Time Salaries	49,198.00	17,308.66	2,819.68	59.64	20,068.70	29,129.30	40.79
	Personal Services	3,459,587.00	1,551,636.60	275,676.78	59.64	1,827,253.74	1,632,333.26	52.82
01-40-00-52-0320	FICA	12,956.00	4,289.22	838.40	3.70	5,123.92	7,832.08	39.55
01-40-00-52-0325	Medicare	50,164.00	21,163.05	3,852.27	0.86	25,014.46	25,149.54	49.87
01-40-00-52-0330	IMRF	18,773.00	7,404.52	1,442.40	0.00	8,846.92	9,926.08	47.13

Account Number	Description	Budget	Beg Bal	Debits	Credits	End Bal	Remaining	% ExpCol
01-40-00-52-0375	Fringe Benefits	2,640.00	960.00	160.00	0.00	1,120.00	1,520.00	42.42
01-40-00-52-0400	Health Insurance	446,145.00	200,270.73	33,477.40	5,659.89	228,088.24	218,056.76	51.12
01-40-00-52-0420	Health Insurance - Retirees	92,838.00	45,750.10	29,078.10	12,960.02	61,868.18	30,969.82	66.64
01-40-00-52-0425	Life Insurance	2,135.00	991.28	515.78	380.18	1,126.88	1,008.12	52.78
01-40-00-52-0430	VEBA Contributions	78,505.00	44,734.77	0.00	0.00	44,734.77	33,770.23	56.98
01-40-00-53-0009	Contribution to Police Pension	1,934,942.00	1,070,534.99	13,169.72	0.00	1,083,704.71	851,237.29	56.01
	Benefits	2,639,098.00	1,396,098.66	82,534.07	19,004.65	1,459,628.08	1,179,469.92	55.31
01-40-00-53-0200	Communications	3,472.00	1,777.46	310.36	0.00	2,087.82	1,384.18	60.13
01-40-00-53-0385	Administrative Adjudication	23,740.00	7,295.24	0.00	0.00	7,295.24	16,444.76	30.73
01-40-00-53-0410	IT Support	17,601.00	8,593.31	310.30	0.00	8,903.61	8,697.39	50.59
01-40-00-53-0430	Animal Control	2,200.00	180.00	0.00	0.00	180.00	2,020.00	8.18
01-40-00-53-3100	Maint of Equipment	15,535.00	8,148.12	0.00	0.00	8,148.12	7,386.88	52.45
01-40-00-53-3200	Maintenance of Vehicles	55,085.00	13,195.43	59.49	0.00	13,254.92	41,830.08	24.06
01-40-00-53-3600	Maintenance of Buildings	850.00	212.94	0.00	0.00	212.94	637.06	25.05
01-40-00-53-4100	Training	33,450.00	10,211.79	6,908.26	0.00	17,120.05	16,329.95	51.18
01-40-00-53-4200	Community Support Services	95,421.00	45,766.17	0.00	0.00	45,766.17	49,654.83	47.96
01-40-00-53-4250	Travel & Meeting	3,450.00	177.67	103.96	0.00	281.63	3,168.37	8.16
01-40-00-53-4300	Dues & Subscriptions	8,948.00	4,028.48	1,027.72	0.00	5,056.20	3,891.80	56.51
01-40-00-53-4350	Printing	4,300.00	0.00	0.00	0.00	0.00	4,300.00	0.00
01-40-00-53-4400	Medical & Screening	5,465.00	1,078.00	0.00	0.00	1,078.00	4,387.00	19.73
01-40-00-53-5400	Damage Claims	5,000.00	10,595.02	0.00	0.00	10,595.02	-5,595.02	211.90
	Contractual Services	274,517.00	111,259.63	8,720.09	0.00	119,979.72	154,537.28	43.71
01-40-00-54-0100	Office Supplies	9,500.00	7,301.49	368.42	40.39	7,629.52	1,870.48	80.31
01-40-00-54-0150	Equipment	0.00	3,610.20	0.00	0.00	3,610.20	-3,610.20	0.00
01-40-00-54-0200	Gas & Oil	39,269.00	17,667.14	2,711.65	0.00	20,378.79	18,890.21	51.90
01-40-00-54-0300	Uniforms Sworn Personnel	27,683.00	9,521.44	5,947.77	0.00	15,469.21	12,213.79	55.88
01-40-00-54-0310	Uniforms Other Personnel	1,200.00	445.99	235.83	0.00	681.82	518.18	56.82
01-40-00-54-0400	Prisoner Care	3,650.00	1,012.92	0.00	0.00	1,012.92	2,637.08	27.75
01-40-00-54-0600	Operating Supplies	6,805.00	3,547.97	0.00	0.00	3,547.97	3,257.03	52.14
01-40-00-54-0601	Radios	8,350.00	165.00	0.00	0.00	165.00	8,185.00	1.98
01-40-00-54-0602	Firearms and Range Supplies	18,640.00	6,446.43	1,734.97	0.00	8,181.40	10,458.60	43.89
01-40-00-54-0603	Evidence Supplies	7,650.00	1,858.32	0.00	0.00	1,858.32	5,791.68	24.29
01-40-00-54-0605	DUI Expenditures	4,851.00	218.50	0.00	0.00	218.50	4,632.50	4.50
01-40-00-54-0610	Drug Forfeiture Expenditures	318.00	0.00	0.00	0.00	0.00	318.00	0.00
01-40-00-54-0615	Article 36 Exp	1,871.00	0.00	0.00	0.00	0.00	1,871.00	0.00
01-40-00-54-0620	Cannabis Tax Act Expenditures	4,465.00	0.00	0.00	0.00	0.00	4,465.00	0.00
	Materials & Supplies	134,252.00	51,795.40	10,998.64	40.39	62,753.65	71,498.35	46.74

Account Number	Description	Budget	Beg Bal	Debits	Credits	End Bal	Remaining	% ExpCol
40	Police Department	6,507,454.00	3,110,790.29	377,929.58	19,104.68	3,469,615.19	3,037,838.81	53.32
50	Fire Department							
01-50-00-51-0100	Salaries Sworn	2,063,320.00	961,414.50	162,946.51	0.00	1,124,361.01	938,958.99	54.49
01-50-00-51-0200	Salaries Regular	88,583.00	46,050.84	7,306.50	0.00	53,357.34	35,225.66	60.23
01-50-00-51-1500	Specialist Pay	143,352.00	67,779.56	11,313.26	0.00	79,092.82	64,259.18	55.17
01-50-00-51-1600	Holiday Pay	87,227.00	0.00	39,793.16	0.00	39,793.16	47,433.84	45.62
01-50-00-51-1700	Overtime	136,000.00	56,000.98	6,375.47	0.00	62,376.45	73,623.55	45.87
01-50-00-51-1800	Educational Incentives	14,050.00	15,250.00	0.00	0.00	15,250.00	-1,200.00	108.54
01-50-00-51-3000	Part-Time Salaries	34,788.00	14,326.46	2,242.89	0.00	16,569.35	18,218.65	47.63
	Personal Services	2,567,320.00	1,160,822.34	229,977.79	0.00	1,390,800.13	1,176,519.87	54.17
01-50-00-51-1950	Insurance Refusal Reimb	1,525.00	750.00	125.00	0.00	875.00	650.00	57.38
01-50-00-52-0320	FICA	7,694.00	3,435.50	563.84	0.00	3,999.34	3,694.66	51.98
01-50-00-52-0325	Medicare	37,247.00	15,977.51	3,193.55	0.00	19,171.06	18,075.94	51.47
01-50-00-52-0330	IMRF	13,780.00	6,189.52	1,015.83	0.00	7,205.35	6,574.65	52.29
01-50-00-52-0375	Fringe Benefits	1,440.00	730.92	120.00	0.00	850.92	589.08	59.09
01-50-00-52-0400	Health Insurance	280,469.00	147,427.09	27,746.42	3,946.38	171,227.13	109,241.87	61.05
01-50-00-52-0420	Health Insurance - Retirees	20,052.00	10,650.46	9,822.07	7,643.84	12,828.69	7,223.31	63.98
01-50-00-52-0425	Life Insurance	1,458.00	766.80	324.17	207.18	883.79	574.21	60.62
01-50-00-52-0430	VEBA Contributions	54,031.00	33,576.34	0.00	0.00	33,576.34	20,454.66	62.14
01-50-00-53-0010	Contribution to Fire Pension	1,713,382.00	981,755.66	12,219.07	0.00	993,974.73	719,407.27	58.01
	Benefits	2,131,078.00	1,201,259.80	55,129.95	11,797.40	1,244,592.35	886,485.65	58.40
01-50-00-53-0200	Communications	4,000.00	2,209.76	289.60	0.00	2,499.36	1,500.64	62.48
01-50-00-53-0410	IT Support	12,695.00	32.96	0.00	0.00	32.96	12,662.04	0.26
01-50-00-53-3100	Maintenance of Equipment	7,300.00	3,438.00	0.00	0.00	3,438.00	3,862.00	47.10
01-50-00-53-3200	Maintenance of Vehicles	50,500.00	16,667.20	4,055.00	0.00	20,722.20	29,777.80	41.03
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	1,000.00	1,146.75	0.00	0.00	1,146.75	-146.75	114.68
01-50-00-53-4100	Training	17,300.00	3,252.34	0.00	0.00	3,252.34	14,047.66	18.80
01-50-00-53-4200	Community Support Services	16,300.00	11,561.98	80.00	0.00	11,641.98	4,658.02	71.42
01-50-00-53-4250	Travel & Meeting	4,250.00	1,233.26	0.00	0.00	1,233.26	3,016.74	29.02
01-50-00-53-4300	Dues & Subscriptions	3,800.00	1,895.50	100.00	0.00	1,995.50	1,804.50	52.51
01-50-00-53-4400	Medical & Screening	15,000.00	13,393.00	173.00	0.00	13,566.00	1,434.00	90.44
	Contractual Services	132,645.00	54,830.75	4,697.60	0.00	59,528.35	73,116.65	44.88
01-50-00-54-0100	Office Supplies	1,500.00	62.97	207.00	0.00	269.97	1,230.03	18.00
01-50-00-54-0200	Gas & Oil	11,444.00	7,064.01	1,267.86	0.00	8,331.87	3,112.13	72.81
01-50-00-54-0300	Uniforms Sworn Personnel	19,650.00	903.98	499.49	0.00	1,403.47	18,246.53	7.14
01-50-00-54-0600	Operating Supplies	23,300.00	11,464.64	826.85	40.40	12,251.09	11,048.91	52.58

Account Number	Description	Budget	Beg Bal	Debits	Credits	End Bal	Remaining	% ExpCol
	Materials & Supplies	<u>55,894.00</u>	<u>19,495.60</u>	<u>2,801.20</u>	<u>40.40</u>	<u>22,256.40</u>	<u>33,637.60</u>	<u>39.82</u>
50	Fire Department	4,886,937.00	2,436,408.49	292,606.54	11,837.80	2,717,177.23	2,169,759.77	55.60
60	Public Works							
01-60-01-51-0200	Salaries Regular	530,820.00	283,886.76	46,687.06	10,534.93	320,038.89	210,781.11	60.29
01-60-01-51-1500	Certification Pay	6,650.00	5,600.00	0.00	0.00	5,600.00	1,050.00	84.21
01-60-01-51-1700	Overtime	50,000.00	3,807.81	1,645.35	0.00	5,453.16	44,546.84	10.91
01-60-01-51-1950	Insurance Refusal Reim	8.00	0.00	0.00	0.00	0.00	8.00	0.00
01-60-01-51-3000	Part-Time Salaries	8,000.00	0.00	0.00	0.00	0.00	8,000.00	0.00
	Personal Services	595,478.00	293,294.57	48,332.41	10,534.93	331,092.05	264,385.95	55.60
01-60-01-52-0320	FICA	36,115.00	17,936.33	2,957.59	645.73	20,248.19	15,866.81	56.07
01-60-01-52-0325	Medicare	8,630.00	4,194.80	691.66	151.01	4,735.45	3,894.55	54.87
01-60-01-52-0330	IMRF	65,193.00	32,128.05	5,254.59	1,163.34	36,219.30	28,973.70	55.56
01-60-01-52-0375	Fringe Benefits	4,296.00	2,139.74	336.00	0.00	2,475.74	1,820.26	57.63
01-60-01-52-0400	Health Insurance	135,091.00	78,395.30	9,984.80	2,332.12	86,047.98	49,043.02	63.70
01-60-01-52-0420	Health Insurance - Retirees	15,297.00	12,338.21	6,721.99	3,582.43	15,477.77	-180.77	101.18
01-60-01-52-0425	Life Insurance	265.00	111.48	16.20	10.50	117.18	147.82	44.22
01-60-01-52-0430	VEBA Contributions	6,794.00	5,004.88	0.00	0.00	5,004.88	1,789.12	73.67
	Benefits	271,681.00	152,248.79	25,962.83	7,885.13	170,326.49	101,354.51	62.69
01-60-01-53-0200	Communications	1,740.00	345.37	65.47	0.00	410.84	1,329.16	23.61
01-60-01-53-0380	Consulting Services	34,500.00	18,363.56	6,572.50	0.00	24,936.06	9,563.94	72.28
01-60-01-53-0410	IT Support	21,540.00	9,382.70	2,371.04	0.00	11,753.74	9,786.26	54.57
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	1,863.60	0.00	0.00	1,863.60	1,636.40	53.25
01-60-01-53-3200	Maintenance of Vehicles	28,000.00	2,272.05	443.66	0.00	2,715.71	25,284.29	9.70
01-60-01-53-3400	Maintenance TrafficSt Lights	67,400.00	4,752.50	2,683.07	560.47	6,875.10	60,524.90	10.20
01-60-01-53-3550	Tree Maintenance	98,500.00	8,872.00	0.00	0.00	8,872.00	89,628.00	9.01
01-60-01-53-3600	Maintenance of Bldgs & Grounds	71,670.00	32,303.50	1,364.94	0.00	33,668.44	38,001.56	46.98
01-60-01-53-3610	Maintenance Sidewalks	55,000.00	0.00	41,400.00	0.00	41,400.00	13,600.00	75.27
01-60-01-53-3620	Maintenance Streets	8,000.00	0.00	0.00	0.00	0.00	8,000.00	0.00
01-60-01-53-4100	Training	1,200.00	55.00	0.00	0.00	55.00	1,145.00	4.58
01-60-01-53-4250	Travel & Meeting	6,460.00	282.48	0.00	0.00	282.48	6,177.52	4.37
01-60-01-53-4300	Dues & Subscriptions	7,540.00	5,870.00	182.60	0.00	6,052.60	1,487.40	80.27
01-60-01-53-4400	Medical & Screening	1,300.00	0.00	268.00	0.00	268.00	1,032.00	20.62
01-60-01-53-5300	AdvertisingLegal Notice	1,000.00	609.00	0.00	0.00	609.00	391.00	60.90
01-60-01-53-5350	Dumping Fees	13,000.00	5,584.92	3,481.19	0.00	9,066.11	3,933.89	69.74
01-60-01-53-5400	Damage Claims	25,000.00	1,800.00	0.00	0.00	1,800.00	23,200.00	7.20
01-60-01-53-5450	St Light Electricity	27,660.00	13,863.23	652.42	0.00	14,515.65	13,144.35	52.48
01-60-05-53-5500	Collection & Disposal	1,142,598.00	489,681.59	0.00	0.00	489,681.59	652,916.41	42.86
01-60-05-53-5510	Leaf Disposal	72,000.00	0.00	7,027.51	0.00	7,027.51	64,972.49	9.76

<u>Account Number</u>	<u>Description</u>	<u>Budget</u>	<u>Beg Bal</u>	<u>Debits</u>	<u>Credits</u>	<u>End Bal</u>	<u>Remaining</u>	<u>% ExpCol</u>
	Contractual Services	1,688,608.00	595,901.50	66,512.40	560.47	661,853.43	1,026,754.57	39.20
01-60-01-54-0100	Office Supplies	1,000.00	312.15	11.95	0.00	324.10	675.90	32.41
01-60-01-54-0150	Equipment	24,828.00	0.00	24,827.80	0.00	24,827.80	0.20	100.00
01-60-01-54-0200	Gas & Oil	16,465.00	5,412.38	1,282.78	0.00	6,695.16	9,769.84	40.66
01-60-01-54-0310	Uniforms	5,450.00	7,408.98	143.39	0.00	7,552.37	-2,102.37	138.58
01-60-01-54-0500	Vehicle Parts	10,000.00	1,290.69	78.09	0.00	1,368.78	8,631.22	13.69
01-60-01-54-0600	Operating Supplies & Equipment	51,515.00	30,743.77	2,914.74	0.00	33,658.51	17,856.49	65.34
01-60-01-54-0800	Trees	36,000.00	18,940.00	0.00	0.00	18,940.00	17,060.00	52.61
01-60-05-54-0600	Operating Supplies	500.00	0.00	0.00	0.00	0.00	500.00	0.00
	Materials & Supplies	<u>145,758.00</u>	<u>64,107.97</u>	<u>29,258.75</u>	<u>0.00</u>	<u>93,366.72</u>	<u>52,391.28</u>	<u>64.06</u>
60	Public Works	<u>2,701,525.00</u>	<u>1,105,552.83</u>	<u>170,066.39</u>	<u>18,980.53</u>	<u>1,256,638.69</u>	<u>1,444,886.31</u>	<u>46.52</u>
	Expense	<u>16,654,482.00</u>	<u>7,866,124.11</u>	<u>1,036,265.67</u>	<u>64,950.91</u>	<u>8,837,438.87</u>	<u>7,817,043.13</u>	<u>53.06</u>
01	General Fund	-82,593.00	-1,765,911.47	1,041,270.68	921,366.72	-1,646,007.51	1,563,414.51	1,992.91

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	22,780.00	18,743.00	0.00	1,350.00	20,093.00	2,687.00	88.20
	Licenses & Permits	22,780.00	18,743.00	0.00	1,350.00	20,093.00	2,687.00	88.20
02-00-00-43-3100	Water Sales	3,244,387.00	1,947,347.77	643.00	275,610.18	2,222,314.95	1,022,072.05	68.50
02-00-00-43-3150	Sewer Sales	2,084,213.00	1,246,047.64	227.51	175,396.71	1,421,216.84	662,996.16	68.19
02-00-00-43-3160	Water Penalties	29,217.00	14,075.55	431.55	2,612.89	16,256.89	12,960.11	55.64
02-00-00-43-3515	NSF Fees	200.00	50.00	0.00	0.00	50.00	150.00	25.00
	Charges for Services	5,358,017.00	3,207,520.96	1,302.06	453,619.78	3,659,838.68	1,698,178.32	68.31
02-00-00-45-5100	Interest	3,275.00	2,252.73	0.00	70.10	2,322.83	952.17	70.93
02-00-00-45-5200	Net Change in Fair Value	0.00	-1,440.47	87.64	0.00	-1,528.11	1,528.11	0.00
	Interest	3,275.00	812.26	87.64	70.10	794.72	2,480.28	24.27
02-00-00-46-6410	Miscellaneous	5,000.00	374.36	0.00	0.00	374.36	4,625.64	7.49
02-00-00-46-6417	IRMA	2,000.00	13,016.04	0.00	0.00	13,016.04	-11,016.04	650.80
	Reimbursements							
02-00-00-46-6580	Sale of Meters	10,000.00	7,222.98	0.00	424.00	7,646.98	2,353.02	76.47
	Miscellaneous	17,000.00	20,613.38	0.00	424.00	21,037.38	-4,037.38	123.75
02-00-00-49-8001	Proceeds-Community Bank Loan	1,400,000.00	0.00	0.00	0.00	0.00	1,400,000.00	0.00
	Other Financing Sources	1,400,000.00	0.00	0.00	0.00	0.00	1,400,000.00	0.00
00		6,801,072.00	3,247,689.60	1,389.70	455,463.88	3,701,763.78	3,099,308.22	54.43
	Revenue	6,801,072.00	3,247,689.60	1,389.70	455,463.88	3,701,763.78	3,099,308.22	54.43
60	Public Works							
02-60-06-51-0200	Salaries Regular	870,435.00	405,101.44	72,949.97	0.00	478,051.41	392,383.59	54.92
02-60-06-51-1500	Specialists Pay	2,100.00	2,100.00	0.00	0.00	2,100.00	0.00	100.00
02-60-06-51-1700	Overtime	12,000.00	8,448.08	74.30	81.30	8,441.08	3,558.92	70.34
02-60-06-51-1950	Insurance Refusal Reimb	10.00	50.00	12.50	0.00	62.50	-52.50	625.00
02-60-06-51-3000	Part-Time Salaries	8,000.00	0.00	0.00	0.00	0.00	8,000.00	0.00
	Personal Services	892,545.00	415,699.52	73,036.77	81.30	488,654.99	403,890.01	54.75
02-60-06-52-0320	FICA	54,349.00	25,382.81	4,410.08	0.00	29,792.89	24,556.11	54.82
02-60-06-52-0325	Medicare	13,052.00	5,936.29	1,043.92	0.00	6,980.21	6,071.79	53.48
02-60-06-52-0330	IMRF	99,230.00	45,552.50	7,997.87	0.00	53,550.37	45,679.63	53.97
02-60-06-52-0375	Fringe Benefits	5,664.00	2,118.80	286.00	0.00	2,404.80	3,259.20	42.46
02-60-06-52-0400	Health Insurance	199,049.00	113,965.42	16,044.95	1,038.08	128,972.29	70,076.71	64.79
02-60-06-52-0420	Health Insurance -	3,156.00	3,574.70	766.00	510.66	3,830.04	-674.04	121.36

Account Number	Description	Budget	Beg Bal	Debits	Credits	End Bal	Remaining	% Exp/Col
	Retirees							
02-60-06-52-0425	Life Insurance	458.00	-2,496.03	138.85	144.98	-2,502.16	2,960.16	-546.32
02-60-06-52-0430	VEBA Contributions	13,478.00	10,018.64	0.00	0.00	10,018.64	3,459.36	74.33
	Benefits	388,436.00	204,053.13	30,687.67	1,693.72	233,047.08	155,388.92	60.00
02-60-06-53-0100	Electricity	33,000.00	20,641.04	0.00	0.00	20,641.04	12,358.96	62.55
02-60-06-53-0200	Communications	8,160.00	2,955.65	449.48	0.00	3,405.13	4,754.87	41.73
02-60-06-53-0300	Auditing	9,900.00	6,485.50	2,047.50	0.00	8,533.00	1,367.00	86.19
02-60-06-53-0380	Consulting Services	351,400.00	71,611.60	527.40	0.00	72,139.00	279,261.00	20.53
02-60-06-53-0410	IT Support	73,257.00	41,952.43	7,442.20	0.00	49,394.63	23,862.37	67.43
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	2,345.00	0.00	0.00	0.00	0.00	2,345.00	0.00
02-60-06-53-2100	Bank Fees	33,042.00	18,666.20	4,201.00	0.00	22,867.20	10,174.80	69.21
02-60-06-53-2200	Liability Insurance	35,903.00	2,753.93	0.00	0.00	2,753.93	33,149.07	7.67
02-60-06-53-2250	IRMA Deductible	9,500.00	0.00	0.00	0.00	0.00	9,500.00	0.00
02-60-06-53-3050	Water System Maintenance	123,500.00	50,260.49	3,732.52	0.00	53,993.01	69,506.99	43.72
02-60-06-53-3055	Hydrant Maintenance	10,000.00	3,544.83	796.52	0.00	4,341.35	5,658.65	43.41
02-60-06-53-3200	Maintenance of Vehicles	8,000.00	5,068.55	0.00	0.00	5,068.55	2,931.45	63.36
02-60-06-53-3300	Maint of Office Equipment	1,000.00	635.24	70.46	0.00	705.70	294.30	70.57
02-60-06-53-3600	Maintenance of Buildings	34,750.00	42,713.42	204.84	0.00	42,918.26	-8,168.26	123.51
02-60-06-53-3620	Maintenance of Streets	15,000.00	0.00	0.00	0.00	0.00	15,000.00	0.00
02-60-06-53-3630	Overhead Sewer Program	59,000.00	62,900.00	8,000.00	0.00	70,900.00	-11,900.00	120.17
02-60-06-53-3631	Lead Service Line Program	250,000.00	68,277.18	14,966.00	0.00	83,243.18	166,756.82	33.30
02-60-06-53-3640	SewerCatch Basin Repair	50,000.00	7,401.24	0.00	0.00	7,401.24	42,598.76	14.80
02-60-06-53-4100	Training	1,150.00	305.00	0.00	0.00	305.00	845.00	26.52
02-60-06-53-4250	Travel & Meeting	1,685.00	664.25	0.00	0.00	664.25	1,020.75	39.42
02-60-06-53-4300	Dues & Subscriptions	1,460.00	631.00	0.00	0.00	631.00	829.00	43.22
02-60-06-53-4350	Printing	2,500.00	805.58	217.66	0.00	1,023.24	1,476.76	40.93
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	3,590.00	890.00	425.00	0.00	1,315.00	2,275.00	36.63
02-60-06-53-5300	AdvertisingLegal Notice	500.00	0.00	0.00	0.00	0.00	500.00	0.00
02-60-06-53-5350	Dumping Fees	20,000.00	11,133.37	1,695.79	0.00	12,829.16	7,170.84	64.15
02-60-06-53-5400	Damage Claims	4,000.00	12,720.39	0.00	0.00	12,720.39	-8,720.39	318.01
	Contractual Services	1,144,342.00	433,016.89	44,776.37	0.00	477,793.26	666,548.74	41.75
02-60-06-54-0100	Office Supplies	500.00	0.00	335.00	0.00	335.00	165.00	67.00
02-60-06-54-0200	Gas & Oil	10,959.00	6,494.12	1,211.81	0.00	7,705.93	3,253.07	70.32
02-60-06-54-0310	Uniforms	1,525.00	0.00	0.00	0.00	0.00	1,525.00	0.00
02-60-06-54-0500	Vehicle Parts	8,000.00	8,337.67	1,074.02	115.03	9,296.66	-1,296.66	116.21
02-60-06-54-0600	Operating Supplies	232,994.00	23,649.11	8,816.60	0.00	32,465.71	200,528.29	13.93

Account Number	Description	Budget	Beg Bal	Debits	Credits	End Bal	Remaining	% Exp/Col
02-60-06-54-1300	Postage	7,746.00	2,646.13	712.40	0.00	3,358.53	4,387.47	43.36
02-60-06-54-2200	Water from Chicago	1,850,897.00	862,741.92	163,741.22	0.00	1,026,483.14	824,413.86	55.46
	Materials & Supplies	2,112,621.00	903,868.95	175,891.05	115.03	1,079,644.97	1,032,976.03	51.10
02-60-06-55-1150	Sewer System Improvements	375,000.00	167,349.00	7,500.00	0.00	174,849.00	200,151.00	46.63
02-60-06-55-1300	Water System Improvements	1,448,000.00	234,920.75	81,682.05	0.00	316,602.80	1,131,397.20	21.86
02-60-06-55-9100	Street Improvements	70,000.00	50,000.00	10,000.00	0.00	60,000.00	10,000.00	85.71
	Capital Outlay	1,893,000.00	452,269.75	99,182.05	0.00	551,451.80	1,341,548.20	29.13
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
02-60-06-56-0104	IEPA Loan Principal	663,212.00	329,783.85	333,427.96	0.00	663,211.81	0.19	100.00
02-60-06-56-0105	IEPA Loan Interest	253,934.00	128,789.05	125,144.94	0.00	253,933.99	0.01	100.00
	Debt Service	917,146.00	458,572.90	458,572.90	0.00	917,145.80	0.20	100.00
02-60-06-57-5013	Transfer to CERF	126,235.00	0.00	0.00	0.00	0.00	126,235.00	0.00
	Other Financing Uses	<u>126,235.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>126,235.00</u>	<u>0.00</u>
60	Public Works	<u>7,829,325.00</u>	<u>2,867,481.14</u>	<u>882,146.81</u>	<u>1,890.05</u>	<u>3,747,737.90</u>	<u>4,081,587.10</u>	<u>47.87</u>
	Expense	<u>7,829,325.00</u>	<u>2,867,481.14</u>	<u>882,146.81</u>	<u>1,890.05</u>	<u>3,747,737.90</u>	<u>4,081,587.10</u>	<u>47.87</u>
02	Water & Sewer Fund	1,028,253.00	-380,208.46	883,536.51	457,353.93	45,974.12	982,278.88	4.47

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	551.00	69.90	0.00	11.39	81.29	469.71	14.75
	Interest	551.00	69.90	0.00	11.39	81.29	469.71	14.75
03-00-00-47-7100	State Allotment	258,073.00	132,251.77	0.00	20,691.11	152,942.88	105,130.12	59.26
03-00-00-47-7200	State Renewal Allotment	182,104.00	94,671.59	0.00	14,888.54	109,560.13	72,543.87	60.16
03-00-00-47-7250	State Rebuild Bond Fund Disb	245,426.00	122,713.13	0.00	0.00	122,713.13	122,712.87	50.00
	Intergovernmental	685,603.00	349,636.49	0.00	35,579.65	385,216.14	300,386.86	56.19
00		686,154.00	349,706.39	0.00	35,591.04	385,297.43	300,856.57	56.15
	Revenue	686,154.00	349,706.39	0.00	35,591.04	385,297.43	300,856.57	56.15
00								
03-00-00-53-2100	Bank Fees	60.00	0.00	0.00	0.00	0.00	60.00	0.00
03-00-00-53-3620	Street Maintenance	140,000.00	49,297.80	0.00	0.00	49,297.80	90,702.20	35.21
	Contractual Services	140,060.00	49,297.80	0.00	0.00	49,297.80	90,762.20	35.20
03-00-00-54-2100	Snow & Ice Control	54,428.00	0.00	0.00	0.00	0.00	54,428.00	0.00
	Materials & Supplies	54,428.00	0.00	0.00	0.00	0.00	54,428.00	0.00
03-00-00-55-9100	Street Improvement	350,000.00	284,149.38	0.00	0.00	284,149.38	65,850.62	81.19
	Capital Outlay	350,000.00	284,149.38	0.00	0.00	284,149.38	65,850.62	81.19
00		544,488.00	333,447.18	0.00	0.00	333,447.18	211,040.82	61.24
	Expense	544,488.00	333,447.18	0.00	0.00	333,447.18	211,040.82	61.24
03	Motor Fuel Tax Fund	-141,666.00	-16,259.21	0.00	35,591.04	-51,850.25	-89,815.75	36.60

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	130,910.00	121,148.58	0.00	3,022.67	124,171.25	6,738.75	94.85
05-00-00-41-1021	Property Taxes Current	138,021.00	0.00	0.00	0.00	0.00	138,021.00	0.00
	Property Taxes	268,931.00	121,148.58	0.00	3,022.67	124,171.25	144,759.75	46.17
05-00-00-45-5100	Interest	215.00	168.78	0.00	9.69	178.47	36.53	83.01
	Interest	<u>215.00</u>	<u>168.78</u>	<u>0.00</u>	<u>9.69</u>	<u>178.47</u>	<u>36.53</u>	<u>83.01</u>
00		<u>269,146.00</u>	<u>121,317.36</u>	<u>0.00</u>	<u>3,032.36</u>	<u>124,349.72</u>	<u>144,796.28</u>	<u>46.20</u>
	Revenue	269,146.00	121,317.36	0.00	3,032.36	124,349.72	144,796.28	46.20
00								
05-00-00-53-2100	Bank Fees	500.00	0.00	0.00	0.00	0.00	500.00	0.00
	Contractual Services	500.00	0.00	0.00	0.00	0.00	500.00	0.00
05-00-00-56-0035	2020 GO Bond Principal	262,500.00	0.00	262,500.00	0.00	262,500.00	0.00	100.00
05-00-00-56-0036	2020 GO Bond Interest	2,511.00	0.00	3,150.00	0.00	3,150.00	-639.00	125.45
	Debt Service	<u>265,011.00</u>	<u>0.00</u>	<u>265,650.00</u>	<u>0.00</u>	<u>265,650.00</u>	<u>-639.00</u>	<u>100.24</u>
00		<u>265,511.00</u>	<u>0.00</u>	<u>265,650.00</u>	<u>0.00</u>	<u>265,650.00</u>	<u>-139.00</u>	<u>100.05</u>
	Expense	<u>265,511.00</u>	<u>0.00</u>	<u>265,650.00</u>	<u>0.00</u>	<u>265,650.00</u>	<u>-139.00</u>	<u>100.05</u>
05	Debt Service Fund	-3,635.00	-121,317.36	265,650.00	3,032.36	141,300.28	-144,935.28	-3,887.22

Account Number	Description	Budget	Beg Bal	Debits	Credits	End Bal	Remaining	% Exp/Col
09	Police Pension Fund							
00								
09-00-00-45-5100	Interest	512,140.00	189,583.01	0.00	0.00	189,583.01	322,556.99	37.02
09-00-00-45-5200	Net Change in Fair Value	1,866,195.00	32,687.69	0.00	0.00	32,687.69	1,833,507.31	1.75
	Interest	2,378,335.00	222,270.70	0.00	0.00	222,270.70	2,156,064.30	9.35
09-00-00-41-1100	Employer Contribution	1,874,180.00	1,070,534.99	0.00	13,169.72	1,083,704.71	790,475.29	57.82
09-00-00-46-7350	Employee Contribution	310,063.00	207,318.52	0.00	23,501.01	230,819.53	79,243.47	74.44
	Grants & Contributions	2,184,243.00	1,277,853.51	0.00	36,670.73	1,314,524.24	869,718.76	60.18
00		4,562,578.00	1,500,124.21	0.00	36,670.73	1,536,794.94	3,025,783.06	33.68
	Revenue	4,562,578.00	1,500,124.21	0.00	36,670.73	1,536,794.94	3,025,783.06	33.68
00								
09-00-00-52-6100	Pensions	2,725,138.00	1,069,428.05	0.00	0.00	1,069,428.05	1,655,709.95	39.24
09-00-00-52-6150	Pension Refund	50,000.00	358,564.48	0.00	0.00	358,564.48	-308,564.48	717.13
	Benefits	2,775,138.00	1,427,992.53	0.00	0.00	1,427,992.53	1,347,145.47	51.46
09-00-00-53-0300	Audit Services	2,310.00	2,310.00	0.00	0.00	2,310.00	0.00	100.00
09-00-00-53-0350	Actuarial Services	3,815.00	3,815.00	0.00	0.00	3,815.00	0.00	100.00
09-00-00-53-0360	Payroll Services	28,890.00	7,580.00	0.00	0.00	7,580.00	21,310.00	26.24
09-00-00-53-0380	Consulting Services	56,000.00	26,176.85	0.00	0.00	26,176.85	29,823.15	46.74
09-00-00-53-0420	Legal Services	18,000.00	1,556.25	0.00	0.00	1,556.25	16,443.75	8.65
09-00-00-53-2100	Bank Fees	100.00	335.49	0.00	0.00	335.49	-235.49	335.49
09-00-00-53-4100	Training	4,000.00	0.00	0.00	0.00	0.00	4,000.00	0.00
09-00-00-53-4250	Travel & Meeting	1,500.00	360.00	0.00	0.00	360.00	1,140.00	24.00
09-00-00-53-4300	Dues & Subscriptions	795.00	0.00	0.00	0.00	0.00	795.00	0.00
09-00-00-53-4400	Medical & Screening	3,000.00	1,800.00	0.00	0.00	1,800.00	1,200.00	60.00
09-00-00-54-3100	Misc Expenditures	14,285.00	8,666.40	0.00	0.00	8,666.40	5,618.60	60.67
	Contractual Services	132,695.00	52,599.99	0.00	0.00	52,599.99	80,095.01	39.64
00		2,907,833.00	1,480,592.52	0.00	0.00	1,480,592.52	1,427,240.48	50.92
	Expense	2,907,833.00	1,480,592.52	0.00	0.00	1,480,592.52	1,427,240.48	50.92
09	Police Pension Fund	-1,654,745.00	-19,531.69	0.00	36,670.73	-56,202.42	-1,598,542.58	3.40

Account Number	Description	Budget	Beg Bal	Debits	Credits	End Bal	Remaining	% Exp/Col
10	Fire Pension Fund							
00								
10-00-00-45-5100	InterestDividends	447,444.00	121,917.12	0.00	0.00	121,917.12	325,526.88	27.25
10-00-00-45-5200	Net Change in Fair Value	708,201.00	108,478.35	0.00	0.00	108,478.35	599,722.65	15.32
	Interest	1,155,645.00	230,395.47	0.00	0.00	230,395.47	925,249.53	19.94
10-00-00-41-1100	Employer Contribution	1,764,606.00	981,755.66	0.00	12,219.07	993,974.73	770,631.27	56.33
10-00-00-46-7350	Employee Contribution	217,664.00	97,669.37	0.00	20,097.88	117,767.25	99,896.75	54.11
	Grants & Contributions	1,982,270.00	1,079,425.03	0.00	32,316.95	1,111,741.98	870,528.02	56.08
00		3,137,915.00	1,309,820.50	0.00	32,316.95	1,342,137.45	1,795,777.55	42.77
	Revenue	3,137,915.00	1,309,820.50	0.00	32,316.95	1,342,137.45	1,795,777.55	42.77
00								
10-00-00-52-6100	Pensions Benefits	2,069,383.00	960,611.27	0.00	0.00	960,611.27	1,108,771.73	46.42
		2,069,383.00	960,611.27	0.00	0.00	960,611.27	1,108,771.73	46.42
10-00-00-53-0300	Audit Services	2,310.00	2,310.00	0.00	0.00	2,310.00	0.00	100.00
10-00-00-53-0350	Actuarial Services	3,815.00	3,905.00	0.00	0.00	3,905.00	-90.00	102.36
10-00-00-53-0360	Payroll Services	15,145.00	4,955.00	0.00	0.00	4,955.00	10,190.00	32.72
10-00-00-53-0380	Consulting Services	40,324.00	19,750.92	0.00	0.00	19,750.92	20,573.08	48.98
10-00-00-53-0420	Legal Services	6,000.00	1,762.50	0.00	0.00	1,762.50	4,237.50	29.38
10-00-00-53-2100	Bank Fees	8,200.00	4,067.05	0.00	0.00	4,067.05	4,132.95	49.60
10-00-00-53-4100	Training	1,500.00	0.00	0.00	0.00	0.00	1,500.00	0.00
10-00-00-53-4250	Travel & Meeting	1,000.00	150.00	0.00	0.00	150.00	850.00	15.00
10-00-00-53-4300	Dues & Subscriptions	795.00	0.00	0.00	0.00	0.00	795.00	0.00
10-00-00-53-4400	Medical & Screening	1,000.00	0.00	0.00	0.00	0.00	1,000.00	0.00
10-00-00-54-1300	Postage	50.00	0.00	0.00	0.00	0.00	50.00	0.00
10-00-00-54-3100	Misc Expenditures	17,910.00	6,515.65	0.00	0.00	6,515.65	11,394.35	36.38
	Contractual Services	98,049.00	43,416.12	0.00	0.00	43,416.12	54,632.88	44.28
00		2,167,432.00	1,004,027.39	0.00	0.00	1,004,027.39	1,163,404.61	46.32
	Expense	2,167,432.00	1,004,027.39	0.00	0.00	1,004,027.39	1,163,404.61	46.32
10	Fire Pension Fund	-970,483.00	-305,793.11	0.00	32,316.95	-338,110.06	-632,372.94	34.84

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	35,229.00	8,761.15	0.00	5,063.57	13,824.72	21,404.28	39.24
13-00-00-45-5200	Net Change in Fair Value	0.00	-13,460.65	1,779.69	0.00	-15,240.34	15,240.34	0.00
	Interest	35,229.00	-4,699.50	1,779.69	5,063.57	-1,415.62	36,644.62	-4.02
13-00-00-46-6410	Miscellaneous	0.00	112.56	0.00	0.00	112.56	-112.56	0.00
	Miscellaneous	0.00	112.56	0.00	0.00	112.56	-112.56	0.00
13-00-00-47-7002	Transfer from Water and Sewer	126,235.00	0.00	0.00	0.00	0.00	126,235.00	0.00
13-00-00-48-8000	Sale of Property	25,000.00	0.00	0.00	0.00	0.00	25,000.00	0.00
	Other Financing Sources	151,235.00	0.00	0.00	0.00	0.00	151,235.00	0.00
00		186,464.00	-4,586.94	1,779.69	5,063.57	-1,303.06	187,767.06	-0.70
	Revenue	186,464.00	-4,586.94	1,779.69	5,063.57	-1,303.06	187,767.06	-0.70
00								
13-00-00-53-2100	Bank Fees	100.00	0.00	0.00	0.00	0.00	100.00	0.00
	Contractual Services	100.00	0.00	0.00	0.00	0.00	100.00	0.00
13-00-00-55-8700	Police Vehicles	138,660.00	0.00	0.00	0.00	0.00	138,660.00	0.00
13-00-00-55-8720	Police Equipment	22,450.00	23,400.00	0.00	0.00	23,400.00	-950.00	104.23
13-00-00-55-8800	Fire Dept Vehicle	83,500.00	0.00	0.00	0.00	0.00	83,500.00	0.00
13-00-00-55-8850	Fire Dept Equipment	45,000.00	0.00	0.00	0.00	0.00	45,000.00	0.00
13-00-00-55-8910	PW Vehicles	215,000.00	0.00	0.00	0.00	0.00	215,000.00	0.00
13-00-00-55-8925	PW Equipment	180,000.00	15,200.00	6,955.00	0.00	22,155.00	157,845.00	12.31
	Capital Outlay	684,610.00	38,600.00	6,955.00	0.00	45,555.00	639,055.00	6.65
00		684,710.00	38,600.00	6,955.00	0.00	45,555.00	639,155.00	6.65
	Expense	684,710.00	38,600.00	6,955.00	0.00	45,555.00	639,155.00	6.65
13	Capital Equip Replacement Fund	498,246.00	43,186.94	8,734.69	5,063.57	46,858.06	451,387.94	9.40

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	15,100.00	1,143.56	0.00	0.00	1,143.56	13,956.44	7.57
14-00-00-43-3220	Parking Lot Permit Fees	43,236.00	9,855.61	0.00	0.00	9,855.61	33,380.39	22.79
	Charges for Services	58,336.00	10,999.17	0.00	0.00	10,999.17	47,336.83	18.85
14-00-00-44-4240	Automated Traffic Enf Fines	850,000.00	14,919.76	0.00	3,066.22	17,985.98	832,014.02	2.12
	Fines & Forfeits	850,000.00	14,919.76	0.00	3,066.22	17,985.98	832,014.02	2.12
14-00-00-45-5100	Interest	2,113.00	715.81	0.00	1.29	717.10	1,395.90	33.94
14-00-00-45-5200	Net Change in Fair Value	0.00	-0.65	0.32	0.00	-0.97	0.97	0.00
	Interest	2,113.00	715.16	0.32	1.29	716.13	1,396.87	33.89
14-00-00-48-7090	Bond Proceeds	4,000,000.00	0.00	0.00	0.00	0.00	4,000,000.00	0.00
	Other Financing Sources	4,000,000.00	0.00	0.00	0.00	0.00	4,000,000.00	0.00
00		<u>4,910,449.00</u>	<u>26,634.09</u>	<u>0.32</u>	<u>3,067.51</u>	<u>29,701.28</u>	<u>4,880,747.72</u>	<u>0.60</u>
	Revenue	4,910,449.00	26,634.09	0.32	3,067.51	29,701.28	4,880,747.72	0.60
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	136,300.00	42,058.83	2,213.62	0.00	44,272.45	92,027.55	32.48
14-00-00-55-1205	Streetscape Improvements	46,000.00	8,875.65	0.00	0.00	8,875.65	37,124.35	19.29
14-00-00-55-1250	Alley Improvements	1,850,000.00	438,929.45	40,804.83	1,947.40	477,786.88	1,372,213.12	25.83
14-00-00-55-8620	Information Technology Equipme	402,820.00	3,368.75	0.00	0.00	3,368.75	399,451.25	0.84
	Capital Outlay	<u>2,435,120.00</u>	<u>493,232.68</u>	<u>43,018.45</u>	<u>1,947.40</u>	<u>534,303.73</u>	<u>1,900,816.27</u>	<u>21.94</u>
00		<u>2,447,120.00</u>	<u>505,232.68</u>	<u>43,018.45</u>	<u>1,947.40</u>	<u>546,303.73</u>	<u>1,900,816.27</u>	<u>22.32</u>
	Expense	2,447,120.00	505,232.68	43,018.45	1,947.40	546,303.73	1,900,816.27	22.32

<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	-2,463,329.00	478,598.59	43,018.77	5,014.91	516,602.45	-2,979,931.45	-20.97

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	164,402.00	380,311.74	0.00	2,299.80	382,611.54	-218,209.54	232.73
31-00-00-41-1021	Property Taxes-Current Year	167,690.00	0.00	0.00	0.00	0.00	167,690.00	0.00
	Property Taxes	332,092.00	380,311.74	0.00	2,299.80	382,611.54	-50,519.54	115.21
31-00-00-45-5100	Interest	458.00	65.46	0.00	18.82	84.28	373.72	18.40
	Interest	<u>458.00</u>	<u>65.46</u>	<u>0.00</u>	<u>18.82</u>	<u>84.28</u>	<u>373.72</u>	<u>18.40</u>
00		<u>332,550.00</u>	<u>380,377.20</u>	<u>0.00</u>	<u>2,318.62</u>	<u>382,695.82</u>	<u>-50,145.82</u>	<u>115.08</u>
	Revenue	332,550.00	380,377.20	0.00	2,318.62	382,695.82	-50,145.82	115.08
00								
31-00-00-53-0100	Electricity & Natural Gas	1,000.00	795.75	76.51	0.00	872.26	127.74	87.23
31-00-00-53-0300	Audit Services	1,000.00	500.00	0.00	0.00	500.00	500.00	50.00
31-00-00-53-0380	Consulting Services	5,000.00	0.00	1,875.00	0.00	1,875.00	3,125.00	37.50
31-00-00-53-0425	Village Attorney	2,500.00	609.00	0.00	0.00	609.00	1,891.00	24.36
31-00-00-53-0440	Property Taxes	0.00	51.36	0.00	0.00	51.36	-51.36	0.00
31-00-00-53-3600	Maintenance of Buildings	4,800.00	760.00	0.00	0.00	760.00	4,040.00	15.83
31-00-00-53-4350	Printing	1,000.00	1,490.00	0.00	0.00	1,490.00	-490.00	149.00
31-00-00-53-5300	AdvertisingLegal Notice	1,000.00	325.00	0.00	0.00	325.00	675.00	32.50
	Contractual Services	16,300.00	4,531.11	1,951.51	0.00	6,482.62	9,817.38	39.77
31-00-00-55-4300	Other Improvements	54,000.00	0.00	0.00	0.00	0.00	54,000.00	0.00
	Capital Outlay	54,000.00	0.00	0.00	0.00	0.00	54,000.00	0.00
31-00-00-56-0081	Interest on Interfund Loan	56,190.00	0.00	0.00	0.00	0.00	56,190.00	0.00
	Debt Service	<u>56,190.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>56,190.00</u>	<u>0.00</u>
00		<u>126,490.00</u>	<u>4,531.11</u>	<u>1,951.51</u>	<u>0.00</u>	<u>6,482.62</u>	<u>120,007.38</u>	<u>5.13</u>
	Expense	<u>126,490.00</u>	<u>4,531.11</u>	<u>1,951.51</u>	<u>0.00</u>	<u>6,482.62</u>	<u>120,007.38</u>	<u>5.13</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>
31	TIF-Madison Street	-206,060.00	-375,846.09	1,951.51	2,318.62	-376,213.20	170,153.20	182.57

Account Number	Description	Budget	Beg Bal	Debits	Credits	End Bal	Remaining	% Exp/Col
32	Tif - North Avenue							
00								
32-00-00-41-1000	Property Taxes-Prior Years	345,000.00	340,085.14	0.00	1,984.09	342,069.23	2,930.77	99.15
32-00-00-41-1021	Property Taxes-Current Year	175,000.00	0.00	0.00	0.00	0.00	175,000.00	0.00
	Property Taxes	520,000.00	340,085.14	0.00	1,984.09	342,069.23	177,930.77	65.78
32-00-00-45-5100	Interest	200.00	14.60	0.00	9.36	23.96	176.04	11.98
	Interest	<u>200.00</u>	<u>14.60</u>	<u>0.00</u>	<u>9.36</u>	<u>23.96</u>	<u>176.04</u>	<u>11.98</u>
00		<u>520,200.00</u>	<u>340,099.74</u>	<u>0.00</u>	<u>1,993.45</u>	<u>342,093.19</u>	<u>178,106.81</u>	<u>65.76</u>
	Revenue	520,200.00	340,099.74	0.00	1,993.45	342,093.19	178,106.81	65.76
00								
32-00-00-53-0380	Consulting Services	10,000.00	0.00	0.00	0.00	0.00	10,000.00	0.00
32-00-00-53-0425	Village Attorney	5,000.00	372.50	0.00	0.00	372.50	4,627.50	7.45
32-00-00-53-4350	Printing	1,000.00	0.00	0.00	0.00	0.00	1,000.00	0.00
32-00-00-53-5300	AdvertisingLegal	1,000.00	325.00	0.00	0.00	325.00	675.00	32.50
	Contractual Services	<u>17,000.00</u>	<u>697.50</u>	<u>0.00</u>	<u>0.00</u>	<u>697.50</u>	<u>16,302.50</u>	<u>4.10</u>
00		<u>17,000.00</u>	<u>697.50</u>	<u>0.00</u>	<u>0.00</u>	<u>697.50</u>	<u>16,302.50</u>	<u>4.10</u>
	Expense	<u>17,000.00</u>	<u>697.50</u>	<u>0.00</u>	<u>0.00</u>	<u>697.50</u>	<u>16,302.50</u>	<u>4.10</u>
32	Tif - North Avenue	-503,200.00	-339,402.24	0.00	1,993.45	-341,395.69	-161,804.31	67.84

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	225.00	25.55	0.00	0.64	26.19	198.81	11.64
	Interest	<u>225.00</u>	<u>25.55</u>	<u>0.00</u>	<u>0.64</u>	<u>26.19</u>	<u>198.81</u>	<u>11.64</u>
00		<u>225.00</u>	<u>25.55</u>	<u>0.00</u>	<u>0.64</u>	<u>26.19</u>	<u>198.81</u>	<u>11.64</u>
	Revenue	225.00	25.55	0.00	0.64	26.19	198.81	11.64
00								
35-00-00-55-9100	Street Improvements	250,000.00	230,138.29	656.10	0.00	230,794.39	19,205.61	92.32
	Capital Outlay	<u>250,000.00</u>	<u>230,138.29</u>	<u>656.10</u>	<u>0.00</u>	<u>230,794.39</u>	<u>19,205.61</u>	<u>92.32</u>
00		<u>250,000.00</u>	<u>230,138.29</u>	<u>656.10</u>	<u>0.00</u>	<u>230,794.39</u>	<u>19,205.61</u>	<u>92.32</u>
	Expense	<u>250,000.00</u>	<u>230,138.29</u>	<u>656.10</u>	<u>0.00</u>	<u>230,794.39</u>	<u>19,205.61</u>	<u>92.32</u>
35	Infrastructure Imp	249,775.00	230,112.74	656.10	0.64	230,768.20	19,006.80	92.39
	Bond Fund							

Village of River Forest Investments

Fiscal Year 2022
Through 11/30/2021

Fun	ID	Bank	Interest Rate	Purchase Date	Maturity Date	Cost	Par Value	Market Value
01	2021-02	Customers Bank	00.200%	1/20/2021	7/14/2022	\$249,200.00	\$249,200.00	\$249,200.00
01	2020-08	First Capital Bank, TN	00.300%	10/2/2020	10/3/2022	\$248,500.00	\$248,500.00	\$248,500.00
01	2021-04	Financial Federal Bank	00.150%	2/19/2021	2/20/2024	\$248,800.00	\$248,800.00	\$248,800.00
01	2021-13	Goldman Sachs	00.500%	7/28/2021	7/29/2024	\$249,000.00	\$249,000.00	\$247,055.31
01	2021-09	FHLB	00.750%	3/20/2021	4/22/2025	\$250,000.00	\$250,000.00	\$247,440.00
01	2021-14	FHLB	01.040%	10/28/2021	10/28/2025	\$250,000.00	\$250,000.00	\$248,857.50
01	2021-11	US Treasury	00.770%	4/29/2021	4/30/2026	\$500,000.00	\$499,511.72	\$492,383.00
								\$1,982,235.81
02	2021-01	CIBC Bank /Private Bank	00.120%	1/20/2021	1/20/2022	\$249,600.00	\$249,600.00	\$249,600.00
02	2021-16	Synchrony Bank	00.450%	10/22/2021	10/23/2023	\$249,000.00	\$249,000.00	\$248,774.16
								\$498,374.16
03	2021-08	Bank 7	00.200%	3/19/2021	3/21/2022	\$249,400.00	\$249,400.00	\$249,400.00
								\$249,400.00
13	2020-05	Servisfirst Bank, FI	00.700%	6/9/2020	12/1/2021	\$245,100.00	\$245,100.00	\$245,100.00
13	2020-12	KS Statebank	00.197%	12/16/2020	12/16/2021	\$249,500.00	\$249,500.00	\$249,500.00
13	2019-29	Morgan stanley Private Bank	01.750%	12/26/2019	12/27/2021	\$247,000.00	\$247,000.00	\$247,296.15
13	2021-03	Preferred Bank	00.150%	1/29/2021	1/31/2022	\$249,600.00	\$249,600.00	\$249,600.00
13	2020-07	Profinium, Inc.	00.520%	8/12/2020	2/3/2022	\$248,100.00	\$248,100.00	\$248,100.00
13	2021-12	UBS Bank	00.250%	7/8/2021	7/10/2023	\$249,000.00	\$249,000.00	\$248,262.96

Village of River Forest Investments

Fiscal Year 2022
Through 11/30/2021

Fun	ID	Bank	Interest Rate	Purchase Date	Maturity Date	Cost	Par Value	Market Value
13	2021-05	Texas Exchange	00.300%	2/5/2021	2/24/2024	\$249,000.00	\$249,000.00	\$247,433.79
13	2021-10	FHLB	00.440%	4/29/2021	4/29/2024	\$250,000.00	\$250,000.00	\$248,377.50
13	2021-18	Capital One Bk	00.800%	11/24/2021	11/25/2024	\$249,000.00	\$249,000.00	\$248,305.29
13	2021-17	State Bank of India	00.800%	11/29/2021	11/29/2024	\$249,295.13	\$249,000.00	\$248,272.17
13	2021-15	FHLB	01.040%	10/28/2021	10/28/2025	\$250,000.00	\$250,000.00	\$248,857.50
13	2021-07	FHLB	00.750%	2/18/2021	3/16/2026	\$100,000.00	\$100,000.00	\$98,541.00
								\$2,827,646.36
								\$5,557,656.33



MEMORANDUM

Date: December 1, 2021

To: Brian Murphy, Village Administrator

From: Rosey McAdams, Director of Finance

Subject: Expenditures – November 2021

Attached for your review and approval is a list of payments made to vendors by account number for the period from November 1-30, 2021. The total payments made for the period, including payrolls, are as follows:

VILLAGE OF RIVER FOREST EXPENDITURES MONTH ENDED NOVEMBER 30, 2021

FUND	FUND #	VENDORS	PAYROLLS	TOTAL
General Fund	01	\$ 555,470.13	\$ 453,764.81	\$ 1,009,234.94
Water & Sewer Fund	02	823,984.19	41,988.53	865,972.72
Motor Fuel Tax	03	-	-	-
Debt Service	05	265,650.00	-	265,650.00
Capital Equip Replacement	13	6,955.00	-	6,955.00
Capital Improvement Fund	14	41,071.05	-	41,071.05
TIF-Madison	31	1,951.51	-	1,951.51
TIF-North	32	-	-	-
Infrastructure Imp Fund	35	656.10	-	656.10
Total Village Expenditures		\$ 1,695,737.98	\$ 495,753.34	\$ 2,191,491.32

Requested Board Actions:

1. Motion to Approve the November 2021 Accounts Payable and Payroll transactions totaling \$2,191,491.32.

Accounts Payable

Transactions by Account

User: rmcadams
 Printed: 12/01/2021 - 3:03PM
 Batch: 00000.00.0000



Account Number	Vendor	Description	GL Date	Check No	Amount	PO No
01-00-00-17-0010	Avalon Petroleum Company	PURCHASE OF GASOLINE AND/O	11/15/2021	53248	2,587.20	
01-00-00-17-0010	Avalon Petroleum Company	PURCHASE OF GASOLINE AND/O	11/15/2021	53248	4,728.00	
01-00-00-17-0010	Avalon Petroleum Company	PURCHASE OF GASOLINE AND/O	11/15/2021	53248	11,788.00	
01-00-00-17-0010	Avalon Petroleum Company	PURCHASE OF GASOLINE AND/O	11/30/2021	53309	1,313.26	
01-00-00-17-0010	Avalon Petroleum Company	PURCHASE OF GASOLINE AND/O	11/30/2021	53309	2,371.50	
01-00-00-17-0010	Avalon Petroleum Company	PURCHASE OF GASOLINE AND/O	11/30/2021	53309	501.46	
01-00-00-17-0010	Avalon Petroleum Company	PURCHASE OF GASOLINE AND/O	11/30/2021	53309	1,012.20	
Vendor Subtotal for Division:00					24,301.62	
01-00-00-21-0000	Robert O'Connell	Refund Check 016750-000, 15 GALE	11/10/2021	53285	60.58	
Vendor Subtotal for Division:00					60.58	
01-00-00-21-0015	State Treasurer	PR Batch 00015.11.2021 State Income	11/15/2021	99963	15,014.42	
01-00-00-21-0015	State Treasurer	PR Batch 00030.11.2021 State Income	11/30/2021	99970	11,200.44	
Vendor Subtotal for Division:00					26,214.86	
01-00-00-21-0015	United States Treasury	PR Batch 00015.11.2021 Medicare En	11/15/2021	99964	4,974.15	
01-00-00-21-0015	United States Treasury	PR Batch 00015.11.2021 Federal Inco	11/15/2021	99964	47,386.26	
01-00-00-21-0015	United States Treasury	PR Batch 00015.11.2021 Medicare En	11/15/2021	99964	4,974.15	
01-00-00-21-0015	United States Treasury	PR Batch 00015.11.2021 FICA Emplo	11/15/2021	99964	4,299.11	
01-00-00-21-0015	United States Treasury	PR Batch 00015.11.2021 FICA Emplo	11/15/2021	99964	4,299.11	
01-00-00-21-0015	United States Treasury	PR Batch 00030.11.2021 FICA Emplo	11/30/2021	99971	3,740.99	
01-00-00-21-0015	United States Treasury	PR Batch 00030.11.2021 Medicare En	11/30/2021	99971	3,736.50	
01-00-00-21-0015	United States Treasury	PR Batch 00030.11.2021 FICA Emplo	11/30/2021	99971	3,740.99	
01-00-00-21-0015	United States Treasury	PR Batch 00030.11.2021 Medicare En	11/30/2021	99971	3,736.50	

Account Number	Vendor	Description	GL Date	Check No	Amount	PO No
01-00-00-21-0015	United States Treasury	PR Batch 00030.11.2021 Federal Inco	11/30/2021	99971	30,374.15	
Vendor Subtotal for Division:00					111,261.91	
01-00-00-21-0030	Illinois Municipal Retirement Fund	PR Batch 00015.11.2021 IMRF Emplc	11/15/2021	99968	1,141.65	
01-00-00-21-0030	Illinois Municipal Retirement Fund	PR Batch 00015.11.2021 IMRF Emplc	11/15/2021	99968	4,988.48	
01-00-00-21-0030	Illinois Municipal Retirement Fund	PR Batch 00015.11.2021 IMRF Emplc	11/15/2021	99968	1,928.02	
01-00-00-21-0030	Illinois Municipal Retirement Fund	PR Batch 00015.11.2021 IMRF Emplc	11/15/2021	99968	2,631.20	
01-00-00-21-0030	Illinois Municipal Retirement Fund	PR Batch 00015.11.2021 IMRF-Volun	11/15/2021	99968	212.34	
01-00-00-21-0030	Illinois Municipal Retirement Fund	PR Batch 00015.11.2021 IMRF-Volun	11/15/2021	99968	917.76	
01-00-00-21-0030	Illinois Municipal Retirement Fund	PR Batch 00030.11.2021 IMRF-Volun	11/30/2021	99968	198.38	
01-00-00-21-0030	Illinois Municipal Retirement Fund	PR Batch 00030.11.2021 IMRF Emplc	11/30/2021	99968	1,026.17	
01-00-00-21-0030	Illinois Municipal Retirement Fund	PR Batch 00030.11.2021 IMRF Emplc	11/30/2021	99968	2,341.87	
01-00-00-21-0030	Illinois Municipal Retirement Fund	PR Batch 00030.11.2021 IMRF-Volun	11/30/2021	99968	940.93	
01-00-00-21-0030	Illinois Municipal Retirement Fund	PR Batch 00030.11.2021 IMRF Emplc	11/30/2021	99968	1,928.79	
01-00-00-21-0030	Illinois Municipal Retirement Fund	PR Batch 00030.11.2021 IMRF Emplc	11/30/2021	99968	4,993.00	
Vendor Subtotal for Division:00					23,248.59	
01-00-00-21-0040	ICMA Retirement Corporation - 302	PR Batch 00015.11.2021 ICMA	11/15/2021	99961	3,134.14	
01-00-00-21-0040	ICMA Retirement Corporation - 302	PR Batch 00015.11.2021 ICMA	11/15/2021	99961	2,528.51	
01-00-00-21-0040	ICMA Retirement Corporation - 302	PR Batch 00030.11.2021 ICMA	11/30/2021	99967	1,995.25	
01-00-00-21-0040	ICMA Retirement Corporation - 302	PR Batch 00030.11.2021 ICMA	11/30/2021	99967	3,179.26	
Vendor Subtotal for Division:00					10,837.16	
01-00-00-21-0041	AXA Equitable Retirement	PR Batch 00015.11.2021 AXA Flat	11/15/2021	99959	1,329.01	
01-00-00-21-0041	AXA Equitable Retirement	PR Batch 00015.11.2021 AXA %	11/15/2021	99959	1,728.23	
01-00-00-21-0041	AXA Equitable Retirement	PR Batch 00015.11.2021 AXA Roth	11/15/2021	99959	475.00	
01-00-00-21-0041	AXA Equitable Retirement	PR Batch 00015.11.2021 AXA Roth %	11/15/2021	99959	1,966.43	
01-00-00-21-0041	AXA Equitable Retirement	PR Batch 00015.11.2021 AXA Loan R	11/15/2021	99959	48.88	
01-00-00-21-0041	AXA Equitable Retirement	PR Batch 00030.11.2021 AXA Roth	11/30/2021	99965	475.00	
01-00-00-21-0041	AXA Equitable Retirement	PR Batch 00030.11.2021 AXA Roth %	11/30/2021	99965	1,404.56	
01-00-00-21-0041	AXA Equitable Retirement	PR Batch 00030.11.2021 AXA %	11/30/2021	99965	1,207.67	
01-00-00-21-0041	AXA Equitable Retirement	PR Batch 00030.11.2021 AXA Loan R	11/30/2021	99965	48.88	
01-00-00-21-0041	AXA Equitable Retirement	PR Batch 00030.11.2021 AXA Flat	11/30/2021	99965	1,329.00	
Vendor Subtotal for Division:00					10,012.66	

Account Number	Vendor	Description	GL Date	Check No	Amount	PO No
01-00-00-21-0043	Further	PR Batch 00015.11.2021 VEBA Contr	11/15/2021	99960	3,160.42	
01-00-00-21-0043	Further	PR Batch 00030.11.2021 VEBA Contr	11/30/2021	99966	3,163.43	
Vendor Subtotal for Division:00					6,323.85	
01-00-00-21-0050	Illinois Fraternal Order of Police La	PR Batch 00030.11.2021 Police Union	11/30/2021	996383	1,056.00	
Vendor Subtotal for Division:00					1,056.00	
01-00-00-21-0050	Intergovernmental Personnel Benefit	HEALTH/LIFE/DENTAL BREAKDO	11/01/2021	288	37.20	
01-00-00-21-0050	Intergovernmental Personnel Benefit	HEALTH/LIFE/DENTAL BREAKDO	11/01/2021	288	1,867.70	
01-00-00-21-0050	Intergovernmental Personnel Benefit	HEALTH/LIFE/DENTAL BREAKDO	11/01/2021	288	4,202.13	
Vendor Subtotal for Division:00					6,107.03	
01-00-00-21-0050	International Union of Operating Eng	PR Batch 00015.11.2021 Public Works	11/15/2021	996382	287.29	
01-00-00-21-0050	International Union of Operating Eng	PR Batch 00030.11.2021 Public Works	11/30/2021	996382	279.91	
Vendor Subtotal for Division:00					567.20	
01-00-00-21-0050	International Union of Operating Eng	PR Batch 00015.11.2021 Public Works	11/15/2021	996381	56.78	
01-00-00-21-0050	International Union of Operating Eng	PR Batch 00030.11.2021 Public Works	11/30/2021	996381	55.46	
Vendor Subtotal for Division:00					112.24	
01-00-00-21-0050	NCPERS Group Life Ins.	PR Batch 00015.11.2021 Supplementa	11/15/2021	996380	47.21	
01-00-00-21-0050	NCPERS Group Life Ins.	PR Batch 00030.11.2021 Supplementa	11/30/2021	996380	47.19	
Vendor Subtotal for Division:00					94.40	
01-00-00-21-0050	State Disbursement Unit	PR Batch 00015.11.2021 Doran-17031	11/15/2021	99962	434.50	
01-00-00-21-0050	State Disbursement Unit	PR Batch 00030.11.2021 Doran-17031	11/30/2021	99969	434.50	
Vendor Subtotal for Division:00					869.00	

Account Number	Vendor	Description	GL Date	Check No	Amount	PO No
01-00-00-42-2120	V K Badrinath	REFUND LATE FEE FOR VEHICLE	11/30/2021	53312	20.00	
		Vendor Subtotal for Division:00			20.00	
01-00-00-42-2120	Victoria Garcia Hernandez	REFUND OVERPAYMENT OF VEH	11/15/2021	53275	20.00	
		Vendor Subtotal for Division:00			20.00	
01-00-00-42-2120	Alexander Jaster	REFUND LATE FEE ON VEHICLE \$	11/30/2021	53333	20.00	
		Vendor Subtotal for Division:00			20.00	
01-00-00-42-2120	Laarni Natividad	REFUND LATE FEE ON VEHICLE \$	11/30/2021	53345	20.00	
		Vendor Subtotal for Division:00			20.00	
01-00-00-42-2360	George's Concrete	REFUND OVERPAYMENT OF BUII	11/15/2021	53272	100.00	
		Vendor Subtotal for Division:00			100.00	
01-00-00-42-2360	Brian Shipkin	REFUND DUPLICATE PAYMENT O	11/30/2021	53353	100.00	
		Vendor Subtotal for Division:00			100.00	
01-00-00-42-2520	La Parrillita LLC	REFUND OF LIQUOR LICENSE AP	11/16/2021	53307	500.00	
		Vendor Subtotal for Division:00			500.00	
01-10-00-52-0400	Intergovernmental Personnel Benefit	HEALTH/LIFE/DENTAL BREAKDO	11/01/2021	288	5,775.54	
01-10-00-52-0400	Intergovernmental Personnel Benefit	HEALTH/LIFE/DENTAL BREAKDO	11/01/2021	288	-0.03	
		Vendor Subtotal for Division:10			5,775.51	
01-10-00-52-0420	Intergovernmental Personnel Benefit	HEALTH/LIFE/DENTAL BREAKDO	11/01/2021	288	-4.20	

Account Number	Vendor	Description	GL Date	Check No	Amount	PO No
01-10-00-52-0420	Intergovernmental Personnel Benefit	HEALTH/LIFE/DENTAL BREAKDO	11/01/2021	288	9.09	
01-10-00-52-0420	Intergovernmental Personnel Benefit	HEALTH/LIFE/DENTAL BREAKDO	11/01/2021	288	739.46	
Vendor Subtotal for Division:10					744.35	
01-10-00-52-0425	Intergovernmental Personnel Benefit	HEALTH/LIFE/DENTAL BREAKDO	11/01/2021	288	22.95	
Vendor Subtotal for Division:10					22.95	
01-10-00-53-0200	AT&T	MONTHLY ELEVATOR CHARGE	11/15/2021	53247	922.94	
Vendor Subtotal for Division:10					922.94	
01-10-00-53-0200	CALL ONE	MONTHLY PHONE BILL	11/15/2021	53254	1,188.89	
Vendor Subtotal for Division:10					1,188.89	
01-10-00-53-0200	Fifth Third Bank	COMCAST BUSINESS	11/30/2021	290	277.72	
01-10-00-53-0200	Fifth Third Bank	TPX COMMUNICATIONS MONTHI	11/30/2021	290	1,496.77	
01-10-00-53-0200	Fifth Third Bank	HIGH SPEED INTERNET	11/30/2021	290	78.53	
Vendor Subtotal for Division:10					1,853.02	
01-10-00-53-0200	Verizon Wireless	DATA SERVICE FOR TABLETS & M	11/15/2021	0	42.36	
01-10-00-53-0200	Verizon Wireless	DATA SERVICE FOR TABLETS & M	11/15/2021	0	114.62	
Vendor Subtotal for Division:10					156.98	
01-10-00-53-0300	BKD LLP	FY 2021 AUDIT PROGRESSIVE BII	11/15/2021	53251	7,802.50	
Vendor Subtotal for Division:10					7,802.50	
01-10-00-53-0300	Fifth Third Bank	CERTIFICATE OF ACHIEVEMENT.	11/30/2021	290	460.00	
Vendor Subtotal for Division:10					460.00	

Account Number	Vendor	Description	GL Date	Check No	Amount	PO No
01-10-00-53-0380	American Mobile Shredding & Recy	DOCUMENT SHREDDING (9 BINS)	11/15/2021	53246	405.00	
		Vendor Subtotal for Division:10			405.00	
01-10-00-53-0380	GOVTEMPSUSA LLC	ADMINISTRATION TEMP HELP	11/30/2021	53325	2,843.75	
01-10-00-53-0380	GOVTEMPSUSA LLC	ADMINISTRATION TEMP HELP	11/30/2021	53325	2,639.00	
01-10-00-53-0380	GOVTEMPSUSA LLC	ADMINISTRATION TEMP HELP	11/30/2021	53325	3,162.25	
		Vendor Subtotal for Division:10			8,645.00	
01-10-00-53-0380	Intergovernmental Personnel Benefit	HEALTH/LIFE/DENTAL BREAKDO	11/01/2021	288	251.10	
		Vendor Subtotal for Division:10			251.10	
01-10-00-53-0380	Vicarious Productions Inc	NEWSLETTER LAYOUT/DESIGN/E	11/15/2021	0	1,500.00	
		Vendor Subtotal for Division:10			1,500.00	
01-10-00-53-0410	ClientFirst Consulting Group LLC	FY 22 - IT SUPPORT/OCT 2021	11/15/2021	0	5,901.56	
01-10-00-53-0410	ClientFirst Consulting Group LLC	FY 22 - IT SUPPORT POLICE DEPT	11/15/2021	0	1,696.88	
		Vendor Subtotal for Division:10			7,598.44	
01-10-00-53-0410	Fifth Third Bank	AMAZON WEB SERVICES - OCT 20	11/30/2021	290	235.12	
01-10-00-53-0410	Fifth Third Bank	(3) LENOVO DOCKS	11/30/2021	290	553.93	
01-10-00-53-0410	Fifth Third Bank	MONITORS - S PHYFER	11/30/2021	290	281.84	
01-10-00-53-0410	Fifth Third Bank	DOCK CABLE - S PHYFER	11/30/2021	290	40.57	
		Vendor Subtotal for Division:10			1,111.46	
01-10-00-53-0410	Spinutech	WEBSITE UPDATES/EDITS	11/15/2021	53296	253.13	
01-10-00-53-0410	Spinutech	WEB HOSTING	11/15/2021	53296	176.25	
		Vendor Subtotal for Division:10			429.38	
01-10-00-53-0410	TKB Associates Inc	ANNUAL LASERFICHE FEES	11/15/2021	53301	3,929.25	

Account Number	Vendor	Description	GL Date	Check No	Amount	PO No
		Vendor Subtotal for Division:10			3,929.25	
01-10-00-53-3300	De Lage Landen Financial Svcs Inc	MONTHLY LEASING (3) COPIERS/	11/30/2021	53322	375.85	
		Vendor Subtotal for Division:10			375.85	
01-10-00-53-3300	Regal Business Machines Inc	(3) COPIERS MAINTENANCE & C	11/15/2021	53290	258.30	
		Vendor Subtotal for Division:10			258.30	
01-10-00-53-4100	Fifth Third Bank	TRAINING - L SCHEINER	11/30/2021	290	44.06	
01-10-00-53-4100	Fifth Third Bank	ICMA TRAINING - L SCHEINER	11/30/2021	290	150.00	
01-10-00-53-4100	Fifth Third Bank	REVENUE SEMINAR - R MCADAM	11/30/2021	290	15.00	
		Vendor Subtotal for Division:10			209.06	
01-10-00-53-4100	Dot Lamshead Roche	RACE CONSCIOUS DIALOGUE W	11/30/2021	53350	3,000.00	
		Vendor Subtotal for Division:10			3,000.00	
01-10-00-53-4250	Fifth Third Bank	PANERA BREAKFAST - 10/30/21	11/30/2021	290	93.18	
01-10-00-53-4250	Fifth Third Bank	PANERA LUNCH - 10/30/21	11/30/2021	290	229.41	
		Vendor Subtotal for Division:10			322.59	
01-10-00-53-4250	Jason Green	REIMBURSE TRAVEL FEES - FIRE	11/30/2021	53327	836.98	
		Vendor Subtotal for Division:10			836.98	
01-10-00-53-4300	CityTech USA Inc	PUBLIC SALARY MEMBERSHIP	11/30/2021	53317	310.00	
		Vendor Subtotal for Division:10			310.00	

Account Number	Vendor	Description	GL Date	Check No	Amount	PO No
01-10-00-53-4300	Fifth Third Bank	DROPBOX SUBSCRIPTION	11/30/2021	290	199.00	
01-10-00-53-4300	Fifth Third Bank	RFSC - ILLINOIS FOOD SCRAP CO	11/30/2021	290	150.00	
01-10-00-53-4300	Fifth Third Bank	NFBPA MEMBERSHIP RENEWAL -	11/30/2021	290	60.00	
Vendor Subtotal for Division:10					409.00	
01-10-00-53-4300	Illinois Municipal League	2022 ANNUAL MEMBERSHIP DUE	11/30/2021	53331	1,250.00	
Vendor Subtotal for Division:10					1,250.00	
01-10-00-53-4300	University of Wisconsin	MAYORS INNOVATION PROJECT I	11/30/2021	53356	1,250.00	
Vendor Subtotal for Division:10					1,250.00	
01-10-00-53-4300	West Central Municipal Conference	ANNUAL DUES	11/05/2021	53245	12,097.35	
Vendor Subtotal for Division:10					12,097.35	
01-10-00-53-4350	Fifth Third Bank	POSTCARDS FOR AGE FRIENDLY	11/30/2021	290	39.80	
Vendor Subtotal for Division:10					39.80	
01-10-00-53-4400	Elmhurst Occupational Health	NEW HIRE SCREENING - ADMIN I	11/15/2021	53265	173.00	
Vendor Subtotal for Division:10					173.00	
01-10-00-53-5300	Growing Community Media NFP	LEGAL NOTICE: TREASURER'S R	11/15/2021	0	524.00	
Vendor Subtotal for Division:10					524.00	
01-10-00-53-5600	Fifth Third Bank	COURAGEOUS BAKERY CUBCAK	11/30/2021	290	1,025.00	
01-10-00-53-5600	Fifth Third Bank	SHRM DUES - L SCHEINER	11/30/2021	290	219.00	
01-10-00-53-5600	Fifth Third Bank	LUNCH FOR FIRE CHIEF INTERVI	11/30/2021	290	70.44	
01-10-00-53-5600	Fifth Third Bank	CERTIFICATE PLAQUES	11/30/2021	290	97.58	
01-10-00-53-5600	Fifth Third Bank	FLOWERS FOR TRUCCO FAMILY	11/30/2021	290	181.42	

Account Number	Vendor	Description	GL Date	Check No	Amount	PO No
		Vendor Subtotal for Division:10			1,593.44	
01-10-00-53-5600	Joint Civic Committee of Italian Am	LUNCHEON HONORING PRES. AE	11/30/2021	53335	140.00	
		Vendor Subtotal for Division:10			140.00	
01-10-00-54-0100	Boy Scout Troop 16	HOLIDAY WREATHS FOR V.H. & J	11/30/2021	53314	240.00	
		Vendor Subtotal for Division:10			240.00	
01-10-00-54-0100	Fifth Third Bank	OFFICE SUPPLIES	11/30/2021	290	91.94	
01-10-00-54-0100	Fifth Third Bank	OFFICE SUPPLIES	11/30/2021	290	17.88	
01-10-00-54-0100	Fifth Third Bank	OFFICE SUPPLIES - (3) SPACE HEA	11/30/2021	290	89.97	
01-10-00-54-0100	Fifth Third Bank	HEADSET/STEREO HEADPHONES	11/30/2021	290	30.98	
01-10-00-54-0100	Fifth Third Bank	IML BOOKS - S PHYFER	11/30/2021	290	249.00	
01-10-00-54-0100	Fifth Third Bank	OFFICE SUPPLIES	11/30/2021	290	89.40	
01-10-00-54-0100	Fifth Third Bank	OFFICE SUPPLIES	11/30/2021	290	77.41	
01-10-00-54-0100	Fifth Third Bank	OFFICE SUPPLIES	11/30/2021	290	58.97	
01-10-00-54-0100	Fifth Third Bank	OFFICE SUPPLIES	11/30/2021	290	53.64	
01-10-00-54-0100	Fifth Third Bank	OFFICE SUPPLIES	11/30/2021	290	7.99	
01-10-00-54-0100	Fifth Third Bank	OFFICE SUPPLIES	11/30/2021	290	17.59	
01-10-00-54-0100	Fifth Third Bank	OFFICE SUPPLIES - S PHYFER	11/30/2021	290	25.42	
		Vendor Subtotal for Division:10			810.19	
01-10-00-54-0100	Garvey's Office Products	NEW G/L STAMP	11/15/2021	53270	33.15	
		Vendor Subtotal for Division:10			33.15	
01-10-00-54-0100	The Printing Store Inc	WINDOW ENVELOPES	11/15/2021	53289	503.00	
01-10-00-54-0100	The Printing Store Inc	BUSINESS CARDS - E BEBORA & J	11/15/2021	53289	100.00	
		Vendor Subtotal for Division:10			603.00	
01-10-00-54-0100	Warehouse Direct Inc	OFFICE SUPPLIES	11/15/2021	53305	28.53	
		Vendor Subtotal for Division:10			28.53	

Account Number	Vendor	Description	GL Date	Check No	Amount	PO No
01-10-00-54-0150	Interiors for Business Inc	OFFICE FURNITURE - S PHYFER	11/15/2021	53277	4,113.19	
		Vendor Subtotal for Division:10			4,113.19	
01-10-00-54-1300	UPS	SHIPPING OF DOCUMENTS	11/15/2021	53304	33.33	
01-10-00-54-1300	UPS	SHIPPING OF DOCUMENTS	11/15/2021	53304	19.13	
01-10-00-54-1300	UPS	SHIPPING OF DOCUMENTS	11/15/2021	53304	10.27	
01-10-00-54-1300	UPS	SHIPPING OF DOCUMENTS	11/15/2021	53304	19.53	
01-10-00-54-1300	UPS	LATE PAYMENT FEE	11/30/2021	53357	1.15	
01-10-00-54-1300	UPS	LATE PAYMENT FEE	11/30/2021	53357	2.10	
		Vendor Subtotal for Division:10			85.51	
01-14-00-53-4275	West Suburban Consolidated	MONTHLY CONTRIBUTION - 911 I	11/30/2021	0	13,645.67	
		Vendor Subtotal for Division:14			13,645.67	
01-15-00-53-4250	Fifth Third Bank	MEAL FOR ORAL INTERVIEWS - E	11/30/2021	290	42.93	
		Vendor Subtotal for Division:15			42.93	
01-15-00-53-4300	Fifth Third Bank	DOMAIN REGISTRATION FOR VR	11/30/2021	290	10.17	
		Vendor Subtotal for Division:15			10.17	
01-15-00-53-4400	Center of Police Psychological Servi	PSYCH EVALUATIONS - ENTRY LJ	11/30/2021	53316	1,400.00	
		Vendor Subtotal for Division:15			1,400.00	
01-15-00-53-4400	Marshon Conrad	POLYGRAPHS - ENTRY LEVEL PO	11/30/2021	53320	160.00	

Account Number	Vendor	Description	GL Date	Check No	Amount	PO No
Vendor Subtotal for Division:15					160.00	
01-20-00-52-0400	Intergovernmental Personnel Benefit	HEALTH/LIFE/DENTAL BREAKDO	11/01/2021	288	4,424.27	
01-20-00-52-0400	Intergovernmental Personnel Benefit	HEALTH/LIFE/DENTAL BREAKDO	11/01/2021	288	-3.78	
Vendor Subtotal for Division:20					4,420.49	
01-20-00-52-0425	Intergovernmental Personnel Benefit	HEALTH/LIFE/DENTAL BREAKDO	11/01/2021	288	17.25	
Vendor Subtotal for Division:20					17.25	
01-20-00-53-0370	Verizon Wireless	DATA SERVICE FOR TABLETS & M	11/15/2021	0	50.21	
Vendor Subtotal for Division:20					50.21	
01-20-00-53-1300	B&F Construction Code Services Inc	MISC PLAN REVIEWS & INSPECT	11/15/2021	53249	5,307.50	
Vendor Subtotal for Division:20					5,307.50	
01-20-00-53-1305	B&F Construction Code Services Inc	PLAN REVIEW: 2ND FLR ADDITIC	11/15/2021	53249	252.50	
01-20-00-53-1305	B&F Construction Code Services Inc	MISC PLAN REVIEWS & INSPECT	11/15/2021	53249	155.00	
01-20-00-53-1305	B&F Construction Code Services Inc	PLAN REVIEW: NEW SFR - 523 JA	11/15/2021	53249	1,198.80	
01-20-00-53-1305	B&F Construction Code Services Inc	PLAN REVIEW: IN-GROUND POO	11/30/2021	53311	450.00	
01-20-00-53-1305	B&F Construction Code Services Inc	PLAN REVIEW: 2ND STORY ADDI	11/30/2021	53311	515.00	
Vendor Subtotal for Division:20					2,571.30	
01-20-00-53-4100	Robert Kryder	CBO MATERIALS & CHICAGO ELI	11/15/2021	53280	123.19	
01-20-00-53-4100	Robert Kryder	REIMB ADDITIONAL CBO STUDY	11/30/2021	53337	274.07	
Vendor Subtotal for Division:20					397.26	

Account Number	Vendor	Description	GL Date	Check No	Amount	PO No
01-20-00-53-4300	Robert Kryder	CBO MATERIALS & CHICAGO ELI	11/15/2021	53280	70.00	
		Vendor Subtotal for Division:20			70.00	
01-30-00-53-0420	Clark Baird Smith LLP	EMPLOYMENT LAW SERVICES	11/30/2021	53362	1,360.00	
		Vendor Subtotal for Division:30			1,360.00	
01-40-00-52-0400	Intergovernmental Personnel Benefit	HEALTH/LIFE/DENTAL BREAKDO	11/01/2021	288	-731.06	
01-40-00-52-0400	Intergovernmental Personnel Benefit	HEALTH/LIFE/DENTAL BREAKDO	11/01/2021	288	33,477.40	
01-40-00-52-0400	Intergovernmental Personnel Benefit	HEALTH/LIFE/DENTAL BREAKDO	11/01/2021	288	-65.47	
		Vendor Subtotal for Division:40			32,680.87	
01-40-00-52-0420	Bestco HARTFORD	RETIREE INSURANCE PREMIUMS	11/30/2021	53313	8,497.30	
01-40-00-52-0420	Bestco HARTFORD	RETIREE INSURANCE PREMIUMS	11/30/2021	53313	8,514.31	
		Vendor Subtotal for Division:40			17,011.61	
01-40-00-52-0420	Intergovernmental Personnel Benefit	HEALTH/LIFE/DENTAL BREAKDO	11/01/2021	288	11,977.56	
01-40-00-52-0420	Intergovernmental Personnel Benefit	HEALTH/LIFE/DENTAL BREAKDO	11/01/2021	288	88.93	
		Vendor Subtotal for Division:40			12,066.49	
01-40-00-52-0425	Intergovernmental Personnel Benefit	HEALTH/LIFE/DENTAL BREAKDO	11/01/2021	288	-4.20	
01-40-00-52-0425	Intergovernmental Personnel Benefit	HEALTH/LIFE/DENTAL BREAKDO	11/01/2021	288	-6.00	
01-40-00-52-0425	Intergovernmental Personnel Benefit	HEALTH/LIFE/DENTAL BREAKDO	11/01/2021	288	515.78	
01-40-00-52-0425	Intergovernmental Personnel Benefit	HEALTH/LIFE/DENTAL BREAKDO	11/01/2021	288	-4.20	
		Vendor Subtotal for Division:40			501.38	
01-40-00-53-0200	AT&T Wireless	AT&T CELLULAR TELEPHONE BI	11/12/2021	289	209.68	

Account Number	Vendor	Description	GL Date	Check No	Amount	PO No
Vendor Subtotal for Division:40					209.68	
01-40-00-53-0200	Verizon Wireless	DATA SERVICE FOR TABLETS & M	11/15/2021	0	6.51	
01-40-00-53-0200	Verizon Wireless	DATA SERVICE FOR TABLETS & M	11/15/2021	0	94.17	
Vendor Subtotal for Division:40					100.68	
01-40-00-53-0410	Verizon Connect NWF Inc	GPS FLEET MANAGEMENT PROG	11/30/2021	53359	113.33	
Vendor Subtotal for Division:40					113.33	
01-40-00-53-0410	Thomson Reuters-West	CP CLEAR MONTHLY SUBSCRIPT	11/30/2021	53355	196.97	
Vendor Subtotal for Division:40					196.97	
01-40-00-53-3200	Fifth Third Bank	BATTERY JUMPER FOR POLICE D	11/30/2021	290	59.49	
Vendor Subtotal for Division:40					59.49	
01-40-00-53-4100	Macon County Law Enforcement Tr	BASIC ACADEMY TRAINING - M C	11/15/2021	53281	6,908.26	
Vendor Subtotal for Division:40					6,908.26	
01-40-00-53-4250	Fifth Third Bank	DONUTS FOR POLICE CHIEF'S ME	11/30/2021	290	39.98	
01-40-00-53-4250	Fifth Third Bank	BOTTLED WATER FOR POLICE CF	11/30/2021	290	5.98	
Vendor Subtotal for Division:40					45.96	
01-40-00-53-4250	Northern Illinois Police Alarm System	NIPAS ANNUAL MEETING/O'SHEA	11/30/2021	53346	58.00	
Vendor Subtotal for Division:40					58.00	

Account Number	Vendor	Description	GL Date	Check No	Amount	PO No
01-40-00-53-4300	Fifth Third Bank	DROPBOX SUBSCRIPTION - J GRE	11/30/2021	290	450.00	
01-40-00-53-4300	Fifth Third Bank	CHICAGO TRIBUNE DIGITAL SUB	11/30/2021	290	27.72	
Vendor Subtotal for Division:40					477.72	
01-40-00-53-4300	Illinois Assoc of Chiefs of Police	MEMBERSHIP RENEWAL DUES/J (	11/30/2021	53330	265.00	
Vendor Subtotal for Division:40					265.00	
01-40-00-53-4300	Police Executive Research Forum	2022 PERF MEMBERSHIP RENEW/	11/30/2021	53348	200.00	
Vendor Subtotal for Division:40					200.00	
01-40-00-53-4300	West Suburban Chiefs of Police	ANNUAL DUES FOR POLICE CHIE	11/30/2021	53360	85.00	
Vendor Subtotal for Division:40					85.00	
01-40-00-54-0100	Fifth Third Bank	TABLET CASE FOR POLICE DEPT	11/30/2021	290	79.99	
01-40-00-54-0100	Fifth Third Bank	LAMINATED VRF MAP (WITHOUT	11/30/2021	290	38.28	
01-40-00-54-0100	Fifth Third Bank	REFUNDED VRF MAP WITH SALE	11/30/2021	290	-40.39	
01-40-00-54-0100	Fifth Third Bank	PORTABLE FILE BOX FOR CRIME	11/30/2021	290	19.77	
01-40-00-54-0100	Fifth Third Bank	LAMINATED VRF MAP (WITH SAI	11/30/2021	290	40.39	
01-40-00-54-0100	Fifth Third Bank	TABLE FOR NON-COMMUNAL CC	11/30/2021	290	189.99	
Vendor Subtotal for Division:40					328.03	
01-40-00-54-0300	Galls LLC	UNIFORMS/L NIEMANN	11/30/2021	53324	242.04	
01-40-00-54-0300	Galls LLC	UNIFORMS/M DRAKE	11/30/2021	53324	184.55	
01-40-00-54-0300	Galls LLC	UNIFORMS/L BALAGUER	11/30/2021	53324	29.40	
01-40-00-54-0300	Galls LLC	UNIFORMS/L BALAGUER	11/30/2021	53324	257.75	
01-40-00-54-0300	Galls LLC	UNIFORMS/M GRILL	11/30/2021	53324	257.39	
Vendor Subtotal for Division:40					971.13	
01-40-00-54-0300	JG Uniforms Inc	UNIFORMS/P BRADLEY	11/30/2021	53334	187.00	
01-40-00-54-0300	JG Uniforms Inc	UNIFORMS/M DRAKE	11/30/2021	53334	182.00	
01-40-00-54-0300	JG Uniforms Inc	UNIFORMS/A CORTES	11/30/2021	53334	344.45	
01-40-00-54-0300	JG Uniforms Inc	UNIFORMS/P BRADLEY	11/30/2021	53334	60.85	

Account Number	Vendor	Description	GL Date	Check No	Amount	PO No
01-40-00-54-0300	JG Uniforms Inc	UNIFORMS/G CZERNIK	11/30/2021	53334	203.00	
		Vendor Subtotal for Division:40			977.30	
01-40-00-54-0300	Justin Labriola	REIMBURSE UNIFORM ALLOWAN	11/30/2021	53338	92.99	
		Vendor Subtotal for Division:40			92.99	
01-40-00-54-0300	Ray O'Herron Co. Inc	UNIFORMS/E SOUSANES	11/30/2021	53347	198.98	
01-40-00-54-0300	Ray O'Herron Co. Inc	UNIFORMS/M CATALANO	11/30/2021	53347	398.20	
01-40-00-54-0300	Ray O'Herron Co. Inc	UNIFORMS/P BRADLEY	11/30/2021	53347	409.27	
01-40-00-54-0300	Ray O'Herron Co. Inc	UNIFORMS/E SOUSANES	11/30/2021	53347	239.98	
01-40-00-54-0300	Ray O'Herron Co. Inc	UNIFORMS/N SWIERCZYNSKI	11/30/2021	53347	221.79	
01-40-00-54-0300	Ray O'Herron Co. Inc	UNIFORMS/P BRADLEY	11/30/2021	53347	66.97	
01-40-00-54-0300	Ray O'Herron Co. Inc	UNIFORMS/M FRIES	11/30/2021	53347	163.99	
01-40-00-54-0300	Ray O'Herron Co. Inc	UNIFORMS/E SOUSANES	11/30/2021	53347	8.99	
01-40-00-54-0300	Ray O'Herron Co. Inc	UNIFORMS/B RANSOM	11/30/2021	53347	39.99	
01-40-00-54-0300	Ray O'Herron Co. Inc	UNIFORMS/E SOUSANES	11/30/2021	53347	184.96	
01-40-00-54-0300	Ray O'Herron Co. Inc	UNIFORMS/A CORTES	11/30/2021	53347	170.99	
01-40-00-54-0300	Ray O'Herron Co. Inc	UNIFORMS/A CORTES	11/30/2021	53347	145.98	
01-40-00-54-0300	Ray O'Herron Co. Inc	UNIFORMS/A CORTES	11/30/2021	53347	115.98	
01-40-00-54-0300	Ray O'Herron Co. Inc	UNIFORMS/M SWIERCZYNSKI	11/30/2021	53347	93.98	
01-40-00-54-0300	Ray O'Herron Co. Inc	UNIFORMS/D ZERMENIO	11/30/2021	53347	28.99	
01-40-00-54-0300	Ray O'Herron Co. Inc	UNIFORMS/J LABRIOLA	11/30/2021	53347	133.97	
01-40-00-54-0300	Ray O'Herron Co. Inc	UNIFORMS/D HUMPHREYS	11/30/2021	53347	417.43	
01-40-00-54-0300	Ray O'Herron Co. Inc	UNIFORMS/L BALAGUER	11/30/2021	53347	161.94	
01-40-00-54-0300	Ray O'Herron Co. Inc	UNIFORMS/L TAGLE	11/30/2021	53347	100.99	
01-40-00-54-0300	Ray O'Herron Co. Inc	UNIFORMS/A CORTES	11/30/2021	53347	476.98	
01-40-00-54-0300	Ray O'Herron Co. Inc	UNIFORMS/A CORTES	11/30/2021	53347	126.00	
		Vendor Subtotal for Division:40			3,906.35	
01-40-00-54-0310	Ray O'Herron Co. Inc	UNIFORMS/S BUS	11/30/2021	53347	107.42	
01-40-00-54-0310	Ray O'Herron Co. Inc	UNIFORMS/S BUS	11/30/2021	53347	28.99	
01-40-00-54-0310	Ray O'Herron Co. Inc	UNIFORMS/S BUS	11/30/2021	53347	99.42	
		Vendor Subtotal for Division:40			235.83	
01-40-00-54-0602	Axon Enterprise Inc	TASER SUPPLIES	11/30/2021	53310	442.02	

Account Number	Vendor	Description	GL Date	Check No	Amount	PO No
Vendor Subtotal for Division:40					442.02	
01-40-00-54-0602	Fifth Third Bank	FUSES FOR PD FIREARMS/RANGE	11/30/2021	290	34.10	
01-40-00-54-0602	Fifth Third Bank	FUSE FOR PD FIREARMS/RANGE	11/30/2021	290	7.99	
Vendor Subtotal for Division:40					42.09	
01-40-00-54-0602	Ray O'Herron Co. Inc	RANGE AMMUNITION	11/30/2021	53347	339.80	
01-40-00-54-0602	Ray O'Herron Co. Inc	LESS LETHAL SUPPLIES	11/30/2021	53347	911.06	
Vendor Subtotal for Division:40					1,250.86	
01-50-00-52-0400	Intergovernmental Personnel Benefit	HEALTH/LIFE/DENTAL BREAKDO	11/01/2021	288	27,746.42	
Vendor Subtotal for Division:50					27,746.42	
01-50-00-52-0420	Bestco HARTFORD	RETIREE INSURANCE PREMIUMS	11/30/2021	53313	1,021.74	
01-50-00-52-0420	Bestco HARTFORD	RETIREE INSURANCE PREMIUMS	11/30/2021	53313	1,021.74	
Vendor Subtotal for Division:50					2,043.48	
01-50-00-52-0420	Intergovernmental Personnel Benefit	HEALTH/LIFE/DENTAL BREAKDO	11/01/2021	288	55.95	
01-50-00-52-0420	Intergovernmental Personnel Benefit	HEALTH/LIFE/DENTAL BREAKDO	11/01/2021	288	7,722.64	
Vendor Subtotal for Division:50					7,778.59	
01-50-00-52-0425	Intergovernmental Personnel Benefit	HEALTH/LIFE/DENTAL BREAKDO	11/01/2021	288	-6.00	
01-50-00-52-0425	Intergovernmental Personnel Benefit	HEALTH/LIFE/DENTAL BREAKDO	11/01/2021	288	324.17	
Vendor Subtotal for Division:50					318.17	
01-50-00-53-0200	AT&T Wireless	AT&T CELLULAR TELEPHONE BI	11/12/2021	289	253.59	

Account Number	Vendor	Description	GL Date	Check No	Amount	PO No
		Vendor Subtotal for Division:50			253.59	
01-50-00-53-0200	Verizon Wireless	DATA SERVICE FOR TABLETS & M	11/15/2021	0	36.01	
		Vendor Subtotal for Division:50			36.01	
01-50-00-53-3200	Pete's Automotive Service Inc	BRAKE REPLACEMENT ON #215 (	11/15/2021	0	1,401.21	
		Vendor Subtotal for Division:50			1,401.21	
01-50-00-53-3200	Wigit's Truck Center	AIR BRAKE REPAIRS ON #222	11/30/2021	53361	2,509.60	
01-50-00-53-3200	Wigit's Truck Center	OIL LEAK REPAIR ON #213	11/30/2021	53361	144.19	
		Vendor Subtotal for Division:50			2,653.79	
01-50-00-53-4200	Fifth Third Bank	PIZZA FOR FIRE DEPT OPEN HOU	11/30/2021	290	80.00	
		Vendor Subtotal for Division:50			80.00	
01-50-00-53-4300	Illinois Fire Inspectors Association	2022 IFIA MEMBERSHIP DUES - K	11/15/2021	53276	100.00	
		Vendor Subtotal for Division:50			100.00	
01-50-00-53-4400	Elmhurst Occupational Health	NEW HIRE SCREENING - FIRE DEI	11/15/2021	53265	173.00	
		Vendor Subtotal for Division:50			173.00	
01-50-00-54-0100	Datasource Ink	TONER - K WILEY	11/15/2021	53263	207.00	
		Vendor Subtotal for Division:50			207.00	

Account Number	Vendor	Description	GL Date	Check No	Amount	PO No
01-50-00-54-0300	Response Graphics & Embroidery L	HELMET SHIELD/FIRE CHIEF	11/15/2021	53291	180.00	
		Vendor Subtotal for Division:50			180.00	
01-50-00-54-0300	Multi Service Technology Solutions	WORK BOOTS/A HOWE	11/15/2021	53282	139.49	
		Vendor Subtotal for Division:50			139.49	
01-50-00-54-0300	Jenn Sales Corp	PURCHASE TWO COLLAR WORK	11/15/2021	53278	180.00	
		Vendor Subtotal for Division:50			180.00	
01-50-00-54-0600	CJC Auto Parts & Tires	TURN SIGNAL LIGHT FOR FIRE D	11/15/2021	53258	1.22	
01-50-00-54-0600	CJC Auto Parts & Tires	DEF FLUID FOR FIRE DEPT	11/15/2021	53258	65.76	
01-50-00-54-0600	CJC Auto Parts & Tires	FUSES FOR FIRE DEPT	11/15/2021	53258	35.35	
		Vendor Subtotal for Division:50			102.33	
01-50-00-54-0600	Emergency Medical Products Inc	MASKS FOR FIRE DEPT	11/15/2021	53266	119.10	
		Vendor Subtotal for Division:50			119.10	
01-50-00-54-0600	Fifth Third Bank	9-VOLT BATTERIES FOR OFFICE	11/30/2021	290	19.97	
01-50-00-54-0600	Fifth Third Bank	LED LIGHTBULBS FOR FD #214	11/30/2021	290	25.98	
01-50-00-54-0600	Fifth Third Bank	BATTERIES FOR AUTOMATIC TOV	11/30/2021	290	35.52	
		Vendor Subtotal for Division:50			81.47	
01-50-00-54-0600	Tri-Supply Co.	GEAR WASHING MACHINE SUPPI	11/15/2021	53302	345.45	
		Vendor Subtotal for Division:50			345.45	
01-50-00-54-0600	US Gas	OXYGEN CYLINDER RENTAL/OC	11/15/2021	0	178.50	
		Vendor Subtotal for Division:50			178.50	
01-60-01-52-0400	Intergovernmental Personnel Benefit	HEALTH/LIFE/DENTAL BREAKDO	11/01/2021	288	2,600.67	

Account Number	Vendor	Description	GL Date	Check No	Amount	PO No
01-60-01-52-0400	Intergovernmental Personnel Benefit	HEALTH/LIFE/DENTAL BREAKDO	11/01/2021	288	-1,759.33	
		Vendor Subtotal for Division:60			841.34	
01-60-01-52-0400	MOE Funds	P/W EMPLOYEE HEALTH INS/JAN	11/30/2021	53342	7,264.00	
		Vendor Subtotal for Division:60			7,264.00	
01-60-01-52-0420	Bestco HARTFORD	RETIREE INSURANCE PREMIUMS	11/30/2021	53313	1,861.78	
01-60-01-52-0420	Bestco HARTFORD	RETIREE INSURANCE PREMIUMS	11/30/2021	53313	1,861.78	
		Vendor Subtotal for Division:60			3,723.56	
01-60-01-52-0420	Intergovernmental Personnel Benefit	HEALTH/LIFE/DENTAL BREAKDO	11/01/2021	288	30.52	
01-60-01-52-0420	Intergovernmental Personnel Benefit	HEALTH/LIFE/DENTAL BREAKDO	11/01/2021	288	1,897.91	
		Vendor Subtotal for Division:60			1,928.43	
01-60-01-52-0420	Midwest Operating Eng-Pension Tru	P/W RETIREE EMPLOYEE HEALTHI	11/30/2021	53341	1,070.00	
		Vendor Subtotal for Division:60			1,070.00	
01-60-01-52-0425	Intergovernmental Personnel Benefit	HEALTH/LIFE/DENTAL BREAKDO	11/01/2021	288	16.20	
01-60-01-52-0425	Intergovernmental Personnel Benefit	HEALTH/LIFE/DENTAL BREAKDO	11/01/2021	288	-6.00	
		Vendor Subtotal for Division:60			10.20	
01-60-01-53-0200	Verizon Wireless	DATA SERVICE FOR TABLETS & M	11/15/2021	0	47.41	
01-60-01-53-0200	Verizon Wireless	DATA FOR MESSAGE BOARD	11/30/2021	0	18.06	
		Vendor Subtotal for Division:60			65.47	
01-60-01-53-0380	Municipal Services Associates Inc	SMALL CELL PERMIT REVIEW CC	11/15/2021	53283	722.50	
01-60-01-53-0380	Municipal Services Associates Inc	SMALL CELL PERMIT REVIEW CC	11/15/2021	53283	650.00	
01-60-01-53-0380	Municipal Services Associates Inc	SMALL CELL PERMIT REVIEW CC	11/15/2021	53283	650.00	

Account Number	Vendor	Description	GL Date	Check No	Amount	PO No
01-60-01-53-0380	Municipal Services Associates Inc	SMALL CELL PERMIT REVIEW CC	11/30/2021	53344	650.00	
01-60-01-53-0380	Municipal Services Associates Inc	SMALL CELL PERMIT REVIEW CC	11/30/2021	53344	650.00	
01-60-01-53-0380	Municipal Services Associates Inc	SMALL CELL PERMIT REVIEW CC	11/30/2021	53344	650.00	
01-60-01-53-0380	Municipal Services Associates Inc	SMALL CELL PERMIT REVIEW CC	11/30/2021	53344	650.00	
01-60-01-53-0380	Municipal Services Associates Inc	SMALL CELL PERMIT REVIEW CC	11/30/2021	53344	650.00	
01-60-01-53-0380	Municipal Services Associates Inc	SMALL CELL PERMIT REVIEW CC	11/30/2021	53344	650.00	
01-60-01-53-0380	Municipal Services Associates Inc	SMALL CELL PERMIT REVIEW CC	11/30/2021	53344	650.00	
Vendor Subtotal for Division:60					6,572.50	
01-60-01-53-0410	MGP Inc	GIS CONSORTIUM SHARED INITI	11/15/2021	0	634.50	
01-60-01-53-0410	MGP Inc	GIS CONSORTIUM STAFFING SER	11/15/2021	0	1,736.54	
Vendor Subtotal for Division:60					2,371.04	
01-60-01-53-3200	Monroe Truck Equipment Inc	SPINNER MOTOR FOR SALT BOX	11/30/2021	53343	340.68	
Vendor Subtotal for Division:60					340.68	
01-60-01-53-3200	Wigit's Truck Center	LIGHT REPAIRS ON #30	11/30/2021	53361	102.98	
Vendor Subtotal for Division:60					102.98	
01-60-01-53-3400	Lyons & Pinner Electric Companies	LIGHTS OUT ON DIVISION ST BE	11/15/2021	0	1,991.60	
01-60-01-53-3400	Lyons & Pinner Electric Companies	REPAIR TRAFFIC LIGHTS - WASH	11/15/2021	0	131.00	
01-60-01-53-3400	Lyons & Pinner Electric Companies	STREET LIGHT CABLE CUT - LAK	11/15/2021	0	560.47	
Vendor Subtotal for Division:60					2,683.07	
01-60-01-53-3600	Fredriksen Fire Equipment Co.	FIRE SPRINKLER SYSTEM REPAIR	11/15/2021	53268	350.00	
Vendor Subtotal for Division:60					350.00	
01-60-01-53-3600	Pizzo & Associates Ltd	CHICAGO AVE NATIVE PLANT MA	11/15/2021	53288	998.75	

Account Number	Vendor	Description	GL Date	Check No	Amount	PO No
		Vendor Subtotal for Division:60			998.75	
01-60-01-53-3600	W.C. Schauer Hardware	BULB FOR FLAGPOLE LIGHT AT V	11/15/2021	53293	16.19	
		Vendor Subtotal for Division:60			16.19	
01-60-01-53-3610	Strada Construction Company	2021 CURB & SIDEWALK PROJECT	11/30/2021	53354	41,400.00	
		Vendor Subtotal for Division:60			41,400.00	
01-60-01-53-4300	Fifth Third Bank	ILCMA MEMBERSHIP - S PHYFER	11/30/2021	290	121.25	
		Vendor Subtotal for Division:60			121.25	
01-60-01-53-4300	Jeffrey Loster	REIMB RENEWAL OF PROFESSIONI	11/30/2021	53339	61.35	
		Vendor Subtotal for Division:60			61.35	
01-60-01-53-4400	Elmhurst Occupational Health	NEW HIRE SCREENING - FIRE DE	11/15/2021	53265	173.00	
01-60-01-53-4400	Elmhurst Occupational Health	EMPLOYEE MEDICAL - PUBLIC W	11/15/2021	53265	95.00	
		Vendor Subtotal for Division:60			268.00	
01-60-01-53-5350	Greenwood Transfer LLC	WATER DIG/CONCRETE/FUEL TAN	11/15/2021	53274	1,112.84	
01-60-01-53-5350	Greenwood Transfer LLC	LEAF DISPOSAL & FUEL TANK DI	11/15/2021	53274	1,998.94	
01-60-01-53-5350	Greenwood Transfer LLC	TREE PLANTING DEBRIS/LEAF D	11/15/2021	53274	324.17	
01-60-01-53-5350	Greenwood Transfer LLC	BRUSH/LEAF/STREET SWEEPING	11/15/2021	53274	45.24	
		Vendor Subtotal for Division:60			3,481.19	
01-60-01-53-5450	ComEd	ALLEY LIGHTING	11/15/2021	53260	652.42	

Account Number	Vendor	Description	GL Date	Check No	Amount	PO No
		Vendor Subtotal for Division:60			652.42	
01-60-01-54-0100	Fifth Third Bank	SPEAKERS FOR DESK - S PHYFER	11/30/2021	290	11.95	
		Vendor Subtotal for Division:60			11.95	
01-60-01-54-0150	Green Way Energy LLC	ELECTRIC VEHICLE CHARGING S	11/15/2021	53273	12,413.90	
01-60-01-54-0150	Green Way Energy LLC	ELECTRIC VEHICLE CHARGING S	11/30/2021	53328	12,413.90	
		Vendor Subtotal for Division:60			24,827.80	
01-60-01-54-0310	Matt Decosola	REIMBURSEMENT OF UNIFORM /	11/15/2021	53264	93.39	
		Vendor Subtotal for Division:60			93.39	
01-60-01-54-0310	Nick Petrillo	REIMBURSE UNIFORM ALLOWAN	11/15/2021	53287	16.31	
01-60-01-54-0310	Nick Petrillo	REIMBURSE UNIFORM ALLOWAN	11/15/2021	53287	33.69	
		Vendor Subtotal for Division:60			50.00	
01-60-01-54-0500	Battery Service Corporation	BAL DUE FOR BATTERY REPLACI	11/15/2021	53250	68.69	
		Vendor Subtotal for Division:60			68.69	
01-60-01-54-0500	Genuine Parts Co Inc	BULBS FOR PUBLIC WORKS VEH	11/15/2021	53271	9.40	
		Vendor Subtotal for Division:60			9.40	
01-60-01-54-0600	Datasource Ink	NEW PRINTERS FOR PUBLIC WOI	11/30/2021	53321	1,354.00	
		Vendor Subtotal for Division:60			1,354.00	

Account Number	Vendor	Description	GL Date	Check No	Amount	PO No
01-60-01-54-0600	Fastenal Company	CABLE TIES FOR VILLAGE HIOLI	11/30/2021	53323	165.00	
		Vendor Subtotal for Division:60			165.00	
01-60-01-54-0600	Fifth Third Bank	PLOTTER SUPPLIES	11/30/2021	290	396.00	
		Vendor Subtotal for Division:60			396.00	
01-60-01-54-0600	W.W. Grainger Inc	CABLE TIES FOR VILLAGE HOLIE	11/30/2021	53326	26.85	
		Vendor Subtotal for Division:60			26.85	
01-60-01-54-0600	Menards	CHRISTMAS LIGHTS & PUBLIC W	11/30/2021	53340	702.28	
		Vendor Subtotal for Division:60			702.28	
01-60-01-54-0600	Peter Puljic	REIMB FOR SAFETY BOOTS FOR :	11/30/2021	53349	270.61	
		Vendor Subtotal for Division:60			270.61	
01-60-05-53-5510	Greenwood Transfer LLC	WATER DIG/CONCRETE/FUEL TAN	11/15/2021	53274	3,648.90	
01-60-05-53-5510	Greenwood Transfer LLC	LEAF DISPOSAL & FUEL TANK DI	11/15/2021	53274	2,190.75	
01-60-05-53-5510	Greenwood Transfer LLC	TREE PLANTING DEBRIS/LEAF D	11/15/2021	53274	869.20	
01-60-05-53-5510	Greenwood Transfer LLC	BRUSH/LEAF/STREET SWEEPING	11/15/2021	53274	318.66	
		Vendor Subtotal for Division:60			7,027.51	
		Subtotal for Fund: 01			555,470.13	
02-00-00-21-0000	Betsy Williams	Refund Check 008517-000, 1400 WII	11/09/2021	53306	394.10	
		Vendor Subtotal for Division:00			394.10	
02-00-00-21-0000	Raymond Tupling	Refund Check 016456-000, 43 FORE	11/09/2021	53303	238.64	
		Vendor Subtotal for Division:00			238.64	

Account Number	Vendor	Description	GL Date	Check No	Amount	PO No
02-00-00-21-0000	Robert O'Connell	Refund Check 016750-000, 15 GALE	11/10/2021	53285	0.58	
		Vendor Subtotal for Division:00			0.58	
02-00-00-21-0000	Walter Pedemonte, M.D.	Refund Check 000967-000, 406 LATI	11/11/2021	53286	5.76	
		Vendor Subtotal for Division:00			5.76	
02-00-00-21-0000	Alexandria/John Seydel/Fox	Refund Check 016317-000, 42 FRAN	11/16/2021	53352	122.79	
		Vendor Subtotal for Division:00			122.79	
02-00-00-21-0015	State Treasurer	PR Batch 00015.11.2021 State Income	11/15/2021	99963	1,320.37	
02-00-00-21-0015	State Treasurer	PR Batch 00030.11.2021 State Income	11/30/2021	99970	1,455.12	
		Vendor Subtotal for Division:00			2,775.49	
02-00-00-21-0015	United States Treasury	PR Batch 00015.11.2021 Medicare En	11/15/2021	99964	425.59	
02-00-00-21-0015	United States Treasury	PR Batch 00015.11.2021 FICA Emplo	11/15/2021	99964	1,809.49	
02-00-00-21-0015	United States Treasury	PR Batch 00015.11.2021 Medicare En	11/15/2021	99964	425.59	
02-00-00-21-0015	United States Treasury	PR Batch 00015.11.2021 Federal Inco	11/15/2021	99964	3,414.06	
02-00-00-21-0015	United States Treasury	PR Batch 00015.11.2021 FICA Emplo	11/15/2021	99964	1,809.49	
02-00-00-21-0015	United States Treasury	PR Batch 00030.11.2021 Medicare En	11/30/2021	99971	467.32	
02-00-00-21-0015	United States Treasury	PR Batch 00030.11.2021 Medicare En	11/30/2021	99971	467.32	
02-00-00-21-0015	United States Treasury	PR Batch 00030.11.2021 Federal Inco	11/30/2021	99971	3,715.32	
02-00-00-21-0015	United States Treasury	PR Batch 00030.11.2021 FICA Emplo	11/30/2021	99971	1,954.86	
02-00-00-21-0015	United States Treasury	PR Batch 00030.11.2021 FICA Emplo	11/30/2021	99971	1,954.86	
		Vendor Subtotal for Division:00			16,443.90	
02-00-00-21-0027	Anthem Excavation & Demolition	HYDRANT METER DEPOSIT LESS	11/30/2021	53308	1,000.00	
		Vendor Subtotal for Division:00			1,000.00	
02-00-00-21-0027	Brothers Asphalt Paving Inc	HYDRANT METER DEPOSIT	11/15/2021	53253	1,000.00	

Account Number	Vendor	Description	GL Date	Check No	Amount	PO No
Vendor Subtotal for Division:00					1,000.00	
02-00-00-21-0027	Concordia University	HYDRANT METER DEPOSIT	11/15/2021	53261	1,000.00	
Vendor Subtotal for Division:00					1,000.00	
02-00-00-21-0030	Illinois Municipal Retirement Fund	PR Batch 00030.11.2021 IMRF-Volun	11/30/2021	99968	304.83	
02-00-00-21-0030	Illinois Municipal Retirement Fund	PR Batch 00030.11.2021 IMRF Emplc	11/30/2021	99968	480.35	
02-00-00-21-0030	Illinois Municipal Retirement Fund	PR Batch 00030.11.2021 IMRF Emplc	11/30/2021	99968	2,434.38	
02-00-00-21-0030	Illinois Municipal Retirement Fund	PR Batch 00030.11.2021 IMRF Emplc	11/30/2021	99968	1,144.29	
02-00-00-21-0030	Illinois Municipal Retirement Fund	PR Batch 00030.11.2021 IMRF Emplc	11/30/2021	99968	961.39	
02-00-00-21-0030	Illinois Municipal Retirement Fund	PR Batch 00030.11.2021 IMRF-Volun	11/30/2021	99968	276.30	
02-00-00-21-0030	Illinois Municipal Retirement Fund	PR Batch 00015.11.2021 IMRF-Volun	11/15/2021	99968	262.34	
02-00-00-21-0030	Illinois Municipal Retirement Fund	PR Batch 00015.11.2021 IMRF Emplc	11/15/2021	99968	2,431.00	
02-00-00-21-0030	Illinois Municipal Retirement Fund	PR Batch 00015.11.2021 IMRF Emplc	11/15/2021	99968	958.98	
02-00-00-21-0030	Illinois Municipal Retirement Fund	PR Batch 00015.11.2021 IMRF-Volun	11/15/2021	99968	304.83	
02-00-00-21-0030	Illinois Municipal Retirement Fund	PR Batch 00015.11.2021 IMRF Emplc	11/15/2021	99968	352.74	
02-00-00-21-0030	Illinois Municipal Retirement Fund	PR Batch 00015.11.2021 IMRF Emplc	11/15/2021	99968	824.86	
Vendor Subtotal for Division:00					10,736.29	
02-00-00-21-0040	ICMA Retirement Corporation - 302	PR Batch 00015.11.2021 ICMA	11/15/2021	99961	253.36	
02-00-00-21-0040	ICMA Retirement Corporation - 302	PR Batch 00015.11.2021 ICMA	11/15/2021	99961	40.69	
02-00-00-21-0040	ICMA Retirement Corporation - 302	PR Batch 00030.11.2021 ICMA	11/30/2021	99967	39.69	
02-00-00-21-0040	ICMA Retirement Corporation - 302	PR Batch 00030.11.2021 ICMA	11/30/2021	99967	258.24	
Vendor Subtotal for Division:00					591.98	
02-00-00-21-0041	AXA Equitable Retirement	PR Batch 00015.11.2021 AXA Flat	11/15/2021	99959	30.99	
02-00-00-21-0041	AXA Equitable Retirement	PR Batch 00030.11.2021 AXA Flat	11/30/2021	99965	31.00	
Vendor Subtotal for Division:00					61.99	
02-00-00-21-0050	International Union of Operating Eng	PR Batch 00030.11.2021 Public Work	11/30/2021	996382	324.88	
02-00-00-21-0050	International Union of Operating Eng	PR Batch 00015.11.2021 Public Work	11/15/2021	996382	317.50	

Account Number	Vendor	Description	GL Date	Check No	Amount	PO No
Vendor Subtotal for Division:00					642.38	
02-00-00-21-0050	International Union of Operating Eng	PR Batch 00030.11.2021 Public Works	11/30/2021	996381	61.54	
02-00-00-21-0050	International Union of Operating Eng	PR Batch 00015.11.2021 Public Works	11/15/2021	996381	60.22	
Vendor Subtotal for Division:00					121.76	
02-00-00-21-0050	NCPERS Group Life Ins.	PR Batch 00030.11.2021 Supplementa	11/30/2021	996380	16.81	
02-00-00-21-0050	NCPERS Group Life Ins.	PR Batch 00015.11.2021 Supplementa	11/15/2021	996380	16.79	
Vendor Subtotal for Division:00					33.60	
02-00-00-43-3100	Anthem Excavation & Demolition	HYDRANT METER DEPOSIT LESS	11/30/2021	53308	-100.00	
Vendor Subtotal for Division:00					-100.00	
02-00-00-43-3100	Brothers Asphalt Paving Inc	MINIMUM WATER USAGE FEE	11/15/2021	53253	-100.00	
Vendor Subtotal for Division:00					-100.00	
02-00-00-43-3100	Concordia University	58 UNITS OF WATER USED - REFU	11/15/2021	53261	-650.18	
Vendor Subtotal for Division:00					-650.18	
02-60-06-52-0400	Intergovernmental Personnel Benefit	HEALTH/LIFE/DENTAL BREAKDO	11/01/2021	288	7,175.95	
02-60-06-52-0400	Intergovernmental Personnel Benefit	HEALTH/LIFE/DENTAL BREAKDO	11/01/2021	288	-139.50	
Vendor Subtotal for Division:60					7,036.45	
02-60-06-52-0400	MOE Funds	P/W EMPLOYEE HEALTH INS/JAN	11/30/2021	53342	8,869.00	
Vendor Subtotal for Division:60					8,869.00	
02-60-06-52-0420	Midwest Operating Eng-Pension Tru	P/W RETIREE EMPLOYEE HEALTHI	11/30/2021	53341	766.00	

Account Number	Vendor	Description	GL Date	Check No	Amount	PO No
Vendor Subtotal for Division:60					766.00	
02-60-06-52-0425	Intergovernmental Personnel Benefit	HEALTH/LIFE/DENTAL BREAKDO	11/01/2021	288	138.85	
02-60-06-52-0425	Intergovernmental Personnel Benefit	HEALTH/LIFE/DENTAL BREAKDO	11/01/2021	288	-0.42	
02-60-06-52-0425	Intergovernmental Personnel Benefit	HEALTH/LIFE/DENTAL BREAKDO	11/01/2021	288	-39.30	
Vendor Subtotal for Division:60					99.13	
02-60-06-53-0200	CALL ONE	MONTHLY PHONE BILL	11/15/2021	53254	297.22	
Vendor Subtotal for Division:60					297.22	
02-60-06-53-0200	Comcast Cable	INTERNET AT PUMP STATION	11/30/2021	53318	104.85	
Vendor Subtotal for Division:60					104.85	
02-60-06-53-0200	Verizon Wireless	DATA SERVICE FOR TABLETS & M	11/15/2021	0	47.41	
Vendor Subtotal for Division:60					47.41	
02-60-06-53-0300	BKD LLP	FY 2021 AUDIT PROGRESSIVE BII	11/15/2021	53251	2,047.50	
Vendor Subtotal for Division:60					2,047.50	
02-60-06-53-0380	Christopher B. Burke Engineering Lt	STORMWATER MASTER PLAN - P	11/15/2021	0	508.50	
Vendor Subtotal for Division:60					508.50	
02-60-06-53-0380	Intergovernmental Personnel Benefit	HEALTH/LIFE/DENTAL BREAKDO	11/01/2021	288	18.90	
Vendor Subtotal for Division:60					18.90	

Account Number	Vendor	Description	GL Date	Check No	Amount	PO No
02-60-06-53-0410	ClientFirst Consulting Group LLC	FY 22 - IT SUPPORT/OCT 2021	11/15/2021	0	1,967.19	
02-60-06-53-0410	ClientFirst Consulting Group LLC	FY 22 - IT SUPPORT POLICE DEPT	11/15/2021	0	565.62	
Vendor Subtotal for Division:60					2,532.81	
02-60-06-53-0410	Fifth Third Bank	MONITORS - S PHYFER	11/30/2021	290	93.95	
02-60-06-53-0410	Fifth Third Bank	DOCK CABLE - S PHYFER	11/30/2021	290	13.52	
02-60-06-53-0410	Fifth Third Bank	AMAZON WEB SERVICES - OCT 21	11/30/2021	290	78.37	
02-60-06-53-0410	Fifth Third Bank	(3) LENOVO DOCKS	11/30/2021	290	184.64	
Vendor Subtotal for Division:60					370.48	
02-60-06-53-0410	MGP Inc	GIS CONSORTIUM STAFFING SER	11/15/2021	0	1,736.54	
02-60-06-53-0410	MGP Inc	GIS CONSORTIUM SHARED INITI	11/15/2021	0	634.50	
Vendor Subtotal for Division:60					2,371.04	
02-60-06-53-0410	SBRK Finance Holdings Inc	UB WEB PAYMENTS/OCT 2021	11/15/2021	53292	536.00	
02-60-06-53-0410	SBRK Finance Holdings Inc	IT SUPPORT FOR WATER AMI PRC	11/30/2021	53351	179.00	
Vendor Subtotal for Division:60					715.00	
02-60-06-53-0410	Spinutech	WEB HOSTING	11/15/2021	53296	58.75	
02-60-06-53-0410	Spinutech	WEBSITE UPDATES/EDITS	11/15/2021	53296	84.37	
Vendor Subtotal for Division:60					143.12	
02-60-06-53-0410	TKB Associates Inc	ANNUAL LASERFICHE FEES	11/15/2021	53301	1,309.75	
Vendor Subtotal for Division:60					1,309.75	
02-60-06-53-3050	Core & Main LP	STOCK ITEMS REPLACED FROM I	11/15/2021	53262	3,057.04	
02-60-06-53-3050	Core & Main LP	WATER DEPT REPAIR SLEEVE	11/15/2021	53262	420.98	
02-60-06-53-3050	Core & Main LP	TAPPING SLEEVE AT 910 PARK TC	11/15/2021	53262	254.50	
Vendor Subtotal for Division:60					3,732.52	

Account Number	Vendor	Description	GL Date	Check No	Amount	PO No
02-60-06-53-3055	Core & Main LP	PARTS FOR HYDRANT REPLACE -	11/15/2021	53262	796.52	
		Vendor Subtotal for Division:60			796.52	
02-60-06-53-3300	De Lage Landen Financial Svcs Inc	MONTHLY LEASING (3) COPIERS/	11/30/2021	53322	41.76	
		Vendor Subtotal for Division:60			41.76	
02-60-06-53-3300	Regal Business Machines Inc	(3) COPIERS MAINTENANCE & C	11/15/2021	53290	28.70	
		Vendor Subtotal for Division:60			28.70	
02-60-06-53-3600	Alarm Detection Systems Inc	ALARM MONITORING FOR PUMP	11/15/2021	0	204.84	
		Vendor Subtotal for Division:60			204.84	
02-60-06-53-3630	LaVerne Collins	OVERHEAD SEWER REIMBURSEM	11/15/2021	53259	4,000.00	
		Vendor Subtotal for Division:60			4,000.00	
02-60-06-53-3630	John Silvestri	OVERHEAD SEWER REIMBURSEM	11/15/2021	53295	4,000.00	
		Vendor Subtotal for Division:60			4,000.00	
02-60-06-53-3631	Marco Carvalho	LEAD SERVICE LINE REPLACE PF	11/15/2021	53256	7,466.00	
		Vendor Subtotal for Division:60			7,466.00	
02-60-06-53-3631	Michael O'Connell	LEAD SERVICE LINE REPLACE PF	11/15/2021	53284	7,500.00	
		Vendor Subtotal for Division:60			7,500.00	
02-60-06-53-4350	Sebis Direct (Printing)	UTILITY BILLING PRINTING/OCT	11/15/2021	0	217.66	

Account Number	Vendor	Description	GL Date	Check No	Amount	PO No
Vendor Subtotal for Division:60					217.66	
02-60-06-53-4480	Suburban Laboratories Inc	WATER QUALITY TESTING	11/15/2021	53299	425.00	
Vendor Subtotal for Division:60					425.00	
02-60-06-53-5350	Greenwood Transfer LLC	WATER DIG/CONCRETE/FUEL TANK	11/15/2021	53274	965.43	
02-60-06-53-5350	Greenwood Transfer LLC	BRUSH/LEAF/STREET SWEEPING	11/15/2021	53274	730.36	
Vendor Subtotal for Division:60					1,695.79	
02-60-06-54-0100	Flash Printing Inc	UB PAST DUE LETTERHEAD	11/15/2021	53267	335.00	
Vendor Subtotal for Division:60					335.00	
02-60-06-54-0500	Standard Equipment Company	BROOMS FOR SWEEPER	11/15/2021	53297	1,074.02	
02-60-06-54-0500	Standard Equipment Company	CREDIT MEMO INV P31305	11/15/2021	53297	-115.03	
Vendor Subtotal for Division:60					958.99	
02-60-06-54-0600	Core & Main LP	MXU'S FOR ROUTE REPAIRS/REPL	11/15/2021	53262	625.00	
02-60-06-54-0600	Core & Main LP	NEW WATER METER FOR 1401 CL	11/15/2021	53262	580.00	
02-60-06-54-0600	Core & Main LP	NEW VALVE KEY FOR WATER TR	11/15/2021	53262	380.00	
Vendor Subtotal for Division:60					1,585.00	
02-60-06-54-0600	Hawkins Inc	SODIUM HYPOCHLORITE	11/15/2021	0	371.64	
Vendor Subtotal for Division:60					371.64	
02-60-06-54-0600	Kara Company Inc	UTILITY MARKING PAINT	11/15/2021	53279	431.04	

Account Number	Vendor	Description	GL Date	Check No	Amount	PO No
		Vendor Subtotal for Division:60			431.04	
02-60-06-54-0600	Subsurface Solutions	UNDERGROUND UTILITY LOCAT	11/15/2021	53298	6,428.92	
		Vendor Subtotal for Division:60			6,428.92	
02-60-06-54-1300	Sebis Direct (Postage)	UTILITY BILLING POSTAGE/NOV	11/15/2021	0	712.40	
		Vendor Subtotal for Division:60			712.40	
02-60-06-54-2200	City of Chicago	PURCHASE OF WATER	11/15/2021	53257	90,276.28	
02-60-06-54-2200	City of Chicago	PURCHASE OF WATER	11/15/2021	53257	73,464.94	
		Vendor Subtotal for Division:60			163,741.22	
02-60-06-55-1150	Sadie Calvin	SEWER LATERAL REIMBURSEME	11/30/2021	53315	7,500.00	
		Vendor Subtotal for Division:60			7,500.00	
02-60-06-55-1300	Siemens Industry Inc	ADVANCED METERING INFRA PR	11/15/2021	53294	60,884.85	
		Vendor Subtotal for Division:60			60,884.85	
02-60-06-55-1300	Watersmart Software Inc	ADVANCED METERING INFRA PR	11/15/2021	0	20,797.20	
		Vendor Subtotal for Division:60			20,797.20	
02-60-06-55-9100	Strada Construction Company	2021 CURB & SIDEWALK PROJECT	11/30/2021	53354	10,000.00	
		Vendor Subtotal for Division:60			10,000.00	

Account Number	Vendor	Description	GL Date	Check No	Amount	PO No
02-60-06-56-0104	Illinois Environmental Protection Ag	IEPA LOAN PRINCIPAL & INTERES	11/30/2021	0	333,427.96	
		Vendor Subtotal for Division:60			333,427.96	
02-60-06-56-0105	Illinois Environmental Protection Ag	IEPA LOAN PRINCIPAL & INTERES	11/30/2021	0	125,144.94	
		Vendor Subtotal for Division:60			125,144.94	
		Subtotal for Fund: 02			823,984.19	
05-00-00-56-0035	Forest Park National Bank	202 BOND PRINCIPAL & INTERES	11/30/2021	0	262,500.00	
		Vendor Subtotal for Division:00			262,500.00	
05-00-00-56-0036	Forest Park National Bank	202 BOND PRINCIPAL & INTERES	11/30/2021	0	3,150.00	
		Vendor Subtotal for Division:00			3,150.00	
		Subtotal for Fund: 05			265,650.00	
13-00-00-55-8925	Integrity Environmental Services Inc	FUEL SYSTEM REPLACEMENT CC	11/30/2021	53332	5,850.00	
13-00-00-55-8925	Integrity Environmental Services Inc	FUEL SYSTEM REPLACE/CONTR	11/30/2021	53332	1,105.00	
		Vendor Subtotal for Division:00			6,955.00	
		Subtotal for Fund: 13			6,955.00	
14-00-00-55-0500	Garland/DBS Inc	DISPATCH CENTER ROOF REPLAC	11/15/2021	53269	2,213.62	
		Vendor Subtotal for Division:00			2,213.62	

Account Number	Vendor	Description	GL Date	Check No	Amount	PO No
14-00-00-55-1250	Dan & Ashley Brice	IRRIGATION DAMAGE REPAIR - 2	11/15/2021	53252	75.00	
		Vendor Subtotal for Division:00			75.00	
14-00-00-55-1250	Thomas Engineering Group LLC	CREDIT MEMO	11/15/2021	53300	-1,947.40	
14-00-00-55-1250	Thomas Engineering Group LLC	2021 CONSTRUCTION ENGINEER	11/15/2021	53300	16,105.44	
		Vendor Subtotal for Division:00			14,158.04	
14-00-00-55-1250	V3 Companies, Ltd	2021 GREEN ALLEY PROJECT (FIN	11/30/2021	53358	24,624.39	
		Vendor Subtotal for Division:00			24,624.39	
		Subtotal for Fund: 14			41,071.05	
31-00-00-53-0100	ComEd	ELECTRICITY FOR 11 ASHLAND (	11/30/2021	53319	20.93	
31-00-00-53-0100	ComEd	ELECTRICITY FOR 11 ASHLAND (	11/30/2021	53319	17.23	
31-00-00-53-0100	ComEd	ELECTRICITY FOR 10 LATHROP A	11/30/2021	53319	17.24	
		Vendor Subtotal for Division:00			55.40	
31-00-00-53-0100	Fifth Third Bank	NICOR GAS BILL FOR 10 LATHRO	11/30/2021	290	21.11	
		Vendor Subtotal for Division:00			21.11	
31-00-00-53-0380	George Michael Grimes	PROPERTY APPRAISALS	11/30/2021	53329	1,500.00	
		Vendor Subtotal for Division:00			1,500.00	
31-00-00-53-0380	Kane, McKenna & Assoc Inc	TIF RESEARCH & REPORTS	11/30/2021	53336	375.00	
		Vendor Subtotal for Division:00			375.00	
		Subtotal for Fund: 31			1,951.51	

Account Number	Vendor	Description	GL Date	Check No	Amount	PO No
35-00-00-55-9100	Mark Carroll	REIMBURSE IRRIGATION DAMAC	11/15/2021	53255	441.60	
		Vendor Subtotal for Division:00			441.60	
35-00-00-55-9100	Thomas Engineering Group LLC	2021 CONSTRUCTION ENGINEERI	11/15/2021	53300	214.50	
		Vendor Subtotal for Division:00			214.50	
				Subtotal for Fund: 35	656.10	
				Report Total:	1,695,737.98	



MEMORANDUM

Date: December 13, 2021

To: Catherine Adduci, Village President
Village Board of Trustees

From: Brian Murphy, Village Administrator

Subject: Village Administrator's Report

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

Tuesday, December 14	7:00 PM	Sustainability Commission Meeting
Thursday, December 16	7:30 PM	Development Review Board - CANCELLED
Monday, December 20	7:00 PM	Committee of the Whole Meeting - CANCELLED
Tuesday, December 21	7:00 PM	Plan Commission Meeting - CANCELLED
Tuesday, December 21	7:00 PM	Diversity, Equity and Inclusion Advisory Group - CANCELLED
Wednesday, December 22	6:00 PM	Board of Fire and Police Commissioners Meeting - CANCELLED
Thursday, December 23	7:00 PM	Historic Preservation Commission - CANCELLED
Friday, December 24	ALL DAY	Christmas Holiday - Village Hall Closed
Monday, December 27	ALL DAY	Christmas Holiday - Village Hall Closed
Tuesday, December 28	7:00 PM	Village Board of Trustees Meeting - CANCELLED
Friday, December 31	ALL DAY	New Year's Holiday - Village Hall Closed

Recent Payments of >\$10,000

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

Vendor	Amount	Description
West Suburban Consolidated	\$13,645.67	Monthly Contribution - 911 Dispatch
Greenway Energy LLC	\$12,413.90	Electric Vehicle Charging Station
MOE Funds	\$16,1333.00	P/W Health Insurance - January 2022

New Business Licenses:
None

Thank you.



Village of River Forest
Village Administrator's Office

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

MEMORANDUM

Date: December 8, 2021

To: Village President Catherine Adduci and Board of Trustees

From: Jonathan Pape, Assistant to the Village Administrator

Subj: Consideration and Approval of Proposed Ordinance to Extend the Maximum
Demolition Delay for PRI Significant Properties

At the September 9, 2021 Historic Preservation Commission Meeting, the Commission reached a unanimous consensus to proceed with proposing a code change to expand the potential demolition delay for only PRI zoned significant properties from six months to twelve months. The Commission directed Staff Liaison Jon Pape and Chair Franek to draft the proposal and public notices so a meeting could be scheduled to review it. The draft proposal and communication was completed and was reviewed by the Village attorney. The meeting was set for November 10, 2021.

Letters were mailed to the owners of impacted properties, of which a list was included in the communications on October 21, 2021. Attached is a sample.

The meeting was also communicated by the Village:

- Website: October 20, 2021
- E-News: October 21, 2021
- Facebook, Instagram, Nextdoor: October 24, 2021
- Facebook, Instagram, Nextdoor: November 3, 2021
- November Newsletter: November 5, 2021

All communication included information about the proposed ordinance change and noted that all are welcome to attend the meeting to learn more and or provide comments. The notice can be viewed at vrf.us/HPCOrdinanceChange.

The Historic Preservation Commission held the Public Meeting on November 10, 2021 both in person at Village Hall and remote over Zoom. No members of the public attended the meeting and no public comment was heard. The Commission voted unanimously to approve the recommendation that the Village Board of Trustees approved the proposed ordinance change to extend the maximum potential demolition delay for the PRI Public Recreational and Institutional zoned significant properties from six months to twelve months.

As noted in the notice, this change is being proposed by the Historic Preservation Commission in order to better align the Village's expectations that (due to the relative sizes, uses and locations) proposed development and or re-development of historically significant properties zoned PRI would more likely include multiple parties, as well as require more time for the community, buyers and sellers to assess potential alternatives to demolition. Such proposals would likely require additional time to review because of a greater variety and complexity of potential uses than significant properties that are zoned as residential or commercial. As a result, up to an additional six months of demolition delay (for a total of twelve months) could be needed to evaluate such options in appropriate cases.

Recommendation:

That the Village Board of Trustees approved the proposed ordinance change to extend the maximum potential demolition delay for the PRI Public Recreational and Institutional zoned significant properties from six months to twelve months.

Attached:

- Draft Ordinance
- Sample letter

ORDINANCE NO. _____

**AN ORDINANCE AMENDING THE RIVER FOREST VILLAGE CODE
REGARDING THE DEMOLITION OF SIGNIFICANT PROPERTIES ZONED IN THE
PRI PUBLIC, RECREATIONAL AND INSTITUTIONAL DISTRICT**

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, in order to best serve the public's health, safety and welfare, the President and Board of Trustees of the Village desire to make certain amendments to the Village of River Forest Village Code ("Village Code") regarding the demolition on significant properties zoned in the PRI Public, Recreational and Institutional District;

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

SECTION 1: Incorporation. That the recitals above shall be and are hereby incorporated in this Section 1 as if restated herein.

SECTION 2: Amendments. That the Village Code is hereby amended as follows, with additions underlined and deletions struck through:

Amendment One:

Section 13-1-7.D. of the Village Code is amended as follows:

"Demolition of a significant property as designated on the significant properties survey shall be delayed for a period of not more than six (6) months for significant properties that are not zoned in the PRI Public, Recreational and Institutional District, and not more than twelve (12) months for significant properties that are zoned in the PRI Public, Recreational and Institutional District, following the commission's receipt of an application to the village for a demolition permit and a public hearing regarding the issuance of a certificate of appropriateness for such proposed demolition shall be held pursuant to subsection 13-1-8.B. of this Chapter."

Amendment Two:

Section 13-1-8.B.2.d. of the Village Code is amended as follows:

"Withhold a certificate of appropriateness for the demolition of a property listed on the village survey of architecturally or historically significant properties and, in such event, issue a certificate of demolition delay for a period of not more than six (6) months for

significant properties that are not zoned in the PRI Public, Recreational and Institutional District, and not more than twelve (12) months for significant properties that are zoned in the PRI Public, Recreational and Institutional District, following the filing of an application for a demolition permit with the Village."

Amendment Three:

Section 13-1-12.C., Note 1 of the Village Code is amended as follows:

"Demolition delay period is six (6) months from original completed application for properties not zoned in the PRI Public, Recreational and Institutional District, and twelve (12) months for properties zoned in the PRI Public, Recreational and Institutional District to Village."

SECTION 3: Continuing Effect. That all parts of the Village Code not amended herein shall remain in effect.

SECTION 4: Severability. That if any Section, paragraph or provision of this Ordinance shall be held to be invalid or unenforceable for any reason, the invalidity or unenforceability of such Section, paragraph or provision shall not affect any of the remaining provisions of this Ordinance.

SECTION 5: Repeal. That all ordinances, resolutions, motions or parts thereof in conflict with this Ordinance shall be and the same are hereby repealed.

SECTION 6: Effectiveness. That this Ordinance shall be in full force and effect upon its passage and approval according to law.

[THIS SPACE INTENTIONALLY LEFT BLANK]

PASSED this 13th day of December, 2021 by the Village President and Board of Trustees pursuant to a roll call vote as follows:

AYES: _____

NAYS: _____

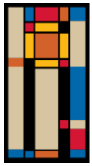
ABSENT: _____

APPROVED by me this 13th day of December, 2021.

Catherine Adduci, Village President

ATTEST:

Jonathan Keller, Village Clerk



RIVER FOREST

Proud Heritage • Bright Future

October 21, 2021

SENT VIA MAIL

Village President
Catherine Adduci

Village Clerk
Jonathan Keller

Village Trustees
Kathleen Brennan
Erika Bachner
Lisa Gillis
Kenneth Johnson
Robert O'Connell
Respicio F. Vazquez

X

You are receiving this notice as a property owner of X, a significant property in the Village of River Forest that is zoned in the PRI Public, Recreational and Institutional District

A public meeting will be held by the Village of River Forest Historic Preservation Commission on Wednesday, November 10 at 7PM, at Village Hall and via Zoom, regarding a proposed change to the Village's Historic Preservation ordinance. Visit vrf.us/HPCOrdinanceChange for meeting info.

The change that is being proposed by the Historic Preservation Commission is to extend the maximum length of demolition delay from six months to twelve months **only for significant properties that are zoned in the PRI Public, Recreational and Institutional District**. A list of the properties that would be subject to this change can be found below. Owners of these properties are being contacted directly to notify them of this proposed change. All are welcome to attend this public meeting to learn more and or provide comments on this proposed change.

This change is being proposed by the Historic Preservation Commission in order to better align the Village's expectations that (due to the relative sizes, uses and locations) proposed development and or re-development of historically significant properties zoned PRI would more likely include multiple parties, as well as require more time for the community, buyers and sellers to assess potential alternatives to demolition. Such proposals would likely require additional time to review because of a greater variety and complexity of potential uses than significant properties that are zoned as residential or commercial. As a result, up to an additional six months of demolition delay (for a total of twelve months) could be needed to evaluate such options in appropriate cases.

As is provided in the current Village Code for the six month maximum demolition delay, the twelve month maximum demolition delay would be calculated from the date that a completed application for a Certificate of Appropriateness is received by the Village. The proposed twelve month delay for any such significant property that is zoned PRI would be a maximum. The Historic Preservation Commission could also issue a Certificate of Appropriateness or a delay less than the maximum. As is the case currently, any demolition delay decision would still be appealable to the Village Board of Trustees for their review and consideration.

Significant Properties Zoned PRI

COMMON NAME	NUMBER	STREET NAME
Washington Square Park		Washington + Forest, Washington Square Park
Washington Triangle Park		Washington + Park, Washington Triangle Park
Willard Elementary School, D90	1250	Ashland Avenue
Addison Hall at Concordia University	7400	Augusta Street, Concordia University, Addison Hall
Village of River Forest Pumping Station	7525	Berkshire Street
Train Depot, and Park District Headquarters	8001	Central Street Metra Train Station
Dominican University Priory Campus	7200	Division Street
Grace Lutheran Church	7300	Division Street
Trinity High School	7574	Division Street
Mazzuchelli Hall at Dominican University	7900	Division Street, Mazzuchelli Hall
Lewis Memorial Hall at Dominican University	7900	Division Street, Lewis Memorial Hall
Power Memorial Hall at Dominican University	7900	Division Street, Power Memorial Hall
Grotto at Dominican University	7900	Division Street, Grotto
Christ Episcopal Church	515	Franklin Avenue
Cook County Forest Preserve Offices	536	Harlem Avenue
Temple Har Zion	1040	Harlem Avenue
St. Luke's Parish Church	7600	Lake Street, St. Luke's Parish Church
St. Luke's Parish School	7600	Lake Street, St. Luke's Parish School
St. Luke's Parish Rectory	7600	Lake Street, St. Luke's Parish Rectory
District 90 Administration Building	7776	Lake Street
River Forest Methodist Church	7970	Lake Street
Edmund Cummings Memorial, Cummings Bandshell, in Cook County Forest preserve property at NW corner of Lake and Harlem		Lake Street - Edmund Cummings Memorial
Waller Gates, entrance to 500 block of Auvergne		Lake Street - Waller Gates
River Forest Tennis Club	615	Lathrop Avenue
River Forest Public Library	735	Lathrop Avenue
St. Vincent Ferrer Church	7565	North Avenue
Roosevelt Middle School, D90	7560	Oak Street
First Presbyterian Church	7551	Quick Avenue
Trailside Museum	738	Thatcher Avenue

Proposed changes to Title 13, Historic Preservation, of the Village Code are as follows, noted in red. The below sections represent the impacted and relevant section of Title 13, Historic Preservation, of the Village Code.

13-1-7: REVIEW REQUIRED:

- D. Demolition of a significant property as designated on the significant properties survey shall be delayed for a period of not more than six months **for significant properties that are not zoned in the PRI Public, Recreational and Institutional District**, and not more than twelve months **for significant properties that are zoned in the PRI Public, Recreational and Institutional District**, following the Commission's receipt of an application to the Village for a demolition permit and a public hearing regarding the issuance of a certificate of

appropriateness for such proposed demolition shall be held pursuant to Section 13-1-8(B) of this Chapter.

13-1-8: HEARING PROCEDURES:

- B. Procedures: Public hearings regarding applications made pursuant to Sections 13-1-4 through 13-1-6 of this Chapter shall be heard in accordance with the following procedures:
2. Findings by the Commission: The Commission shall review all evidence and (as applicable), either
- (d) withhold a certificate of appropriateness for the demolition of a property listed on the Village survey of architecturally or historically significant properties and, in such event, issue a certificate of demolition delay for a period of not more than six (6) months for significant properties that are not zoned in the PRI Public, Recreational and Institutional District, and not more than twelve (12) months for significant properties that are zoned in the PRI Public, Recreational and Institutional District, following the filing of an application for a demolition permit with the Village.

Attached is a flow chart that represents the current procedure for demolition of a significant property with the proposed change called out in red.

Anyone with questions regarding the proposed change or public meeting should contact Jon Pape, Assistant to the Village Administrator and Historic Preservation Commission Staff Liaison at jpape@vrf.us or 708-714-3563.

Sincerely,

Dave Franek, Historic Preservation Commission Chair

Jon Pape, Assistant to the Village Administrator and Historic Preservation Commission Staff Liaison

Procedure to Obtain Certificate of Appropriateness (COA) for Demolition of a Significant Property

Owner is required to submit application to Village prior to obtaining demolition permit.



Owner must publish notice of hearing in village newspapers 15-30 days in advance. Owner must send notice to owners of property within 500' of proposed demolition, return receipt requested, before the hearing and provide proof of notice. Village must post sign specified in ordinance, at owner's expense, in front of the property at least 15 days before the hearing.



HPC must hold public hearing within 60 days of receipt of a complete application for a COA as detailed in the ordinance



HPC must provide written decision within 15 days of hearing.



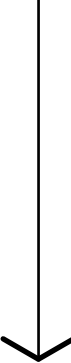
HPC withholds COA and issues Demolition Delay (DD)*



HPC grants COA



Owner may seek HPC reconsideration with written appeal within 30 days; must comply with same requirements that apply to the initial hearing; and must provide substantial new evidence, which may include a claim of economic hardship if not previously presented.



Owner can appeal to Village Board within 30 days.

HPC Investigates Options to Demolition, scheduling meetings with Owner to discuss and consider alternatives.



Village Board must hear appeal within 60 days.



Village Board must provide written decision to Owner within 15 days of hearing.



Village Board grants appeal



Village Board denies appeal



Owner obtains demolition permit



Owner obtains Demolition Permit after expiration of Demolition Delay

Proposed change: Max 6 months for significant properties that are not zoned PRI, and not more than twelve months for significant properties that are zoned PRI.

* Demolition Delay period is 6 months from original application to Village

These charts are intended as a meaningful aid in understanding the requirements of the Ordinance. To the extent that there is any conflict between the Ordinance and the charts, the Ordinance controls.



MEMORANDUM

DATE: December 13, 2021

TO: Brian Murphy, Village Administrator

FROM: Jeff Loster, Director of Public Works and Development Services

SUBJECT: Traffic and Safety Commission Recommendations – November 17, 2021 Meeting

Item 1: A request has been made by Samantha Tepper of 15 Thatcher Avenue to install speed bumps or 3-way stop control at the intersection of Vine Street and Thatcher Avenue.

Analysis: There is a perceived increase to vehicle counts as well as speed along Thatcher Avenue between Washington Boulevard and Madison Street. In an effort to combat this perceived increase, a request was made to install full stop control on Thatcher Avenue at Vine Street. In order to provide more quantitative data, the Police Department deployed radar trailers to document vehicle counts and speed for approximately six days. This data was shared with the Village's Transportation Engineering consultant Kenig, Lindgren, O'Hara, Abbona, Inc. (KLOA) who reviewed the material and providing a memorandum with their analysis and findings.

Based on recommendations from KLOA and public discussion, the Commission felt that adding full stop control at the Thatcher/Vine intersection is not warranted. Instead, a recommendation was made to install a pole-mounted radar feedback sign for southbound traffic (near Vine Street) to help change driver behavior.

Traffic and Safety Commission Recommendation

The Traffic and Safety Commission recommends that a pole-mounted radar feedback sign be installed on the west side of Thatcher Avenue (facing southbound traffic) near the intersection with Vine Street.

If the Village Board agrees with the recommendations from the Traffic and Safety Commission, no motion is required and Staff will proceed with implementation.

Item 2: During public comment, a request was made by Lydia Manning of 755 William Street to implement traffic calming measures on Chicago Avenue at the intersection with William Street.

Analysis: During public discussion, Ms. Manning expressed concern regarding erratic driving behavior at the aforementioned intersection and believes something needs to be done. Anecdotal evidence suggests that oftentimes impatient drivers will use eastbound and westbound parking lanes to circumvent traffic that may be stacked at the stop signs. This leads to dangerous situations with multiple vehicles entering the intersection at the same time.

Though enforcement actions appear to be productive in reducing this cut-through traffic, the Police Department is unable to station equipment/personnel at these locations for extended periods of time

as there are numerous other areas in River Forest that require similar attention. In lieu of added Police Department enforcement efforts, a recommendation was made to install temporary knock-down bollards (during non-winter months) at the limits of the parking lanes to prevent vehicles from using them as driving lanes. Curb bump-outs were also discussed, however, the Commission felt that this intermediate step was a better attempt at solving this issue in a more efficient manner.

Traffic and Safety Commission Recommendation

The Traffic and Safety Commission recommends that temporary knock-down bollards be installed at the limits of the parking lanes in the eastbound/westbound directions of Chicago Avenue with its intersect at William Street.

If the Village Board agrees with the recommendations from the Traffic and Safety Commission, no motion is required and Staff will proceed with implementation.

Attachments:

Traffic and Safety Agenda Packet – 11/17/21
Chicago Avenue Bollard Exhibit



VILLAGE OF RIVER FOREST TRAFFIC AND SAFETY COMMISSION MEETING

Wednesday, November 17, 2021 – 7:30 PM

AGENDA

Physical attendance at this public meeting is limited to 20 individuals, with Committee members, staff and consultants having priority over members of the public. Public comments will be shared with the Committee. You may submit written public comments via email in advance of the meeting to: jloster@vrf.us. You may listen to the meeting by participating in a Zoom conference call as follows: dial-in number: 312-626-6799 with meeting ID: 892 0552 4660 or by clicking here: <https://us02web.zoom.us/j/89205524660>. If you would like to speak during public comment or if you wish to participate in-person at Village Hall, please email jloster@vrf.us by 4:00 PM on Wednesday, November 17, 2021.

1. Call to Order/Roll Call
2. Adoption of minutes from the Traffic and Safety Commission held on September 15, 2021.
3. Public Comment
4. Request by Samantha Tepper of 15 Thatcher Ave to install speed bumps or 3-way stop control at the intersection of Vine Street and Thatcher Avenue.
5. Adjournment



VILLAGE OF RIVER FOREST TRAFFIC AND SAFETY COMMISSION MEETING MINUTES

Wednesday, September 15, 2021 – 7:30 PM

A regular meeting of the River Forest Traffic and Safety Commission was held on Wednesday, September 15, 2021 at 7:30 P.M. The meeting was conducted online due to complications related to COVID-19.

Roll Call and Call to Order

The meeting was called to order at 7:31 PM. Present at this meeting were Chairman Rees, Commissioner Chase, Commissioner Karrow and Commissioner Osga.

Chairman Rees welcomed Pat Chase and David Karrow to the Traffic and Safety Commission.

Commissioner Osga made a motion to approve the previous minutes.

Chairman Rees 2nd the motion to approve the previous minutes.

All commissioners voted to approve the previous minutes.

Jeff Loster said that the Village of River Forest has been receiving phone calls concerning traffic speeds and noises due to cut through traffic.

Public Comment

Robert Armalas sent a letter in regarding Lathrop and Harlem cut through traffic. He notices that most of the cars passing through do not have a Village of River Forest vehicle sticker, and these cars are cutting through streets around six to ten AM and again at rush hour in the afternoon. He said that cars are ignoring stop signs, they are littering and they are causing noise.

Liz Newall says she thinks the cut through traffic is getting worse and there needs to be a change. They are not sure where to start, but she would like to see a positive change happen.

George Goutage said that he supports Mr. Armalas' to implement stop signs where needed to slow down cut through traffic.

George Colliath said that these streets get very backed up and he would like to see sensors implemented.

Catrina Beck said that she would like to see a traffic study done. There are points in the day where cut through traffic is constant, fast, and disruptive to residents that enjoy a quiet life.

John Scope is concerned about speeding cars cutting through and cars are so loud they are rattling the shelves in the home. Children are playing everywhere and this dangerous traffic does not help anything.

Chairman Rees says that in this particular case, the concern is more general. Previously they have talked about hiring someone to study what recommendations there would be for that quadrant. He doesn't think that they should make decisions during this meeting because they have not alerted enough people in that area.

Gary Williams lives on Greenfield, and says the speeding on Greenfield is very excessive. The speeding and traffic volumes are very concerning, but speed is the initial concern. A separate issue is that the street had limited parking and when cars are parked on both sides of the street, it is common that you cannot get out of the driveway. He said the village should consider going back to the temporary limitation during the game times at Fenwick.

Commissioner Osga said that there are a lot of letters that came in. This area has been problematic since he started on the commission and they've made minor changes, but they never did a study and it is just getting worse. He said there is nothing that they can do tonight, but suggest a study to be done.

Mike Dine said that he agrees, a study needs to be done because there is no simple solution to this.

Ron Krause lives on Greenfield and he echo's Mr. Williams comments, he believes in temporary parking on game days.

Dan Waslick lives on Bonnie Brae and he echo's all of the other comments made. He added that allowing parking on both sides of the street in a school zone, doesn't seem right.

Andre Ivy added that he would like to see more of an enforcement on the laws that are already present.

Charles Anderson said that there is a lot of pedestrian traffic in this area, the traffic speeds and volumes are horrendous.

Bob Armalas said that he has a presentation that he would like to present sometime in the future. He said he is fed up with the issue and it effects all of the streets in his quadrant.

Renee Hermas lives on Bonnie Brae and has small children. He agrees with everyone who has already given their statements, and he adds that he has to wait minutes in order to get out of his driveway.

Commissioner Chase asked where the funding comes from for the study?

Jeff Loster said that the Traffic and Safety Commission does not have its own budget, so the money would come out of a general fund.

Chairman Rees said that he thinks it is important to have a study done. He said that it is desirable to have counts to back up their statements.

Commissioner Osga asked for the timeline of how long this could take?

Mr. Loster said that it could take about a few weeks up to a few months.

Commissioner Osga said that they could possibly start adding signage and set officers up in the area to monitor. Mr. Osga adds that this could help with an immediate relief, but it could also help with data to support these concerns.

Commissioner Chase said that the police department had put an active sign on her block that tells the cars how fast they are going on her block. She said that it has helped slow down the speeding cars and she wonders if they could do this in the problematic area?

Mr. Loster said he can talk to the police department, but he is aware that they have to rotate their radar trailers.

Chairman Rees made a motion to suggest a study for the effected quadrant between Harlem and Lathrop, Greenfield and North Avenue concerning consideration potential ways to address speeding on Greenfield, potential restrictions on access from either North Avenue or Harlem Avenue, potential recommendations on parking restrictions on Greenfield during active athletic contests.

Commissioner Chase 2nd the motion. All commissioners present voted in favor.

A motion was made and seconded to adjourn the meeting at 8:36 P.M. All commissioners voted in favor of the motion. Motion passed.

Respectfully Submitted:

Signature Line

Jeff Loster, Secretary

Signature Line

Doug Rees, Chairman
Traffic & Safety Commission

Date: -----

From: [REDACTED]
To: [Jeff Loster](#)
Subject: Speed Bump Inquiry
Date: Tuesday, September 28, 2021 9:04:39 AM

Good morning,

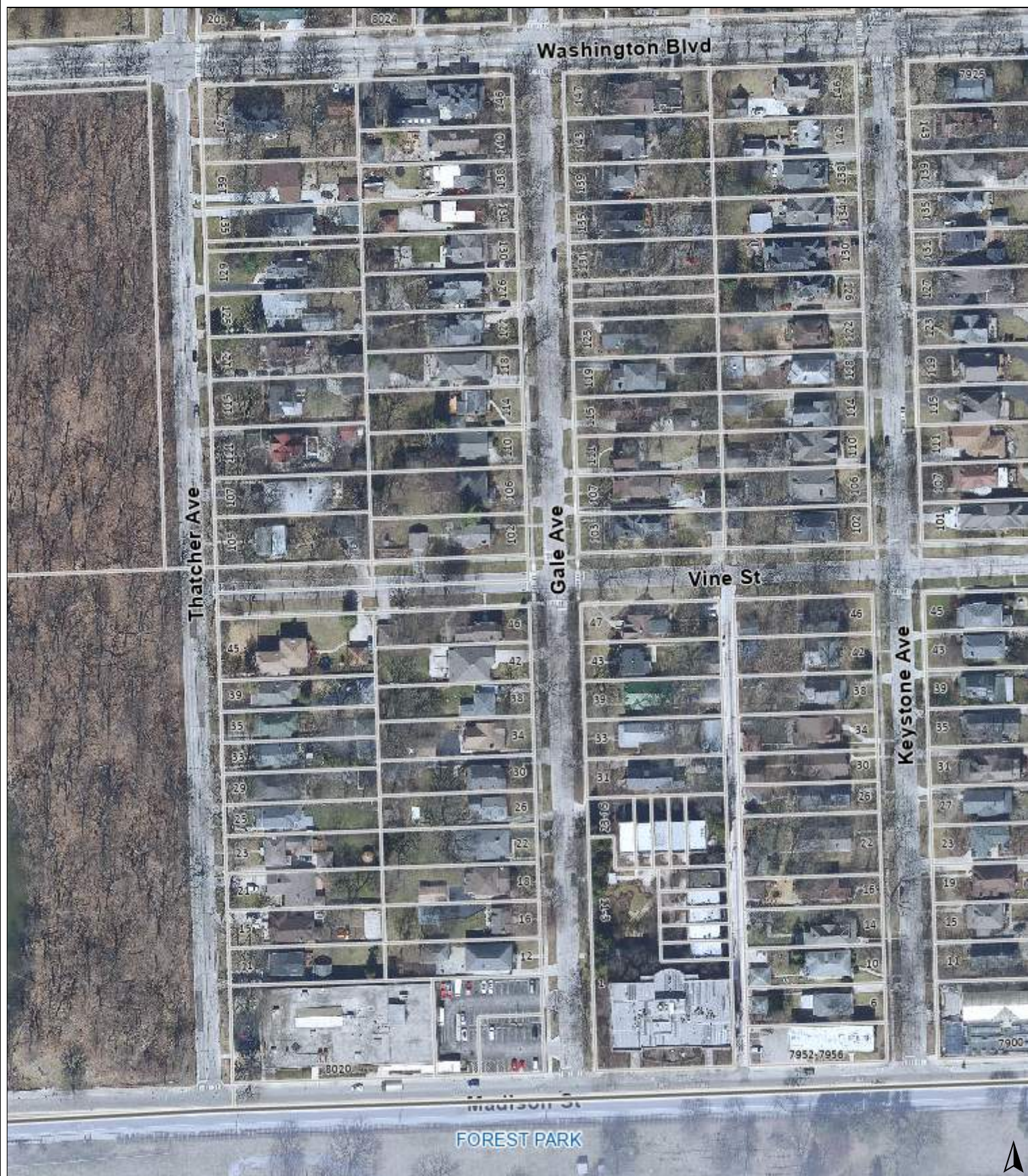
I left you a voicemail this morning regarding speed bumps or a stop sign on Thatcher Avenue, between Madison and Washington. Drivers act like it is a major thoroughfare and speed heavily. It is concerning with so many children living on the street and the Community Center around the corner.

I would like to know the process for requesting speed bumps or a stop sign (at vine and Thatcher).

Feel free to email: [REDACTED] or call: [REDACTED]

Thank you,

Samantha Tepper



0 200 400
ft

Print Date: 11/12/2021

Notes

Disclaimer: The GIS Consortium and MGP Inc. are not liable for any use, misuse, modification or disclosure of any map provided under applicable law. This map is for general information purposes only. Although the information is believed to be generally accurate, errors may exist and the user should independently confirm for accuracy. The map does not constitute a regulatory determination and is not a base for engineering design. A Registered Land Surveyor should be consulted to determine precise location boundaries on the ground.

Traffic and Safety Commission Petition

Requested Action(s): Speed bumps between Madison + Washington on Thatcher. or all way/
Stop sign at vine and Thatcher.

Name	Address	Date	Signature	Please Check One			
				Agree	Disagree	No Opinion	Unreachable
Samanna Tupper	15 Thatcher Ave	9/30/21	Sam Tupper	✓			
Sean Anderson	15 Thatcher Ave	9/30/21	[Signature]	✓			
Emily Hampson	11 Thatcher Ave	9/30/21	Emily Hampson	✓			
Jeanette Fair	29 Thatcher Ave	9/30/21	Jeanette Fair	✓			
Mike Fair	29 Thatcher	9/30/21	Mike Fair	✓			
SCOTT KIESER	35 THATCHER	9/30/21	S. P. Kieser	✓			
Nathaniel Erdman	33 Thatcher Ave	9/30/21	[Signature]	✓			
Hillary Kieser	35 Thatcher Ave	9/30/21	Hillary Kieser, CM	✓			
Elena Martignon	45 Thatcher Ave	9/30/21	Elena Martignon	✓			
Pol Hua Lin	39 Thatcher Ave	9/30/21	Pol Hua Lin	✓			
Martignone Jones	45 Thatcher	9/30/21	[Signature]	✓			
Sam Sneeringer	46 Gale Ave	9/30/21	Sam Sneeringer	✓			
Kristen Sneeringer	46 Gale Ave	9/30/21	Kristen Sneeringer	✓			
JOHN NATALE	107 THATCHER AVE	9/30/21	John Natale	✓			
MEDITH NATALE	107 THATCHER AVE	9/30/21	Medith Natale	✓			
Stephanie Kranz	121 Thatcher Ave	10/1/21	Stephanie Kranz	✓			
Kevin Kranz	121 Thatcher Ave	10/1/21	Kevin Kranz	✓			
Bob Krueger	135 Thatcher Ave	10/1/21	Bob Krueger	✓			
Beth Erdman	33 Thatcher Ave	10/1/21	Beth Erdman	✓			

not keen on speed bumps

MEMORANDUM TO: Jeff Loster, PE, CFM, CPESC
Village Engineer
Village of River Forest

FROM: Brendan S. May, PE, PTOE
Senior Consultant

Luay R. Aboona, PE, PTOE
Principal

DATE: November 2, 2021

SUBJECT: Intersection Evaluation
Thatcher Avenue at Vine 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 Thatcher Avenue with Vine Street in River Forest, Illinois. The purpose of this study was to examine the existing roadway characteristics, evaluate the traffic counts and speed surveys collected by the Village of River Forest, and determine if additional traffic control should be provided at the intersection. **Figure 1** shows an aerial view of the study location. All figures and tables referenced in this memorandum are included in the Appendix of this memorandum.

Existing Roadway Characteristics

Thatcher Avenue is an approximately 30-foot-wide local roadway that is under the jurisdiction of the Village of River Forest and is classified as a collector roadway in the May 2019 Comprehensive Plan. Thatcher Avenue provides one travel lane in each direction with on street parking permitted on the east side only. North of Vine Street this parking is unrestricted and south of Vine Street parking is restricted to a two-hour time limit between 8:00A.M. and 5:00 P.M. Monday through Friday. Additionally, residential homes and their respective driveways front the east side of Thatcher Avenue and Forest Preserve fronts the west side of Thatcher Avenue. Thatcher Avenue has a posted speed limit of 25 miles per hour

Vine Street is an approximately 24-foot-wide local roadway that is under the jurisdiction of the Village of River Forest and is classified as a local roadway in the May 2019 Comprehensive Plan. Vine Street provides one travel lane in each direction and has a posted speed limit of 25 miles per hour. Parking is permitted on both sides of the roadway which is restricted to two hours between 8:00 A.M. and 5:00 P.M. Monday through Friday. Residential homes are located on the north and south sides of Vine Street.

At the unsignalized intersection of Thatcher Avenue with Vine Street, the northbound approach provides a shared through/right-turn lane and the southbound approach provides a shared left-turn/through lane. The westbound (Vine Street) approaches provide a shared left/right-turn lane that is under stop-sign control. A high visibility crosswalk is provided on the east leg. Photos of this intersection and adjacent roadway segments are provided in **Figure 2** through **4**, included in the Appendix. It should be noted that based on the May 2019 Comprehensive Plan, this intersection was not identified as an intersection to be evaluated for a traffic control upgrade.

Existing Traffic Counts, Speed Data, and Crash Data Summary

In order to determine the existing traffic volumes and travel speeds along the 000 and 100 block of Thatcher Avenue, the Village of River Forest performed traffic count and speed surveys between 12:43 P.M. on Thursday, September 23, 2021 and 2:52 P.M. on Wednesday, October 20, 2021. It should be noted that the traffic counts and speed surveys were collected using a speed trailer that was parked along the roadway, facing south. The collected data provides the speed of each vehicle and a daily traffic count, and also determined the direction of travel of each vehicle.

The results of the traffic count data indicated the roadway segment carried a total of 52,195 vehicles over the approximately 27-day period which averages to approximately 1,933 vehicles per day. Furthermore, the results of the traffic count data indicated that there was an even distribution between northbound and southbound vehicles with approximately 50 percent of the total daily vehicles traveling northbound and 50 percent of the total daily vehicles traveling southbound.

The results of the speed data were summarized in two ways. First, the average speed was calculated which defines the median or typical speed traveled by vehicles. Second, the 85th percentile speed was calculated, which is the speed at which 85 percent of the motorists drive at or below and is a benchmark that speed limits are based on.

The results of the speed data indicated that the average speed of both northbound and southbound vehicles was approximately 27 miles per hour and the 85th percentile speed for both northbound and southbound vehicles was 32 miles per hour. It should be noted that approximately 3,118 vehicles (combined northbound and southbound directions) or 115 vehicles per day (approximately six percent of the total vehicles) were observed traveling faster than 35 miles per hour.

Furthermore, it should be noted that between 2014 and 2021 (as of October 25, 2021) there were no crashes reported at the intersection of Thatcher Avenue with Vine Street.

Traffic Count and Speed Data Comparison

Due to the COVID-19 pandemic, the existing traffic volumes, particularly during the weekday morning and weekday evening peak periods may not be typical of pre-pandemic normal traffic conditions. With no historical traffic data collected or available for this roadway segment, it was not possible to compare and/or adjust the results.

However, it should be noted that KLOA, Inc. conducted a roadway evaluation for the 000 Block of Keystone Avenue in 2020 in which 2020 traffic volumes and speed data were compared to data previously conducted by the Village in 2017. The results of this comparison indicated that the results of the 2020 traffic counts and speed data are consistent with the 2017 traffic count and speed data previously collected by the Village of River Forest. As such, it is anticipated that the traffic volumes collected along Thatcher Avenue are generally operating within typical/normal traffic conditions.

Evaluation of Traffic Count Data

Based on *Residential Streets*, Third Edition¹, collector roadways typically have a daily volume over 1,500 vehicles. Therefore, the traffic volumes along the 000/100 block of Thatcher Avenue are within, and at the lower end, of the acceptable range for residential collector roadways. Additionally, the daily traffic volumes are similar in the northbound and southbound directions, which indicates that if cut-through traffic is occurring along Thatcher Avenue it is likely limited. As such, the results of the traffic count data suggest that this roadway is operating within its functional capacity and that cut-through traffic, if it is occurring, is minimal. Furthermore, the operation of Thatcher Avenue meets the requirements of River Forest Comprehensive Plan dated May 2019 which states that collector streets move traffic between arterials (Madison Street to the south and Lake Street to the north) and local streets (such as Vine Street).

Evaluation of Speed Data

The main factors affecting travel speeds are the roadway's physical and operating characteristics including width of road, number of travel lanes, hills, curves, roadway surface, and length of free-flow conditions. Many of these attributes are fixed along a roadway's infrastructure and are generally difficult and/or costly to change. Courts typically only uphold tickets when they are 8 to 10 mph over the speed limit and as such, 85th percentile speed within five miles per hour are typically considered accepted or reasonable. As can be seen, vehicles traversing the 000/100 hundred block of Keystone Avenue had an average median speed of 27 miles per hour with an average 85th percentile speed of 32 miles per hour.

However, as previously indicated, approximately 3,118 total vehicles or 115 vehicles per day were observed traveling faster than 35 miles per hour. A review of the speed data indicated that approximately 90 percent of the vehicles traveling faster than 35 miles per hour were traveling southbound. This is likely due to the provision of residential driveways and parking on the east side of the roadway, which caused traffic traveling in the northbound direction to slow down. Under existing conditions, the southbound lane is unobstructed by any intersections, driveways or parking between Washington Boulevard and Madison Street. Additionally, the majority of excessive speeding in the southbound direction occurs during the weekday morning (7:00 A.M. to 9:00 A.M.) and weekday evening (3:00 P.M. to 6:00 P.M.) peak periods and during the weekday evening peak period on Saturdays and Sunday.

¹ *Residential Streets*, Third Edition was developed by the National Association of Home Builders (NAHB), the American Society of Civil Engineers (ASCE), the Institute of Transportation Engineers (ITE), and the Urban Land Institute (ULI).

In order to mitigate any excessive speeding that occurs in the southbound direction, enforcement measures should be considered. Additionally, temporary radar speed signs can be installed (such as the ones utilized for data collection), to alert drivers of their prevailing speed. If the provision of temporary speed signs mitigates excessive speeding, then consideration should be given to the installation of permanent radar speed signs. A photo illustrating a permanent speed sign is illustrated in **Figure 5**.

Discussion and Recommendations

In order to determine if an all-way stop sign control is warranted for the intersection of Thatcher Avenue with Vine Street, the existing traffic volume and speed data were compared to the Multi-Way Stop guidelines published in Chapter 2B of the Manual on Uniform Traffic Control Devices (MUTCD). The relevant MUTCD criteria for Multi-Way Stop control for this intersection evaluation is as follows:

1. The vehicular volume entering the intersection from the major street approaches (total of both approaches) averages at least 300 vehicles per hour for any 8 hours of an average day; and
2. The combined vehicular, pedestrian, and bicycle volume entering the intersection from the minor street approaches (total of both approaches) averages at least 200 units per hour for the same 8 hours, with an average delay to minor-street vehicular traffic of at least 30 seconds per vehicle during the highest hour.
3. Five or more reported crashes in a 12-month period that are susceptible to correction by a multi-way stop installation. Such crashes include right-turn and left-turn collisions as well as right-angle collisions.
4. Locations where a road user, after stopping, cannot see conflicting traffic and is not able to negotiate the intersection unless conflicting cross traffic is also required to stop.

The MUTCD states that if the 85th-percentile approach speed of the major-street traffic exceeds 40 mph, the minimum vehicular volume warrants are 70 percent of the values provided in Items 1 and 2. As can be seen from the results of the speed surveys, the 85th percentile speeds do not exceed 40 miles per hour and as such, the original minimum values apply.

It is important to note that the MUTCD indicates that yield or stop signs should **not** be used for speed control.

Based on the results of the traffic counts, 85 percent of the daily traffic volume on Thatcher Avenue occurs between 6:00 A.M. and 7:00 P.M. with the eight highest hours carrying 62 percent of the daily traffic volumes. As such, the highest eight hours carry approximately 1,198 vehicles or approximately 150 vehicles per hour which is less than the 300 vehicles per hour major street volume required.

Additionally, while no count data is available Vine Street, this roadway is not a through street and serves ten residential driveways and a north-south public alley (that also has direct access to Madison Street). As such, Vine Street is not anticipated to carry greater than 200 units per hour for eight hours on a given day.

As previously indicated, between 2014 and 2021 (as of October 25, 2021) there were no crashes reported at the intersection of Thatcher Avenue with Vine Street and as such, does not meet the crash criteria for multi-way stop sign control.

Lastly, the sight lines for vehicles stopped on Vine Street waiting to turn onto Thatcher Avenue, particularly at the edge of pavement for Thatcher Avenue are adequate and do not warrant the provision of additional traffic control. Pictures of the existing sight lines at the Thatcher Avenue edge of pavement are included in **Figures 6 and 7**.

As such, based on the existing traffic volumes, speed surveys, crash data, and intersection configuration, an all-way stop sign control at this intersection is not warranted and as such is not recommended.

Conclusion

Based on the preceding traffic evaluation and review of the existing traffic volumes, speed surveys as well as the roadway's physical and operating characteristics the following was determined:

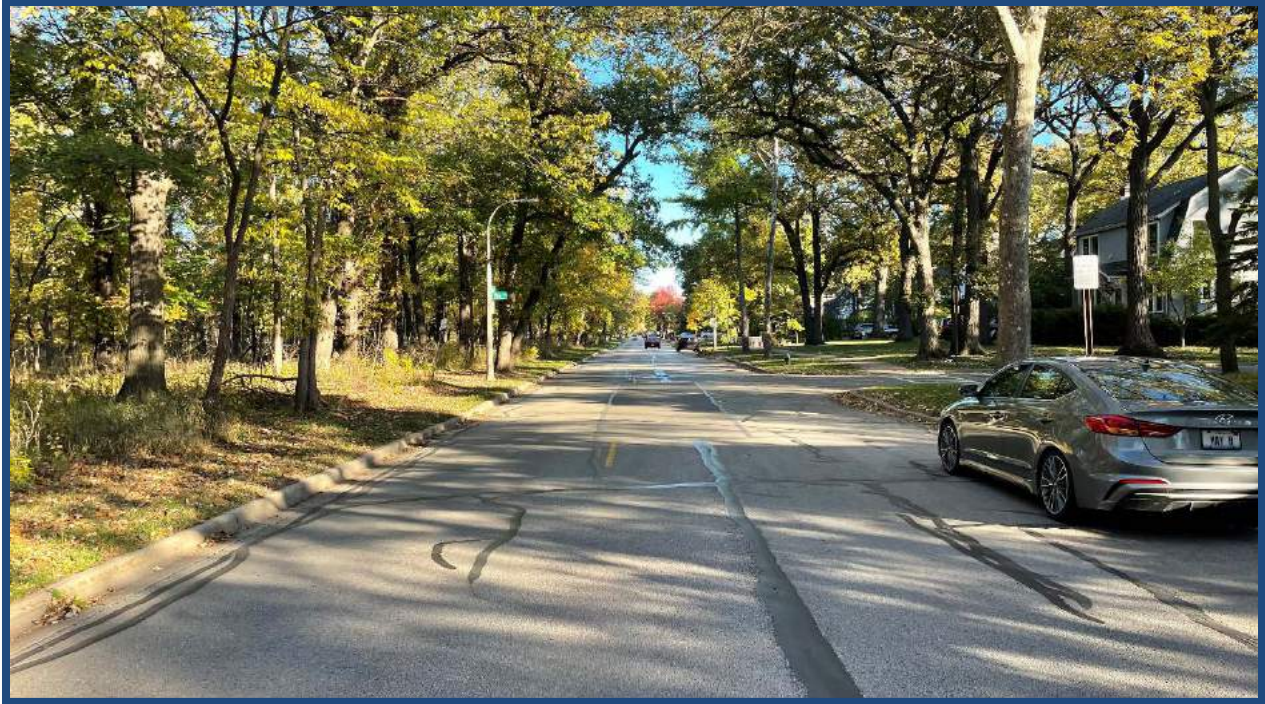
- The traffic volumes on Thatcher Avenue generally fall within the acceptable range for collector roads confirming that Thatcher Avenue is operating as designated in the May 2019 comprehensive plan.
- The results of the traffic counts, speed surveys, crash data, and intersection configuration do not warrant the provision of all-way stop sign control.
- The travel speeds of traffic on Thatcher Avenue with an average median speed of 27 miles per hour and an average 85th percentile speed of 32 miles per hour are reasonable and within the range of typically acceptable speeds.
- In order to mitigate any excessive speeding that is typically occurring in the southbound direction, enforcement measures should be considered as well as the provision of temporary speed signs and/or permanent radar speed signs.

Appendix



Aerial View of Study Location

Figure 1



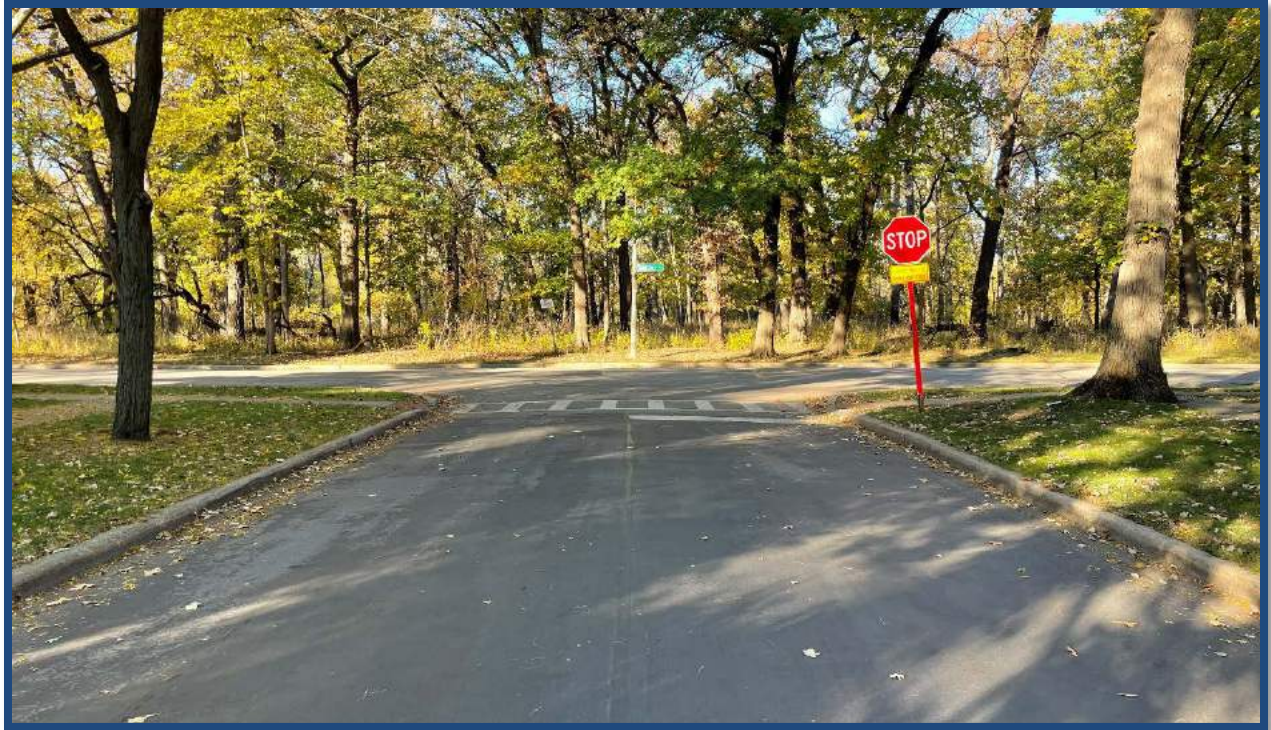
Thatcher Avenue Looking North at Vine Street

Figure 2



Thatcher Avenue Looking South at Vine Street

Figure 3



Vine Street Looking West at Thatcher Avenue

Figure 4



Sample of Permanent Radar Speed Sign

Figure 5



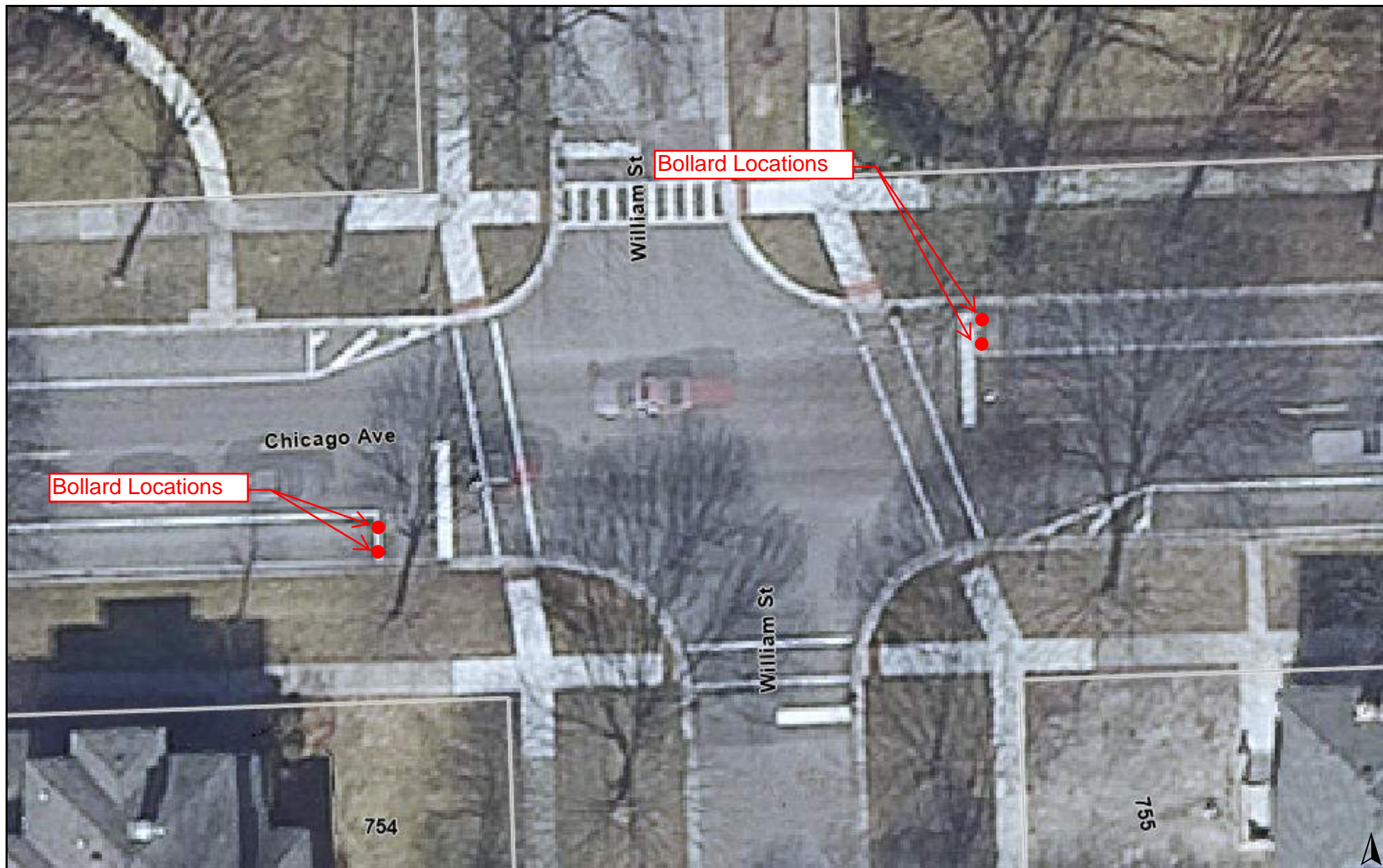
Vine Street at Thatcher Avenue Sight Lines Looking North

Figure 6



Vine Street at Thatcher Avenue Sight Lines Looking South

Figure 7



0 35 70
ft

Print Date: 12/8/2021

Notes

Disclaimer: The GIS Consortium and MGP Inc. are not liable for any use, misuse, modification or disclosure of any map provided under applicable law. This map is for general information purposes only. Although the information is believed to be generally accurate, errors may exist and the user should independently confirm for accuracy. The map does not constitute a regulatory determination and is not a base for engineering design. A Registered Land Surveyor should be consulted to determine precise location boundaries on the ground.



Google



Village of River Forest

Village Administrator's Office

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

MEMORANDUM

Date: December 8, 2021

To: President Catherine Adduci
Village Board of Trustees

From: Lisa Scheiner, Assistant Village Administrator

Subj: Planned Development Major Amendment Application – 400 Ashland Avenue

Issue: The Village Board of Trustees will consider a recommendation from the Development Review Board that a planned development permit be granted at 400 Ashland Avenue.

Analysis: The proposed project requires a planned development permit and thus requires that the compliance with the planned development process defined in Section 10-19-5. Accordingly, the following has occurred:

<u>Task</u>	<u>Date</u>
Pre-Filing Conference with the DRB	2/18/21 and 5/6/21
Notice of Neighbor Meetings Mailed	2/10/21
Neighbor Meeting Held	2/24/21
Technical Review Meeting with Staff	6/23/21
Notice of Public Hearing Mailed	7/21/21
Public Hearing Signage Posted at Site	7/21/21
Legal Notice in Wednesday Journal	7/21/21
Public Hearing	8/5/21, 9/2/21, 9/16/21, 10/21/21
DRB Final Action Taken	10/21/21
DRB Findings of Fact Adopted	11/18/21
Notice of Village Board Consideration Mailed	12/6/21

Site Development Allowances Requested: The Application seeks one site development allowance (SDA) from the Village of River Forest Zoning Ordinance related to off-street parking. When the planned development was approved in 2013 it included a requirement that five off-street parking spaces be maintained on site and that an additional two parking spaces must be maintained nearby. The applicant provided documentation stating that five off-street spaces would be maintained on-site with another two spaces maintained at 420 Franklin Avenue. During the course of processing this application for an amendment to the existing planned

development it was determined that the license agreement for two spaces at 420 Franklin Avenue no longer exists. The applicant has resolved that matter by renting 24-hour parking spaces within the vicinity from the Village. The applicant is currently on a waiting list for the remaining space recommended by Village's planning consultant and Development Review Board. Staff recommends that the Village Staff and developer continue to work to find one additional 24-hour parking space that can be rented from the Village within a reasonable vicinity and that the applicant demonstrate that this requirement has been met before a building permit may be issued.

Impact on Village Services: The Village's operating departments have reviewed the application and found that it will have no impact on the Village's ability to deliver services. It will not require that any modifications to staffing or operations, nor must the Village make on or off-site improvements, purchase any vehicles or equipment to service this development.

Recommended Conditions of Approval: At the conclusion of the public hearing process and deliberations by the DRB, the DRB may make a recommendation to the Village Board of Trustees that the permit be denied or approved, with or without conditions attached to the approval. In this case, the DRB recommended that the permit be granted with conditions that are listed in the Findings of Fact. 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 also 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 of the Zoning Ordinance to prevent or minimize adverse effects on other property in the immediate vicinity. The attached Ordinance incorporates the conditions listed in the Findings of Fact.

Requested Action: In accordance with the Municipal Code, should the Board concur with the Development Review Board's recommendation and approve the Planned Development permit 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 the following motion would be appropriate:

- Motion to approve an Ordinance Granting a Planned Development Permit at 400 Ashland Avenue

Document(s) Attached:

- Ordinance Granting an Amendment to a Planned Development Permit
- Planned Development Application
- Minutes of the Development Review Board
- Findings of Fact and Recommendation of the Development Review Board

NO. _____

**AN ORDINANCE GRANTING AN AMENDMENT TO A PLANNED DEVELOPMENT
PERMIT FOR 400 ASHLAND AVENUE**

WHEREAS, on July 8, 2021, 400 Ashland LLC (“Petitioner”) submitted an application requesting that the Village of River Forest (“Village”) grant it an amendment to a planned development permit, to allow for conversion of a commercial space to a studio apartment residential dwelling unit (“Project”) at 400 Ashland Avenue, River Forest, Illinois (“Property”), previously, on May 28, 2013, in Ordinance 3485, the Village granted the Property a planned development permit to allow for the conversion of a different commercial unit on the Property into a residential dwelling unit; 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) presented at a pre-filing meeting of the Development Review Board of the Village on February 18, 2021 and May 6, 2021, (iii) presented to the neighbors of the Property on February 24, 2021, (iv) considered by the Development Review Board of the Village at a public hearing on October 21, 2021, after opening and continuing the hearing on August 5, 2021, and continuing the hearing on September 2, 2021 and September 16, 2021, and (v) recommended for approval in written findings of fact and a recommendation by the Development Review Board of the Village on October 21, 2021; 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 October 21, 2021, 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 October 21, 2021, by a vote of 4-1, and approved written findings of fact and a recommendation on November 18, 2021, by a vote of 4-1 (“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 an amendment to the planned development permit for the Property, so long as the conditions and modifications 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: Incorporation. That the recitals above shall be and are hereby incorporated in this Section 1 as if restated herein.

SECTION 2: Compliance. 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 and modifications in Section 4 are met. All actions of the Village with respect to the Application and Project are hereby ratified and confirmed.

SECTION 3: Standards. 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 and modifications in Section 4 are met.

SECTION 4: Application Granted, Conditions and Modifications. That the Application is granted, including the site development allowances requested therein, and an amendment to the planned development permit for the Property is granted as requested in the Application for the Project, 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 substantial conformity with the plans and building materials in the Application, as most recently amended and supplemented by the Petitioner before the vote of the Development Review Board on October 21, 2021, except as modified in this Ordinance.
3. All landscaping proposed and installed at the Property shall comply with the Village of River Forest Village Code ("Village Code") and be approved by the Village.
4. Prior to a building permit being issued by the Village for the Project, the Petitioner shall secure and maintain three (3) off-site parking spaces for use solely by residents or employees of the Property on a twenty-four (24) hour a day basis within a reasonable distance of the Property. The Petitioner shall submit an annual affidavit of compliance with this condition to the Zoning Administrator on January 15 of each year after the Project receives a final certificate of occupancy from the Village, and the Petitioner shall provide information and materials as may be requested by the Zoning Administrator to confirm compliance with this condition.
5. To ensure standard A in Section 10-19-3 of the Zoning Ordinance is met, and to ensure that the Petitioner's commitment in the Application to rent the studio apartment in the Project at an affordable rental rate is met, the Petitioner shall not rent the studio apartment to be constructed as part of the Project for more than the most recently available "Affordable Rent Limit" for a "0 Bedroom" unit in the Chicago Metro Area as published by the Illinois Housing Development Authority, which, as of the effective date of this Ordinance, is Nine Hundred Fifty Five and No/100 Dollars (\$955.00) per month. This apartment affordable rent restriction shall be in effect for ten (10) years from the date the Project receives a final certificate of occupancy from the Village. The Petitioner shall submit an annual affidavit of compliance with this condition to the Zoning Administrator on January 15 of each year after the Project receives a final certificate of occupancy from the Village, and the Petitioner shall provide information and materials as may be requested by the Zoning Administrator to confirm compliance with this condition.
6. The Petitioner shall contribute funds or land to the local school districts, as required under Section 10-23-4 of the Village Zoning Ordinance.
7. The Petitioner shall meet all Village Code requirements for scheduled hours of Project construction work.

8. During construction of the Project, no construction employees shall park on the Village's rights of way, and no construction materials or spoils shall be stored on the Village's rights of way.
9. This Ordinance shall be recorded on title to the Property at the Petitioner's expense.

SECTION 5: Violations. 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 and / or suspension or revocation of the amendment to the planned development permit granted herein.

SECTION 6: Severability. That if any Section, paragraph or provision of this Ordinance shall be held to be invalid or unenforceable for any reason, the invalidity or unenforceability of such Section, paragraph or provision shall not affect any of the remaining provisions of this Ordinance.

SECTION 7: Repeal. That all ordinances, resolutions, motions or parts thereof in conflict with this Ordinance shall be and the same are hereby repealed.

SECTION 8: Effectiveness. That this Ordinance shall be in full force and effect upon its passage and approval according to law.

ADOPTED this 13th day of December, 2021, pursuant to a roll call vote as follows:

AYES: _____

NAYS: _____

ABSENT: _____

APPROVED by me this 13th day of December, 2021.

Catherine Adduci, Village President

ATTEST:

Jonathan Keller, Village Clerk

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

By: _____
400 Ashland LLC

Date: _____, 2021

EXHIBIT A
APPLICATION

(attached)



RIVER FOREST DEVELOPMENT REVIEW BOARD MEETING AGENDA

A meeting of the River Forest Development Review Board will be held on Thursday, August 5, 2021 at 7:30 P.M. in First Floor Community Room of the Village Hall, 400 Park Avenue, River Forest, Illinois.

To the extent that attendance may still be limited due to COVID-19 guidelines, Development Review Board officials, staff and consultants will have priority over members of the public. To the extent that the Village is still permitted to allow remote participation, public comments and any responses will be read into the public meeting record. You may submit your public comments via email in advance of the meeting to: Jon Pape at jpape@vrf.us. You may view or listen to the meeting by participating online or via telephone. Join the meeting at <https://us02web.zoom.us/j/89045176032>, or call (312) 626-6799 and use meeting ID 890 4517 6032. If you would like to participate online or over the phone, please email jpape@vrf.us by 4:00 PM on Thursday, August 4, 2021 with your name and the last four digits of the phone number you will be using to call in.

- I. Call to Order/Roll Call
- II. Minutes of the June 3, 2021 Development Review Board Meeting
- III. Minutes of the June 17, 2021 Development Review Board Meeting
- IV. Public Hearing – Application #22-005: Application for a Major Amendment to an Existing Planned Development to convert additional commercial space to an additional residential unit at 400 Ashland Avenue
- V. Discussion, Deliberation and Recommendation – Application #22-005: Application for a Major Amendment to an Existing Planned Development to convert additional commercial space to an additional residential unit at 400 Ashland Avenue
- VI. Approval of Findings of Fact and Recommendation of the Development Review Board - Application #22-005: Application for a Major Amendment to an Existing Planned Development to convert additional commercial space to an additional residential unit at 400 Ashland Avenue
- VII. Public Comment
- VIII. Adjournment



Village of River Forest

Village Administrator's Office

400 Park Avenue

River Forest, IL 60305

Tel: 708-366-8500

MEMORANDUM

Date: 7/29/2021

To: Frank Martin, Chairman
Development Review Board

From: Lisa Scheiner, Acting Village Administrator

Subj: 400 Ashland Ave, 7704 Central Ave, 7706 Central Ave, 7710 Central Ave, - Planned
Development Major Amendment Application

Issue

In 2013 the Village Board of Trustees approved a Planned Development permit at 400 Ashland Avenue to allow a portion of an existing commercial building to be converted to a one-bedroom apartment unit with certain conditions. The property owner now wishes to convert another portion of the building into a studio apartment.

Analysis

Review Division	Comment
Fire Department	The Fire Department does not anticipate that this project will require any substantial changes to the Department's response or ability to protect this structure.
Administration & Building	If the Development Review Board votes to recommend approval of the proposed planned development they do so with the following conditions in place in addition to any potential conditions the Development Review Board or Village Board of Trustees may find appropriate relative to this project: - This application shall be built in substantial compliance with the approved plans; and - The applicant shall maintain parking consistent with the planning consultant's recommendation.
Planning	See attached memo from the Village's land use planning consultant, John Houseal, of Houseal Lavigne.
Police Department	The Police Department does not anticipate that this project will require any substantial changes to the Department's response or ability to serve this location.
Finance Department	The addition of a residential unit will not impact the tax status of the property.

Public Works Department	The Public Works Department does not anticipate that this project will require any substantial changes to the Department's response or ability to service this structure, nor is the proposed residential unit expected to produce an additional demand on Village services.
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Attachment(s)

- Planned Development Ordinance
- Application
- Ordinance No. 3485 – An Ordinance Granting a Planned Development Permit for 400 Ashland Avenue adopted (2013)
- Findings of Fact (2013)
- Minutes of the April 18, 2013 Development Review Board Meeting



MEMORANDUM

TO: Lisa Scheiner
Acting Village Administrator

FROM: John A. Houseal, FAICP
Houseal Lavigne Associates

DATE: July 27, 2021

SUBJECT: 400 Ashland Avenue

Houseal Lavigne Associates has conducted a review of the proposed additional residential unit within the mixed-use building at 400 Ashland Avenue – located on the northwest corner of Ashland Avenue and Central Avenue. The proposed planned development consists of the conversion of existing office space into a new residential studio apartment. Other than the addition of a new window on the south elevation of the building and minor upgrades to existing windows on the east elevation of the building, the applicant is not proposing any other site improvements or exterior building improvements or modifications. The proposed development will not change the character or overall intensity of the use of the Subject Property and the proposed additional studio apartment will have virtually no visual impact as viewed from the adjacent public rights-of-way or nearby properties.

Our review focuses on site planning, development, and zoning related aspects of the project. Our report includes the following sections:

1. Site Conditions, Surrounding Land-Use and Zoning
2. Relationship to the Comprehensive Plan
3. Zoning Analysis
4. Parking Analysis
5. Conclusions

HOUSEAL LAVIGNE

CHICAGO, IL
188 West Randolph Street, Suite 200
Chicago, Illinois 60601
(312) 372-1008

www.hlplanning.com
info@hlplanning.com

1. Site Conditions, Surrounding Land-Use and Zoning

The Subject Property is zoned C3: Central Commercial with an approved Planned Development for the existing office/residential mixed-use one-story building with 7 designated parking spaces – 5 on-site spaces and a commitment/requirement to providing 2 off-site parking spaces to accommodate the parking needs of the building's office and residential tenants.

The Subject Property is located on the northwest corner of Ashland Avenue and Central Avenue and has an area of 8,463 square feet, with 54.4' of frontage along Ashland Avenue and 157.01' frontage along Central Avenue. The Subject Property is currently improved with a one-story commercial/residential building and a 5-space on-site parking lot. Vehicular access to the site is provided via a driveway off Central Avenue.

The subject property is surrounded by the following uses and zoning:

North: 5-story multifamily residential development, zoned C3: Central Commercial.

South (across Central Avenue): Union Pacific Railroad tracks and right-of-way, south of the railroad is Hawthorn Avenue, and south of Hawthorn Avenue are single family detached homes zoned R-2: Single-Family Residential.

East (across Ashland Avenue): 6-story multifamily residential development, zoned C3: Central Commercial.

West: 5-story multifamily residential development and surface parking, zoned C3: Central Commercial.

2. Relationship to the Comprehensive Plan

The proposed additional residential studio is generally consistent with the goals, objectives, and land use designation of the 2019 River Forest Comprehensive Plan. The Comprehensive Plan land use designation for the Subject Property is "*Village Center*" and is classified as part of the "*Commercial*" category of land use. More specifically, the Village Center Area is intended to be a commercial/mixed-use area that provides a mix of commercial and residential uses in an attractive pedestrian-oriented environment. Although traditional mixed-use buildings typically provide residential units on the upper floors and commercial uses on the ground floor, the additional residential unit is generally consistent with the mixed-use intent of the area and is otherwise not occupying a priority retail/commercial location, such as ground level along the Lake Street frontage, where ground level residential is less desirable. Ground floor residential along Central Avenue is common in the Village Center Area. Further, the Comprehensive Plan encourages the consideration of adaptive reuse of existing structures in the Village Center Area where appropriate.

The proposed planned development for the additional residential studio also supports the Comprehensive Plan goals of providing a variety of residential dwelling types to meet the needs of the community, as well as to provide affordable housing options. The applicant has indicated the proposed studio apartment will be rented at a rate no more than \$995 per month, the current affordable rental rate established by Illinois Housing Development Authority (IHDA) for a "0 bedroom" unit, for at least

the next 10 years. Because the rate of affordability may be adjusted over time by the IHDA, the Village should consider requiring that the applicant commit to a monthly rent for the studio apartment that is less than the IHDA established threshold for a “0 bedroom” affordable rental unit, without the 10-year limitation.

Overall, the proposed planned development amendment to accommodate an additional residential studio apartment is consistent with the Comprehensive Plan relative to land use, mixed-use in the Village Center Area, adaptive reuse of existing structures, providing a variety of residential unit types, and provision of affordable housing.

3. Zoning Analysis

The proposed planned development for an additional residential dwelling unit does not include any changes to the building height, footprint, setbacks, site plan, landscaping, or lighting. Other than replacing existing windows on the east elevation and adding a small window on the south elevation, no exterior changes to the building or site are being proposed. Therefore, no site development allowances are needed for the building or site, and no changes are being proposed for lot size, building setbacks, building height, floor area ratio, or lot coverage. The existing conditions regarding these elements will remain as approved by the previous planned development for the subject property and comply with the standards of the C3 District.

Zoning Analysis Table

<u>Lot Size</u>	<u>Required</u>	<u>Proposed</u>	<u>Status</u>
lot area	3,275 s.f.	8,463 s.f.	conforming (existing, no change)
lot width	25'	54.4'	conforming (existing, no change)
<u>Setbacks</u>	<u>Required</u>	<u>Proposed</u>	<u>Status</u>
south (Central Ave.).....	0'	2.93'	conforming (existing, no change)
east (Ashland Ave.).....	0'	33.73'	conforming (existing, no change)
north.....	0'	0.58'	conforming (existing, no change)
west.....	0'	4.1'	conforming (existing, no change)
<u>Bulk</u>	<u>Allowed</u>	<u>Proposed</u>	<u>Status</u>
Height - Link addition	50'	13'6"	conforming (existing, no change)
F.A.R. (floor area ratio).....	2.5.....	0.57	conforming (existing, no change)
lot coverage.....	100%.....	57.3%.....	conforming (existing, no change)

4. Parking Analysis

The applicant is proposing 5 on-site parking spaces total for the office uses, existing 1-bedroom residential unit, and the new/proposed residential studio unit. Currently, under the previously approved planned development for the subject property, the site is to provide a total of 7 parking spaces, 5 on-site parking spaces and an additional 2 off-site parking spaces at 420 Franklin Avenue, to accommodate the mix of residential and office uses. With this proposal for an additional residential dwelling unit, the applicant is now only proposing the 5 on-site parking spaces and is no longer providing the 2 off-site

spaces at 420 Franklin Avenue that were required as a condition of the previously approved planned development.

If we examine parking needs/requirements as if this were a new development, to get a better handle on general parking demand, the required parking for the proposed mix of uses would likely be 12 parking spaces, as calculated below:

Use	*Required Parking for C3 District
1-bedroom apartment.....	2 (calculated at 2 per 1-bedroom dwelling unit)
Studio apartment	2 (calculated the same as a 1-bedroom)
Office (by public floor area).....	4 (1 space per 400 s.f. of office; 1,600 s.f. +/- public floor area)
Office (by employee)	4 (1 space per 2 employees; 8 employees proposed)
Total required parking.....	12 off-street parking spaces

However, since this is not new development, the previously approved Planned Development from 2013 for the subject property establishes the required parking for the subject property at 7 parking spaces -- 5 on-site spaces and 2 off-site spaces.

Now, with this application for the addition of another residential unit, the applicant is proposing to reduce the required parking from the 7 spaces currently required to only 5 spaces.

Based on the proposed mix of uses and amount of office space provided, consideration should be given to providing at least 8 parking spaces – 5 on-site spaces and 3 off-site spaces. It is reasonable to expect each residential unit to have one designated parking space. It is also reasonable to assess that 3 parking spaces is not enough for all of the office space and anticipated/likely number of employees and visitors. Given that there is approximately 3,500 s.f. of office and a minimum of 8 employees, consideration should be given to providing at least 6 parking spaces for the office uses, still significantly less than would be required otherwise by the C3 District. The proposed 5 parking spaces is insufficient for the two residential units and the 3,500 s.f. +/- of office space.

As proposed with only 5 parking spaces and based on the current requirement of 7 parking spaces per the previously approved Planned Development, the applicant is essentially requesting a site development allowance of 2-4 parking spaces, based on code interpretation.

9. Conclusions

Overall, the proposed addition of another residential dwelling unit on the subject property is appropriate, provided sufficient parking is provided. The proposed residential unit in the existing small mixed-use building is generally in conformance with the Comprehensive Plan and supports Village objectives related to providing diverse dwelling types, affordable housing, adaptive reuse of existing buildings, and more. Other than minor changes to an existing set of windows and the addition of a new small window, the applicant is not proposing any changes to the site or exterior of the building.

The outstanding issue for the proposed planned development is parking. The applicant is proposing 5 on-site parking spaces. Currently, the existing mixed-use building is required to provide 7 parking spaces, 5 on-site and 2 off-site. The applicant is proposing a reduction of provided parking. Given the reasonable assumption that each residential unit will need a designated parking space, the remaining 3 proposed

spaces is not sufficient to accommodate the amount of office space and anticipated number of employees. Consideration should be given to requiring a minimum of 8 parking spaces, 5 on-site and 3 off-site to adequately accommodate the proposed mix of uses and minimize on-street parking in this already heavily street-parked area of the Village.

Chapter 19 - PLANNED DEVELOPMENTS

10-19-1: INTENT AND PURPOSE:

10-19-2: GENERAL PROVISIONS:

10-19-3: STANDARDS FOR REVIEW:

10-19-4: SITE DEVELOPMENT ALLOWANCES:

10-19-5: PROCEDURES:

10-19-6: APPLICATION REQUIREMENTS:

10-19-7: EFFECT OF APPROVAL OR DENIAL:

10-19-8: AMENDMENTS AND ALTERATIONS TO APPROVED PLANNED DEVELOPMENT PERMITS:

10-19-1: INTENT AND PURPOSE:

- A. One of the principal objectives of this zoning title is to provide for a compatible arrangement of uses of land and buildings which is consistent with the requirements and welfare of the village. To accomplish this objective most uses are classified as permitted or special uses in one or more of the districts established by this zoning title. It is recognized, however, that there are certain uses, whether or not designated as permitted or special, which because of their scope, location or specific characteristics give rise to a need for a more comprehensive consideration of their impact both with regard to the neighboring land and the village in general. Such uses as fall within the provisions of this section shall only be permitted if authorized as a planned development.
- B. The board of trustees, in accordance with the procedures and standards set forth in this section, may grant planned development permits authorizing the establishment of planned developments.
- C. Planned developments may include uses or combinations of uses currently permitted in the underlying zoning district and those uses which are currently prohibited or special uses provided for elsewhere in this zoning title. However, an applicant may petition for consideration of a use or combination of uses not specifically allowed in the underlying zoning district provided that the village board finds that the conditions, procedures and standards of this section are met and provided further that such use or combination of uses is clearly shown to be beneficial to the village and surrounding neighborhood.
- D. It is the purpose of planned developments to enable the granting of certain allowances or modifications from the basic provisions of this zoning title to achieve attractive and timely development in furtherance of the village's objectives and proposed land uses as stated in the comprehensive plan and policy resolutions of the village board.
- E. Through the flexibility of the planned development process, the village seeks to achieve the following specific objectives:
 - 1. Creation of a more desirable environment than would be possible through strict application of other village land use regulations.

2. Promotion of a creative approach to the use of land and related physical facilities resulting in better design and development, including aesthetic amenities.
 3. Combination and coordination of the character, the form, and the relationship of structures to one another.
 4. Preservation and enhancement of desirable site characteristics such as natural topography, vegetation, and geologic features.
 5. Provision for the preservation and beneficial use of open space, or an increase in the amount of open space over that which would result from the application of conventional zoning regulations.
 6. Encouragement of land uses or combination of uses that maintain the existing character and property values of the village, and promote the public health, safety, comfort, and general welfare of its residents.
 7. Promotion of long term planning pursuant to a master plan which will allow harmonious and compatible land uses or combination of uses with surrounding areas.
- F. The development of village owned buildings or property shall be exempt from the requirements of this section. (Ord. 3587, 2-29-2016)

10-19-2: GENERAL PROVISIONS:

- A. No development of twenty thousand square feet or more of land area or gross floor area and no multi-family housing of any size shall be permitted unless approved as a planned development in accordance with this chapter. Provided, however, that: 1) this chapter shall not apply to the construction, reconstruction or remodeling of one single-family detached dwelling unless the proposed project is submitted pursuant to subsection B of this section, and 2) this chapter shall not apply to the reconstruction or restoration of any existing structure which is damaged to the extent of less than fifty percent of its value unless the proposed project is submitted pursuant to subsection B of this section.

The reconstruction or restoration of any existing multi-family housing which is damaged to the extent of fifty percent or more of its value shall be governed by this chapter and not subsection 10-5-7A2 of this title.

- B. The development of any parcel or tract of land in any zoning district, irrespective of size, may be submitted to the village for consideration as a planned development.
- C. Approval of a planned development permit must be obtained in accordance with the provisions of this section if both of the following conditions exist:

1. The proposed development involves a parcel of land held in common ownership with a contiguous parcel which obtained approval as a planned development within three years prior to the date of this application; and
 2. The parcel proposed for development, when combined with the contiguous parcel that is held in common ownership with the subject parcel, equals or exceeds the general provisions contained in subsection A or B of this section.
- D. Each planned development should be presented and judged on its own merits. It shall not be sufficient to base justification for approval of a development upon an already existing planned development except to the extent such development has been approved as part of a master plan.
- E. The burden of providing evidence and persuasion that any planned development permit is necessary and desirable shall in every case rest with the applicant.
- F. Buildings and uses or combination of uses within a planned development shall be limited solely to those approved as part of the zoning ordinance granting a planned development permit provided, however, that any buildings and uses or combination of uses in compliance with the master plan approved as part of the zoning ordinance granting a planned development permit may be approved by the development review board and the village board of trustees.
- G. G. Any applicant shall be subject to a penalty of up to seven hundred fifty dollars per day to be assessed against the applicant and recorded as a lien against the applicant's property in the village for failure to comply with any condition, contingency or master plan submitted by the applicant or imposed by the village to comply with this chapter. (Ord. 3587, 2-29-2016)

10-19-3: STANDARDS FOR REVIEW:

An application for approval as a planned development shall be granted by the board of trustees only if it finds that the applicant has demonstrated that at a minimum the proposed use or combination of uses complies with the following standards:

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

- 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;
- E. The proposed use or combination of uses will not diminish property values in the vicinity;
- 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;
- 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;
- H. The proposed use or combination of uses will be consistent 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;
- 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;
- K. The design of the proposed use or combination of uses promotes a safe and comfortable environment for pedestrians and individuals with disabilities; (Ord. 3741, 4-22-2019)
- 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;
- 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; and
- N. The proposed use or combination of uses will meet the objectives and other requirements set forth in this chapter.
- O. Except as provided in subsection 10-19-4B of this chapter, no planned development containing multi-family housing shall be approved unless the following standards are met:
 - 1. At least 2.5 parking spaces per dwelling unit are provided for. This requirement may be met by a contract, easement or other device providing permanent rights to off-site parking; and

2. No less than two thousand eight hundred square feet of land area shall be provided for each residential unit. A parking area which meets the requirements of subsection O1 of this section may be used in meeting this requirement; and
3. One of the following criteria is met:
 - a. If the underlying zoning district is C1, C2 or C3, the proposed development provides for space devoted exclusively to retail sales;
 - b. The total number of parking spaces on the site is increased from that existing at the time of the application.
4. The requirements of this subsection O may be met using more than one site within the village and as part of a master plan submitted by the applicant with the application. (Ord. 3587, 2-29-2016)

10-19-4: SITE DEVELOPMENT ALLOWANCES:

- A. Site development allowances, i.e., alterations or variations from the underlying zoning provisions set forth outside this chapter may be approved provided the applicant specifically identifies each such site development allowance and demonstrates how each such site development allowance would be compatible with surrounding development and is in furtherance of the stated objectives of this section.
- B. A waiver may be granted for any of the requirements set forth in subsection 10-19-30 of this chapter for any planned development containing multi-family housing which replaces an existing structure on the same site containing multi-family housing or submitted by the applicant as part of a master plan. (Ord. 3587, 2-29-2016)

10-19-5: PROCEDURES:

The following steps are provided to assure the orderly review of every planned development application in a timely and equitable manner:

- A. Prefiling Review and Transmittal of Application:
 1. Conference:
 - a. A prospective applicant, prior to submitting a formal application for a planned development, shall meet for a prefiling conference(s) with the zoning administrator and any other village official designated by the village administrator. The purpose of the conference(s) is to help the applicant understand the planned development process, comprehensive plan, the zoning title, the site development allowances, the standards by which the application will be evaluated, and the application requirements.

- b. After the initial prefilling conference, the prospective applicant shall introduce their project to the village board of trustees. The village board may provide feedback to the applicant and shall refer the application to the village's economic development commission in accordance with the village's policy of economic development commission duties pertaining to development.
 - c. After reviewing the planned development process, the applicant may request a meeting with the village staff and the development review board to discuss a request for waiver of any application requirement which in the applicant's judgment should not apply to the proposed development. Such request shall be made in writing prior to the submission of the formal application documents.
 - d. All requests for waiver shall be reviewed and acted upon by the development review board. A final determination regarding the waiver shall be given to the prospective applicant within five working days following the completion of the development review board's deliberation and decision.
 - e. The applicant, prior to submitting a formal application for a planned development, may be required to schedule a meeting to discuss the proposed development and its impact on area residents. If such a meeting is required, the applicant shall send a written notice of the meeting to all property owners within five hundred feet of the proposed development. Such notice shall be mailed not less than fifteen days prior to the date of the meeting. A copy of the notice and mailing list shall be provided to the zoning administrator. A written summary of comments made at the meeting shall be maintained and submitted by the applicant with the application.
2. Development Review Board: The zoning administrator shall confer with the chairman of the development review board on all applications. Upon the determination of both the zoning administrator and the chairman, the development review board may conduct its own prefilling conference(s).
3. Filing Of Application: Following the completion of the prefilling conference(s), the applicant shall file an application for a planned development in accordance with section 10-19-6 of this chapter. The zoning administrator may deliver copies of the application to other appropriate village departments for review and comment.
4. Deficiencies: The zoning administrator shall determine whether the application is complete. If the zoning administrator determines that the application is not complete, he shall notify the applicant in writing of any deficiencies and shall take no further steps to process the application until the deficiencies are remedied.
5. Report On Compliance: A copy of the complete application and a written report incorporating the comments of village staff and other agencies regarding the compliance of the proposed development with the requirements and standards of this section shall be delivered to the development review board prior to the public hearing.

6. **Determination Not Binding:** Neither the zoning administrator's determination that an application is complete nor any comment made by the zoning administrator, staff or the development review board at a prefilming conference or as part of the review process shall be intended or construed as a formal or informal recommendation for the approval of a planned development permit for the proposed development, or component part thereof, nor shall be intended or construed as a binding decision of the village, the development review board or any staff member.

B. Review and Action by the Development Review Board:

1. Upon receiving the report from the zoning administrator, the development review board shall hold at least one public hearing on the proposed planned development. Notice of the public hearing shall be provided and the public hearing shall be conducted in accordance with the provisions of this section, state law and rules of procedure adopted by the development review board, which rules shall not be inconsistent with this section and state law.
2. Notice of the required public hearing shall be published by the village fifteen to thirty days before the scheduled hearing in a newspaper published in the village or if there is none, then in a newspaper of general circulation in the village and shall contain the following information:
 - a. The identification number designation of the application;
 - b. The date and time of the public hearing;
 - c. The location of the public hearing; and
 - d. The general location of the property, the legal description of the property and its street address, if applicable, and a short description of the proposed development and purpose of the public hearing.
3. Notice of the required public hearing shall also be provided by the village by posting a sign or signs on the property no less than fifteen days before the public hearing. The sign shall be weatherproof and contain the following information:
 - a. The date and time of the public hearing;
 - b. The location of the public hearing;
 - c. The general location of the property including street address, if applicable; and
 - d. A short description of the proposed development and purpose of the public hearing.

The removal or knocking down (by the village or others) of the sign after posting but

before the hearing shall not invalidate, impair, or otherwise affect any planned development permit subsequently granted following such public hearing.

4. Notice of the public hearing and the application shall be posted to the village's website at least fifteen days before the public hearing.

The removal or unavailability of such notice on the village's website prior to the start of the public hearing, shall not invalidate, impair, or otherwise affect any planned development permit subsequently granted following such public hearing.

5. Notice of the required public hearing shall also be provided by the applicant by regular mail to the owners of record of the property which is the subject of the application (if different than the applicant), and the owners of all property within five hundred feet of the subject property as shown on the written list provided by the applicant pursuant to the requirements of 65 Illinois Compiled Statutes 5/11-13-7 of the Illinois municipal code (such notice should be sent to the owners as recorded in the office of the recorder of deeds or the registrar of zoning ordinances of Cook County and as they appear from the authentic tax records of Cook County, as shown on the list prepared by the applicant as required in 65 Illinois Compiled Statutes 5/11-13-7 of the Illinois municipal code). The applicant shall be required to submit to the village a search by a reputable zoning ordinance company or other evidence satisfactory to the village indicating the identity of all such owners required to receive notice, and an affidavit certifying that the applicant has complied with the requirements of 65 Illinois Compiled Statutes 5/11-13-7 of the Illinois municipal code. Such notice shall contain the information as is required in subsection B2 of this section and shall be mailed not more than thirty nor less than fifteen days prior to the date of the public hearing. The notice shall also include the name and address of the applicant for the planned development. The applicant shall provide the zoning administrator with proof of mailing of the mailed notice required herein before the public hearing starts.
6. The development review board shall review the application, the standards and requirements established by this section, the report of the zoning administrator, and any oral and written comments received by the development review board before or at the public hearing. Within forty five days following the close of the public hearing, the development review board shall make specific written findings addressing each of the standards set forth in section 10-19-3 of this chapter and transmit such findings, together with a recommendation of approval, approval with conditions, or disapproval to the board of trustees.

C. Review and Action by the Board of Trustees:

1. The applicant shall, at its own cost, give advance written notice of the first meeting of the village board where the planned development application will be considered by regular mail to the owners of record of the property which is the subject of the application (if different from the applicant), and the owners of all property within five hundred feet of

the subject property, not less than seven days prior to the date of the first village board meeting. This requirement is enacted to assure the most complete public notice possible for the proposed application for a planned development, it is not required by state law. Accordingly, any failure to comply with this subsection shall not invalidate, impair or otherwise affect any planned development permit subsequently granted following such meetings. The applicant shall provide the zoning administrator with proof of mailing of the mailed notice required herein, which proof shall be provided prior to the start of the first meeting of the village board where the planned development application will be considered.

2. Within seven to sixty days after receiving the receipt of the report and recommendation of the development review board, and without further public hearing, the board of trustees may deny the application, may refer the application to the development review board for further review, may postpone further consideration pending the submittal of additional information including any application requirement previously waived by the development review board or may adopt a zoning ordinance approving the planned development permit.
3. Any action taken by the board of trustees pursuant to subsection C2 of this section shall require the concurrence of a majority of all the trustees of the village then holding office, including the village president; however, if the planned development fails to receive the approval of the development review board, the ordinance shall not be approved except by a favorable majority vote of all trustees then holding office.
4. In approving a planned development permit, the board of trustees may attach such conditions to the approval 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 set forth in section 10-19-3 of this chapter and to prevent or minimize adverse effects on other property in the immediate vicinity. Such conditions may include, but are not limited to: limitations on size, bulk and location; requirements for landscaping, stormwater management, signage, outdoor lighting, provisions for adequate ingress and egress; hours of operation; and such other conditions as the village board may deem to be in furtherance of the objectives of this section. (Ord. 3587, 2-29-2016)

10-19-6: APPLICATION REQUIREMENTS:

- A. An application for a planned development may only be filed by one who has an ownership interest, or the agents thereof; or any contract purchaser or anyone holding an option to purchase the parcel of land on which the use or combination of uses is to be located; or any unit of government which either owns the parcel or which is not the owner of the parcel but proposes to acquire the parcel by purchase, gift, or condemnation; or any developer or development team which has entered into a redevelopment agreement with the unit of local government seeking to acquire the parcel.

- B. Applications for a planned development shall be filed with the zoning administrator in such form and accompanied by such information, with sufficient copies, as shall be established from time to time by the village. Every application shall contain at a minimum the following information and related data:
1. The names and addresses of the owner of the subject property, the applicant and all persons having an ownership or beneficial interest in the subject property and proposed development.
 2. A statement from the owner, if not the applicant, approving the filing of the application by the particular applicant.
 3. A survey, legal description and street address of the subject property.
 4. A statement indicating compliance of the proposed development to the comprehensive plan; and evidence of the proposed project's compliance in specific detail with each of the standards and objectives of this section.
 5. A scaled site plan showing the existing contiguous land uses, natural topographic features, zoning districts, public thoroughfares, transportation and utilities.
 6. A scaled site plan of the proposed development showing lot area, the required yards and setbacks, contour lines, common space and the location, bulk, and lot area coverage and heights of buildings and structures, number of parking spaces and loading areas.
 7. Schematic drawings illustrating the design and character of the building elevations, types of construction, and floor plans of all proposed buildings and structures. The drawings shall also include a schedule showing the number, type, and floor area of all uses or combination of uses, and the floor area of the entire development.
 8. A landscaping plan showing the location, size, character and composition of vegetation and other material.
 9. The substance of covenants, easements, and other restrictions existing and any to be imposed on the use of land, including common open space, and buildings or structures.
 10. A schedule of development showing the approximate date for beginning and completion of each stage of construction of development.
 11. A statement acknowledging the responsibility of the applicant to record a certified copy of the zoning ordinance granting the planned development permit with the Cook County recorder of deeds' office and to provide evidence of said recording to the village within thirty days of passage in the event the proposed planned development is approved by the village board.

12. A professional traffic study acceptable to the village showing the proposed traffic circulation pattern within and in the vicinity of the area of the development, including the location and description of public improvements to be installed, including any streets and access easements.
 13. A professional economic analysis acceptable to the village, including the following:
 - a. The financial capability of the applicant to complete the proposed development;
 - b. Evidence of the project's economic viability; and
 - c. An analysis summarizing the economic impact the proposed development will have upon the village.
 14. Copies of all environmental impact studies as required by law.
 15. An analysis reporting the anticipated demand on all village services.
 16. A plan showing off site utility improvements required to service the planned development, and a report showing the cost allocations for those improvements.
 17. A site drainage plan for the developed tract.
 18. A list of the site development allowances sought.
 19. A written summary of residents' comments pertaining to the proposed application. This summary shall serve as the official record of the meeting that the applicant shall be required to hold with all property owners within five hundred feet of the proposed development. This meeting shall be held prior to the submission of the application for a planned development. The applicant is further required to provide evidence that a notice of this meeting was sent by regular mail to all affected property owners at least fifteen days before the required meeting date.
- C. The applicant may submit a written request for waiver of any application requirement in accordance with subsections 10-19-5A1c and A1d of this chapter. The decision of the development review board shall be final regarding the approval or denial of the request. However, the development review board's decision regarding the request for a waiver of an application requirement does not preclude the village board from requesting that same information or any additional information it deems applicable for its review of the planned development application.
- D. Every application must be accompanied by a fee in such amount as established from time to time by the village board to defray the costs of providing notice and contracting with independent professionals to review applications as required. Such professional costs may include, but are not limited to, engineering, legal fees, traffic analyses, environmental impact studies, land use design or other similarly related professional studies. Additional materials

may be required during the review of a proposed planned development if determined necessary by the development review board or the village board. (Ord. 3587, 2-29-2016)

10-19-7: EFFECT OF APPROVAL OR DENIAL:

- A. Approval of the planned development permit by the board of trustees authorizes the applicant to proceed with any necessary applications for building permits, certificates of occupancy, and other permits which the village may require for the proposed development. The zoning administrator shall review applications for these permits for compliance with the terms of the planned development permit granted by the board of trustees. No permit shall be issued for development which does not comply with the terms of the planned development permit.
- B. The village board shall direct the zoning administrator to revise the official zoning map to reflect the existence and boundaries of each planned development permit granted.
- C. An approval of a planned development permit by the board of trustees shall be null and void if the recipient does not file an application for a building permit for the proposed development within nine months after the date of adoption of the zoning ordinance approving the development permit.
- D. An approval of a planned development permit by the board of trustees shall be null and void if construction has not commenced within fifteen months and is not completed within thirty-three months after the date of adoption of the zoning ordinance approving the planned development permit.
- E. An approval of a planned development permit with a phasing plan shall be null and void if construction has not commenced or is not completed in accordance with the terms of that phasing plan.
- F. An approval of a planned development permit with a master plan shall be null and void if construction has not commenced or is not completed in accordance with the terms and conditions contained in the master plan.
- G. An extension of the time requirements stated in subsections C, D, and E of this section may be granted by the board of trustees for good cause shown by the applicant, provided a written request is filed with the village at least four weeks prior to the respective deadline.
- H. A planned development permit shall be null and void if the use or combination of uses for which the approval was granted ceases for a period of one year.
- I. No application for a planned development which was previously denied by the board of trustees shall be considered by the development review board or the board of trustees if it is resubmitted in substantially the same form and/or content within two years of the date of such prior denial.

1. The zoning administrator shall review the application for a planned development and determine if the application is or is not substantially the same. An applicant has the right to request a hearing before the village board to appeal the determination of the zoning administrator, provided a petition for appeal is filed in writing to the zoning administrator within ten days of the decision.
2. The board shall affirm or reverse the determination of the administrator regarding whether the new application is in substantially the same form within thirty days of receipt of a petition for appeal.
3. If it is determined that the new application is not substantially in the same form, then the applicant is entitled to submit an application and have it reviewed in accordance with the provisions of section 10-19-5 of this chapter. (Ord. 3587, 2-29-2016)

10-19-8: AMENDMENTS AND ALTERATIONS TO APPROVED PLANNED DEVELOPMENT PERMITS:

- A. Except as provided in subsection B of this section, any modifications to a project operating under an approved planned development permit or any addition to or expansion of a project operating under an existing planned development permit shall require separate review and approval under the provisions of this section.
- B. A minor change is any change in the site plan or design details of a project operating under an approved planned development permit which is consistent with the standards and conditions applying to the project and which does not alter the concept or intent of the project.

A change is not minor if it, with regard to the approvals granted in the planned development permit:

1. Increases the density;
2. Increases the height of buildings, unless the proposed height change is less than or equal to the lesser of: a) the height permitted in the property's zoning district regulations in effect as of the date the planned development permit is approved, or b) the height permitted in the property's zoning district regulations in effect as of the date the minor amendment is requested;
3. Increases the footprint of a building;
4. Modifies the proportion of housing types;
5. Reduces the number of parking spaces;
6. Creates a greater demand or burden on village services or alters the alignment of roads;

7. Increases the amount of stormwater conveyed to the village's stormwater sewer system;
or
8. Amends final governing agreements, provisions or covenants, or provides any other change inconsistent with any standard or condition imposed by the board of trustees in approving the planned development permit.

A minor change may be approved by the zoning administrator without obtaining separate approval by the board of trustees. In addition, the village board may, after reviewing the request for a minor change made by the village staff or the applicant, direct the village administrator to process the minor change administratively. A minor change that would constitute a variation under the zoning title may only be approved at the direction of the village board. Any minor change approved by the zoning administrator shall be reported to the village board. (Ord. 3587, 2-29-2016)



400 Ashland Avenue
Mixed Use Building
Major Amendment to a Standing Plan Development Ordinance
River Forest, Illinois

Property Owner: 400 Ashland, LLC River Forest, IL

Architect: JCSA Oak Park, IL

Builder: Vivify Construction Chicago , IL

July 7, 2021

Application for Amendment to Standing Plan Development Ordinance

Project Narrative

The amendment proposed in this Application is to convert an office space and a portion of an adjacent office space into a studio apartment.

The proposed conversion scope of work is limited to interior work with the exception of replacing windows on the east elevation and adding a window on the north elevation. Specifically, the building envelope will not change from its current size. The size of the newly converted space will be 328 SF. Pedestrian entrance to the studio apartment will be on Central Avenue – similar to the entrance of the existing office space. The studio apartment residents will not have access to any of the office spaces currently in the 400 Ashland building.

It should be noted that the stranding Plan Development Ordinance for the 400 Ashland Building was approved in May 2013. That Ordinance granted approval of the conversion of a space on the west end of the building from a commercial use to a residential use. Other building features were approved under that Ordinance such as the elimination of vehicular driveways along Central Avenue and the installation of new storefront systems to serve newly upgraded office spaces along central Avenue. All of those features are proposed to remain unchanged.

Given that the building's current use is that of a mixed use building and that the tax records provided (see property tax bill attached) show that Cook County currently considers the building as a mixed use property, there would be no negative impact on the taxes collected for this property if the proposed amendment is approved.

The Applicant and the Property Owner believe that the proposed amendment is consistent with the standing Plan Development Ordinance and will be an asset to the corridor by financially stabilizing the rentability of the property.

Additionally, the owner of the property, Mr. Viktor Jakovjevic has committed to restrict the rental of the proposed apartment so that it conforms with the Village's Affordability Guidelines. Please see the Statement from Mr. Jakovjevic attached.

Application for Amendment to
Standing Plan Development Ordinance

Item 1

Names + Addresses

Viktor Jakovljevic and Mike Stanojevic
1237 West Madison Avenue Chicago, Illinois 60607

Item 2

Statement from the Owner

Attached is a statement from the property owner authorizing John Schiess and John Conrad Schiess Architect, Ltd. to submit this application and other documents related to the Plan Development process

Item 3

Survey + Legal Description

See Plat of Survey as prepared by United Survey Systems February 1, 2018.
The legal description for the property is enclosed in the above referenced Plat of Survey.

Item 4

Compliance with Comprehensive Plan

Land Use & Development

Core Objectives

1. Ensure the quality, stability, and attractiveness of residential neighborhoods.

The proposed amendment supports this objective by stabilizing an existing building while minimizing the impacts to the community and within the existing building's envelope.

2. Promote economic development of the Village's commercial corridors and mixed-use areas

Again, the proposed amendment supports this objective by stabilizing an existing building while minimizing the impacts to the community and within the existing building's envelope

3. Appropriately balance the need to safeguard residential neighborhoods and the need for commercial area development and improvement.

The proposed amendment allows the property owner to financially stabilize this property without the need for additional development that may have a negative impact on the adjacent residential neighborhood.

4. Protect open space and environmental areas from development encroachment.

Given that the scope of the proposed amendment does not encroach on the existing open spaces, this proposal meets this objective.

8. Protect and enhance the historic and architectural heritage and significance of the Village's built environment.

While it may be argued that the existing building is not yet historic, it does contribute to the Village's fabric and architectural heritage. Protecting this property from development that detracts from the building's unique scale is worthy and therefore meets the spirit of this objective.

Item 4

Compliance with Comprehensive Plan, continued

Commercial Areas

Core Objectives

1. Accommodate and support appropriate new commercial/ mixed-use development.

The proposed amendment supports this objective by helping stabilize this mixed use property.

5. Balance the need for thriving and robust commercial areas with the importance of mitigating impacts on the Village's residential neighborhoods.

The proposed amendment supports this objective, again, by helping stabilize this mixed-use property and also by mitigating any minor negative impacts.

Item 5

Site Plan - existing

See sheet SK1.1 Titled Site Plan dated 12/29/2020

Item 6

Site Plan – proposed

See sheet SK1.1 Titled Site Plan dated 12/29/2020

Note: Since the scope of work in the proposed amendment does not include any site work, therefore the proposed Site Plan is identical to the proposed Site Plan.

Item 7

Schematic Drawings

Sheets	Title	Date
Sheet SK1.0	Location and Zoning Map	12/29/2020
Sheet SK1.1	Site Plan	12/29/2020
Sheet SK1.2	Existing Floor Plan	07/07/2021
Sheet SK1.3	Proposed Floor Plans	07/07/2021
Sheet SK1.4	Proposed Floor Plan	12/29/2020
Sheet SK1.5	Proposed Floor Plan + Parking Data	07/07/2021
Sheet SK1.6	Photos - Existing Conditions	12/29/2020
Sheet SK1.7	Proposed Elevations	03/12/2021
Sheet SK1.8	Proposed Elevations	12/29/2020

Item 8

Landscaping Plan

Given that the scope of work does not include any landscaping work, and since no landscaping work is proposed, no landscaping plan is submitted as part of this application.

Item 9

Covenants + Easements

Given the scope of work for the proposed amendment, there is no addition or adjustment to the covenants and easements.

Item 10

Development Schedule

After the approval by the Village Board, the process of developing the project will be according to the following schedule after receipt of a Building Permit:

Plan and schedule of construction

	Months				
	1	2	3	4	5
Demolition	X				
Drawings and permits		X			
Rough Framing + windows			X		
Mechanical rough			X		
Drywall				X	
Trim and paint					X
Cleaning					X

Item 11

Responsibility to Record

The property owner accepts responsibility to record the amended ordinance, if passed by the Village Board. See the attached letter from the property owner.

Item 12

Traffic Study

The applicant has requested and received from the Development Review Board a waiver for a professional traffic study. Nevertheless, the applicant hereby presents a statement regarding the parking needs for the property in context with the parking ordinance of the Village of River Forest:

Statement on Parking

The proposed amendment as part of this application requests the conversion of an office space of 270 square feet into a studio apartment of 328 square feet. The current office space, until September of 2020, was rented to an oil recycling company with two employees. Both employees drove to the building during regular business hours and often one employee drove and parked at the property on Saturdays. All of this was compliant with the current Zoning Ordinance per the previously approved Plan Development Ordinance.

The proposed amendment converts this office space, and its current parking into a studio apartment. Given the size of the proposed apartment and the apartment's special amenities, it is unlikely that more than one person will occupy the studio apartment. Moreover, the Village has no parking requirement for studio apartments.

Therefore, the applicant submits that both in practicality and by ordinance, the amendment will reduce the amount of cars parked on the subject property will be reduced by one car.

Item 13

Economic Impact Studies

The property owner is also the owner of a successful construction company located in Chicago, Vivify Construction, Inc. Also, given the limited scope of the proposed remodeling required to perform the proposed improvements, the property owner proposes to use private funds in order to complete the work as part of this application. Additionally, see the economic viability report by Marinao Mollo from AvenueOne, a rental management company based in Forest Park, IL.

Item 14

Environmental Studies

Given the scope of work for the proposed amendment, there is no environmental impacts. Therefore, no environmental studies are planned.

Item 15

Demand on Village Services

Given the scope of work for the proposed amendment, the conversion of a small office space into a studio apartment, the demand for Village services is, in the opinion of the applicant, is unchanged. As an example, here is a listing of Village services and the anticipated impacts:

1. Fire and Police calls – no change is anticipated
2. Parks and Library services – a minor increase may be anticipated
3. Public works - no change is anticipated
4. Other Village services - no change is anticipated
5. Village portion of real estate taxes - no change. See narrative on property tax status
6. Village portion of sales taxes – anticipated change. It can be anticipated that the future resident will make purchases within the Village and therefore pay taxes on those purchases. These additional sales taxes can be viewed as an offset to any minor increase in Parks and Library usage.

Item 16

Utility Services

Given the scope of work for the proposed amendment, there is no impact on the Village utilities. *Please note that, as requested during the Technical review meeting, the property owner has confirmed that the size of the water service is 1.5".*

Item 17

Drainage Plan

Given the scope of work for the proposed amendment, and since there is no exterior grading being planned, therefore, in the applicant's opinion, no drainage plan is required.

Item 18

Site Development Allowances

The only zoning request is to amend the standing Plan Development Ordinance

compensating benefits

By approving the proposed amendment, the Village helps to the property owner maintain the investment in a key property in the area. That allows the Property Owner in stabilizing the building's financial position.

Item 19

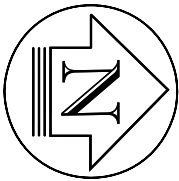
Resident Comments

As part of the Applicant's approval process, a virtual meeting was conducted in accordance with the Village's PD process. One person attended. The only substantive question related to the parking proposed as part of the application.

Attachments:

1. Cook County Property Tax Bill
2. Warranty Deed
3. Certified Letter on Tenants + Leases from the Owner
4. Letter of Authorization
5. Statement to Record Certified Zoning Ordinance
6. Development Review Board Application
7. Project feasibility statement from AvenueOne, Forest Park, IL
8. Statement of Commitment to rental affordability from the property owner

END



UNITED SURVEY SERVICE, LLC

CONSTRUCTION AND LAND SURVEYORS

7710 CENTRAL AVENUE, RIVER FOREST, IL 60305

TEL.: (847) 299 - 1010

FAX: (847) 299 - 5887

FAX: (224) 633 - 5048

E-MAIL: USURVEY@USANDCS.COM

PLAT OF SURVEY

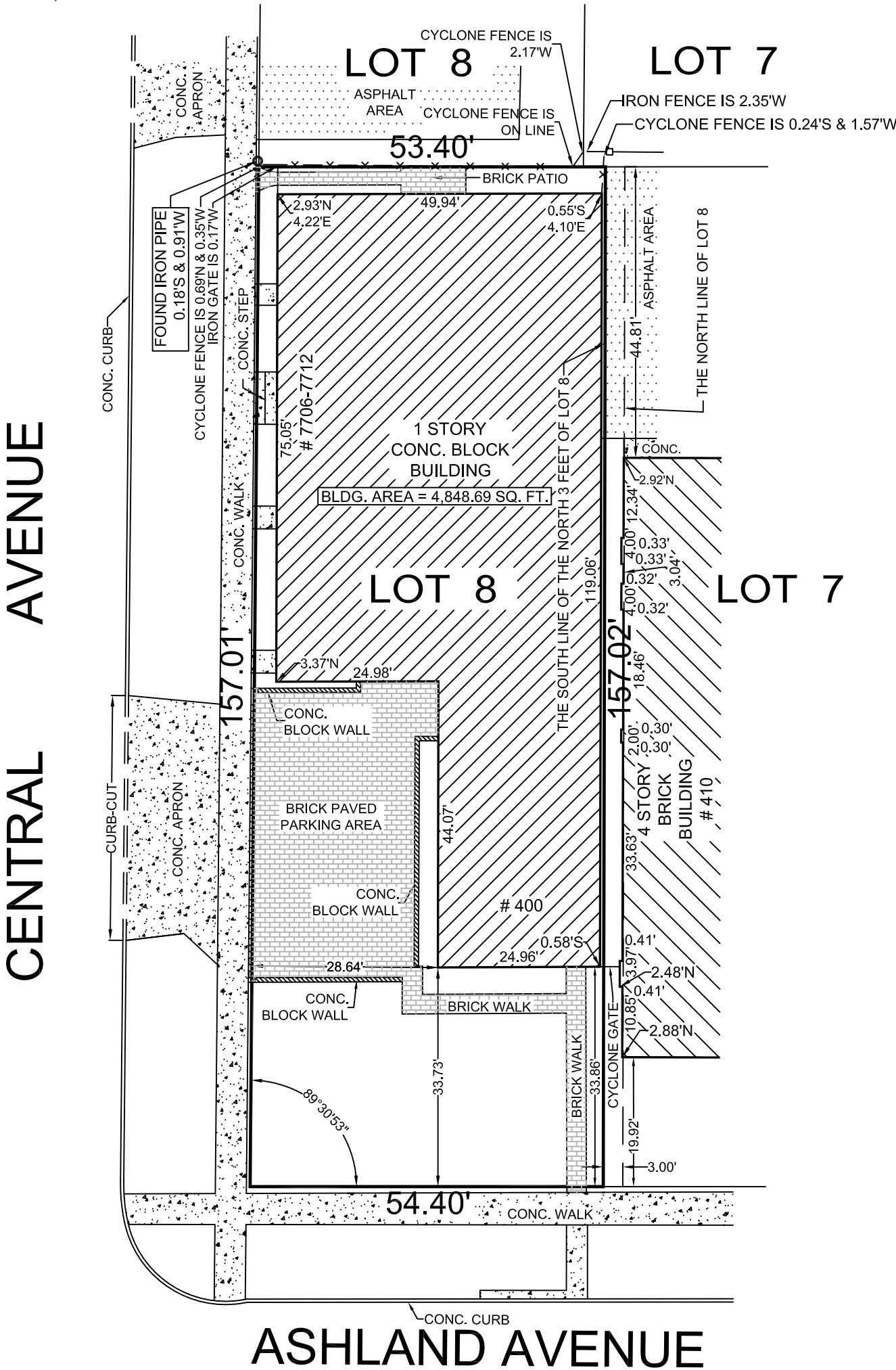
OF

LOT 8 (EXCEPT THE NORTH 3 FEET) IN BLOCK 4 IN PART OF RIVER FOREST, BEING A SUBDIVISION OF SECTION 12, TOWNSHIP 39 NORTH, RANGE 12, EAST OF THIRD PRINCIPAL MERIDIAN, SURVEYED FOR SUBURBAN HOME MUTUAL ASSOCIATION ACCORDING TO THE PLAT THEREOF RECORDED JUNE 23, 1890 AS DOCUMENT NUMBER 1291334, IN COOK COUNTY, ILLINOIS.

KNOWN AS : 7706-7712, CENTRAL AVENUE, 400 ASHLAND AVENUE, RIVER FOREST, ILLINOIS

PERMANENT INDEX NUMBER: 15 - 12 - 116 - 022 - 0000

AREA = 8,463 SQ. FT. OR 0.194 ACRE



UPDATED: MAY 26, 2020

☐ CHECK (✓) IN BOX MEANS THAT SURVEY HAS BEEN MADE FOR USE IN CONNECTION WITH A REAL ESTATE OR MORTGAGE LOAN TRANSACTION AND IS NOT TO BE USED FOR CONSTRUCTION.

ORDERED BY:
VIKTOR JAKOVLJEVIC

DATE : FEBRUARY 1, 2018

SCALE : 1" = 20'

ORDER No.: 2017 - 25305

BUILDING LINES AND EASEMENTS ARE SHOWN ONLY WHERE THEY ARE SO RECORDED IN THE MAPS OTHERWISE REFER TO YOUR DEED OR ABSTRACT. COMPARE ALL POINTS BEFORE BUILDING BY SAME AND AT ONCE REPORT ANY DIFFERENCE.

STATE OF ILLINOIS)
COUNTY OF COOK) SS

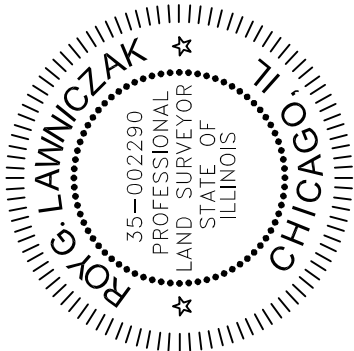
I, ROY G. LAWNICZAK, DO HEREBY CERTIFY THAT I HAVE LOCATED THE BUILDING ON THE ABOVE PROPERTY.

Roy G. Lawniczak
ROY G. LAWNICZAK, REG. ILL. LAND SURVEYOR NO. 35 - 2290

STATE OF ILLINOIS)
COUNTY OF COOK) SS

I, ROY G. LAWNICZAK, DO HEREBY CERTIFY THAT I HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY AND THAT THE PLAT HEREON DRAWN IS A CORRECT REPRESENTATION OF SAID SURVEY. DIMENSIONS ARE SHOWN IN FEET AND DECIMALS AND ARE CORRECTED TO A TEMPERATURE OF 68° FAHRENHEIT. THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR BOUNDARY SURVEY. COMPARE THIS PLAT, LEGAL DESCRIPTION AND ALL SURVEY MONUMENTS BEFORE BUILDING, AND IMMEDIATELY REPORT ANY DISCREPANCIES TO THE SURVEYOR.

Roy G. Lawniczak
ROY G. LAWNICZAK, REG. ILL. LAND SURVEYOR NO. 35 - 2290
LICENSE EXPIRES: NOVEMBER 30, 2020
PROFESSIONAL DESIGN FIRM LICENSE NO.: 184-004576
LICENSE EXPIRES: APRIL 30, 2021



SITE

400 ASHLAND AVENUE
Zone District: C3 Central Commercial



Village of River Forest Zoning Map

-  R1: Wide Lot Single-Family Residential
-  R2: Single-Family Residential
-  R3: Single-Family Residential
-  R4: Multi-Family Residential
-  Historic District
-  C1: Commercial
-  C2: Commercial
-  C3: Central Commercial
-  ORIC: Office/Research/Industrial/Commercial
-  PRI: Public/Recreational/Institutional
-  Perimeter of Planned Development

LOCATION AND ZONING MAP



John Conrad Schiess

Architect + LEED AP

905 Home Avenue
Oak Park, Illinois 60305
tel. 708.366.1500
john@jcsarchitect.com

architecture +

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OWNER:

400 ASHLAND, LLC
1237 W. Madison
Chicago, Illinois 60607
(708) 267 - 4255 phone

Amended PD	12/29/2020
Plan Development	05/29/2020
Issued for:	Date

**MAJOR AMENDED TO
PLAN DEVELOPMENT**

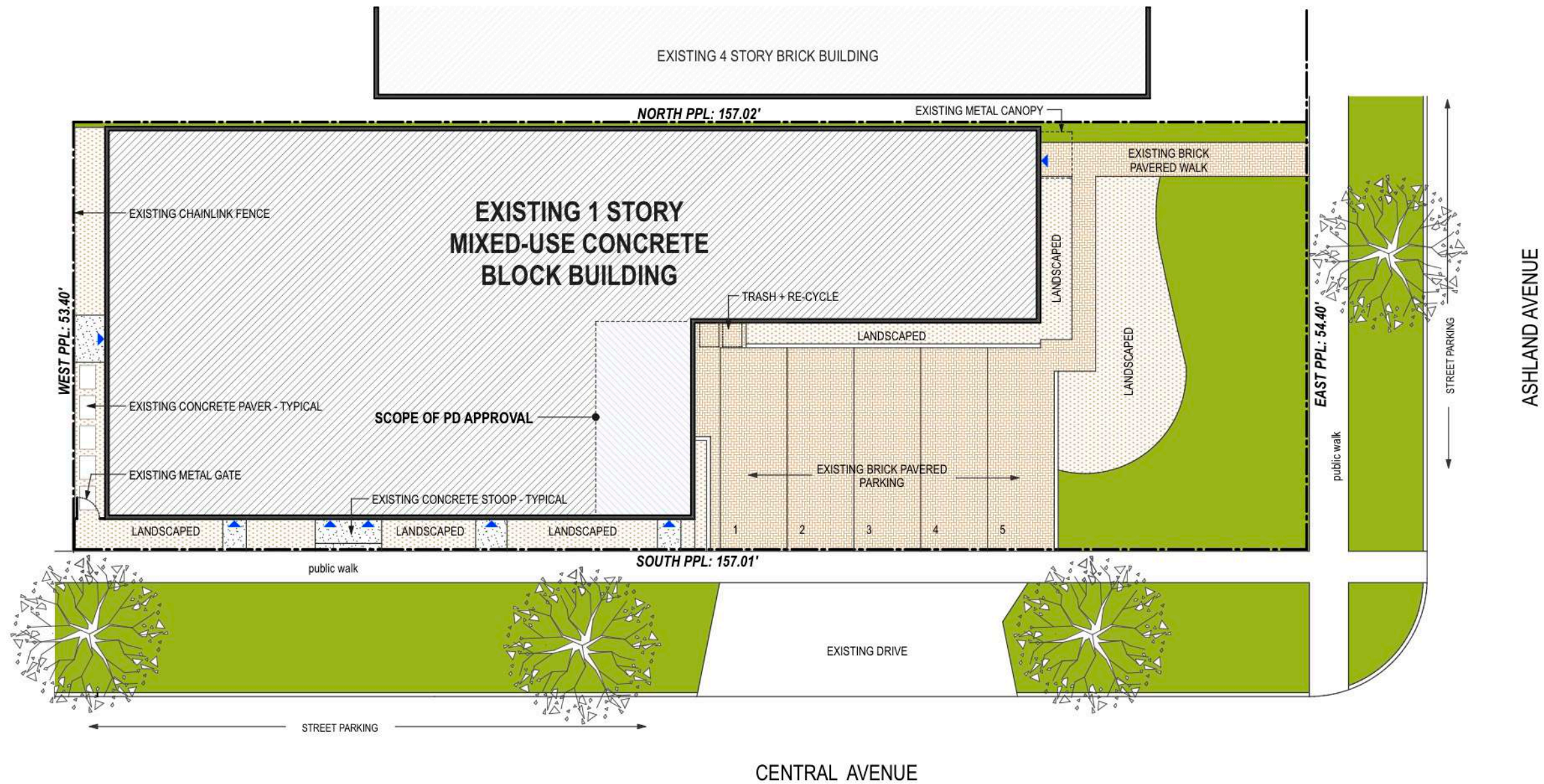
**ADDITION OF
RESIDENTIAL STUDIO**

400 Ashland Avenue
River Forest, Illinois

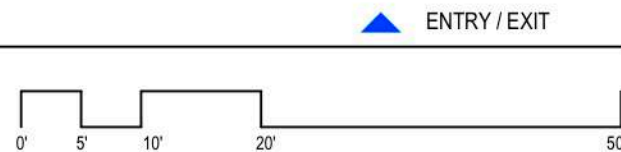
Sheet Title
LOCATION AND ZONING
MAP

SK1.0

Sheet No.



EXISTING SITE PLAN
SCALE: 1/16" = 1'-0"



▲ ENTRY / EXIT

SITE DATA:

EXISTING LOT AREA:	8,463 SQ FT
PROPOSED LOT AREA:	8,463 SQ FT
SETBACKS:	PROPOSED SET BACK:
EAST 33'-11 1/8"	EXISTING
WEST 4'-0"	EXISTING
NORTH 0'-5"	EXISTING
SOUTH 3'-0"	EXISTING
LOT COVERAGE:	4,848.69 SQ FT
PROPOSED LOT COVERAGE:	4,848.69 SQ FT
BUILDING HEIGHT:	13'-6"
PROPOSED BUILDING HEIGHT:	13'-6"
CONTOUR LINES:	ALL SITE CONTOUR LINES EXISTING TO REMAIN
REQUIRED OFF STREET PARKING:	6
PROPOSED OFF STREET PARKING:	5 (EXISTING)
REQUIRED OFF STREET LOADING:	NONE
PROPOSED OFF STREET LOADING:	NONE
EXISTING TYPE OF CONSTRUCTION:	III-B
PROPOSED TYPE OF CONSTRUCTION:	III-B



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Architect + LEED AP

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tel. 708.366.1500
john@jcsarchitect.com

architecture +

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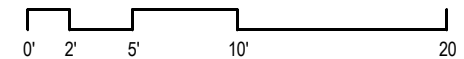
Sheet Title
SITE PLAN

SK1.1

Sheet No.



EXISTING FLOOR PLAN
SCALE: NTS



John Conrad Schiess

Architect + LEED AP

905 Home Avenue
Oak Park, Illinois 60305
tel. 708.366.1500
john@jcsarchitect.com

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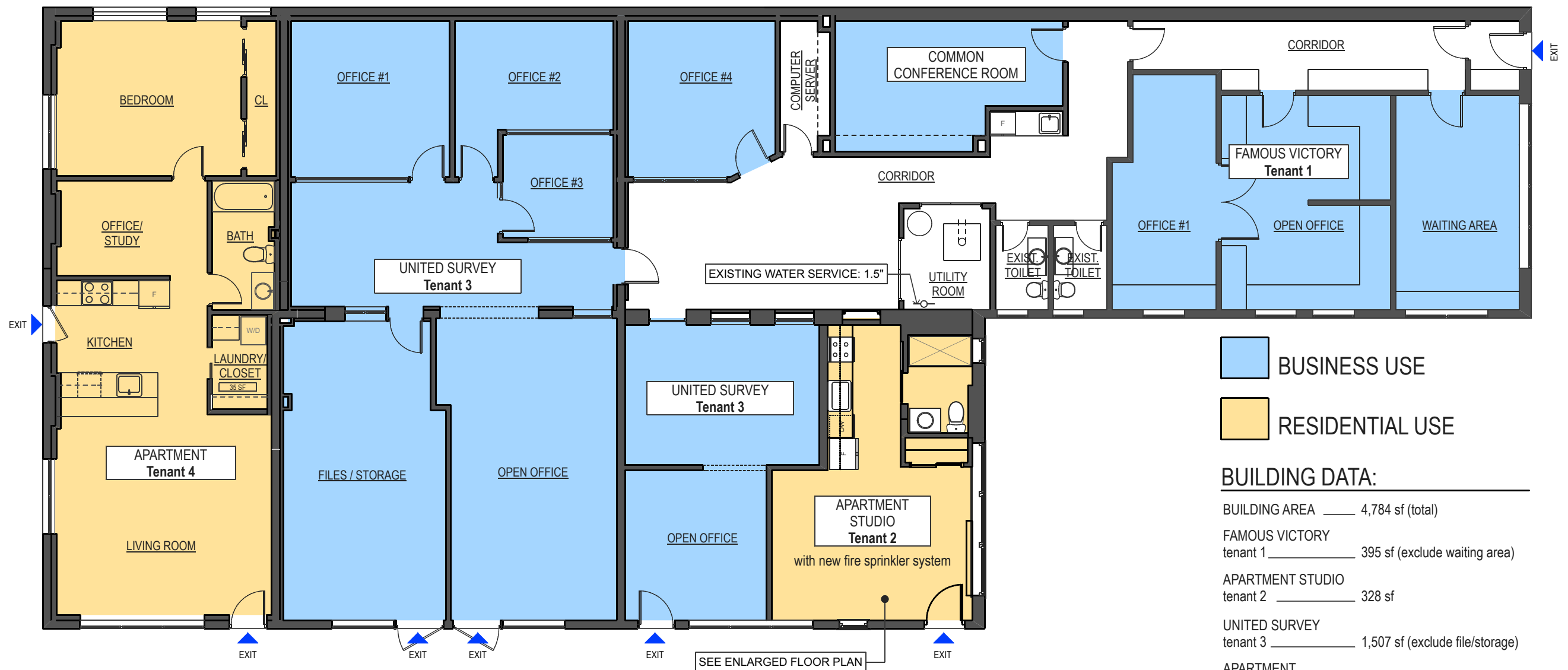
**ADDITION OF
RESIDENTIAL STUDIO**

400 Ashland Avenue
River Forest, Illinois

Sheet Title
FLOOR PLAN

SK1.2

Sheet No.



PROPOSED FLOOR PLAN

SCALE: NTS



John Conrad Schiess
Architect + LEED AP

905 Home Avenue
Oak Park, Illinois 60305
tel. 708.366.1500
john@jcsarchitect.com

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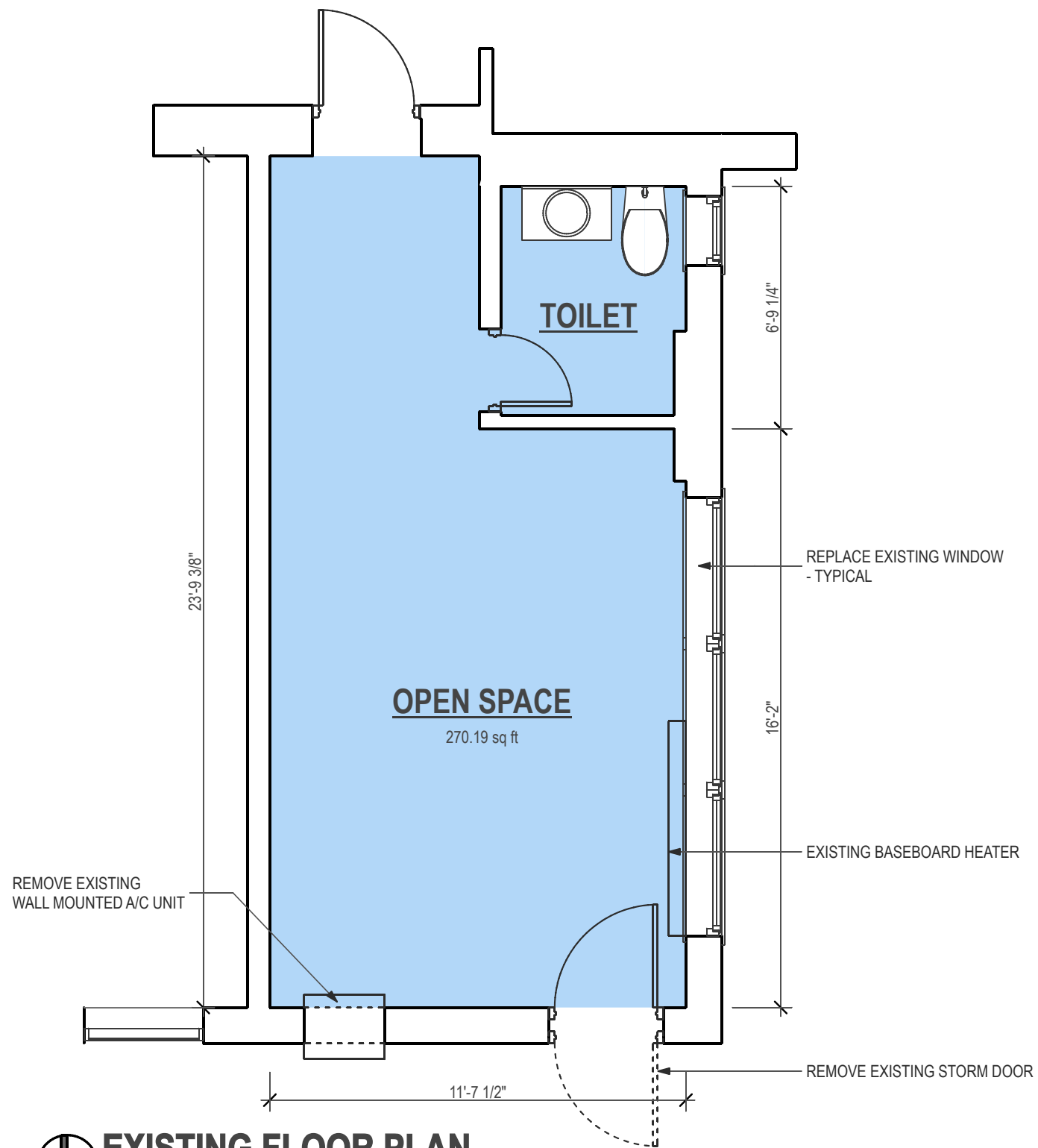
**ADDITION OF
RESIDENTIAL STUDIO**

400 Ashland Avenue
River Forest, Illinois

Sheet Title
FLOOR PLAN

SK1.3

Sheet No.



EXISTING WALL

NEW PARTITION WALL



John Conrad Schiess
Architect + LEED AP

905 Home Avenue
Oak Park, Illinois 60305
tel. 708.366.1500
john@jcsarchitect.com

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Plan Development	05/29/2020
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PLAN DEVELOPMENT**

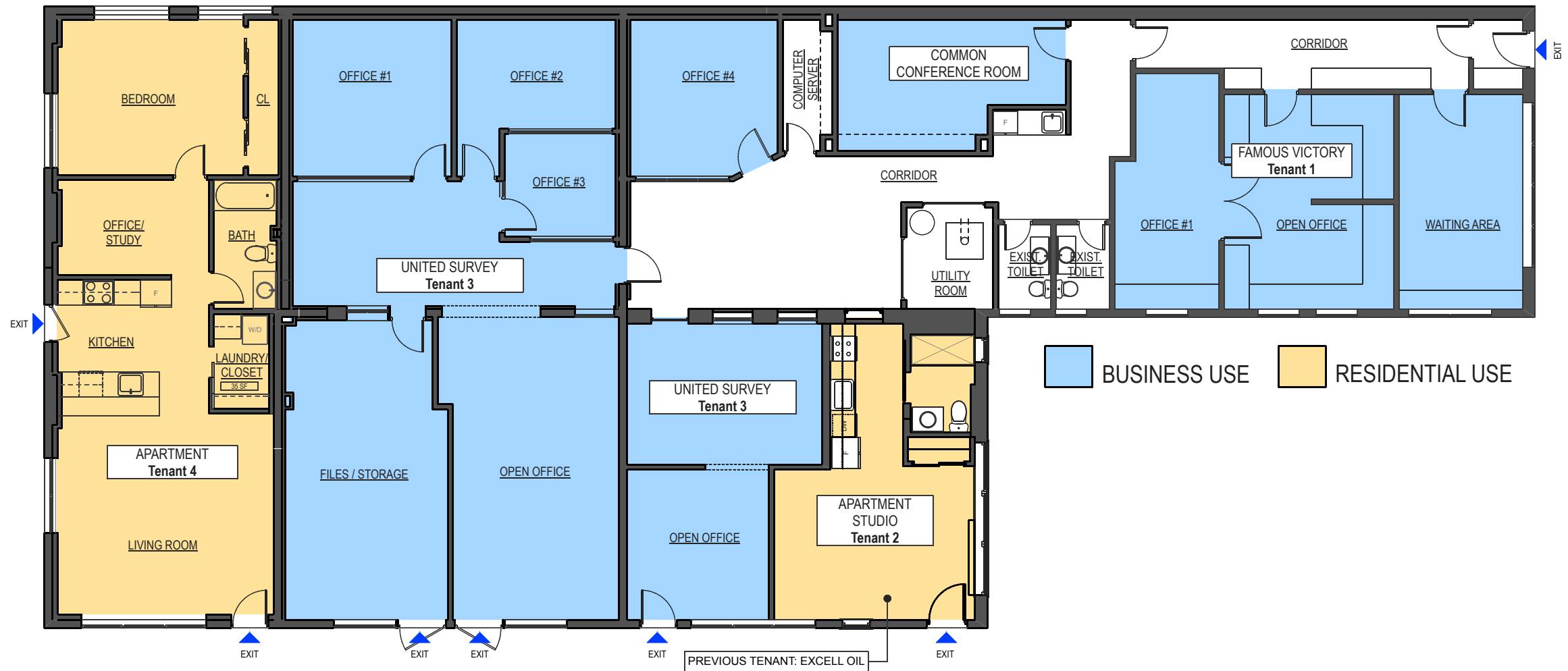
**ADDITION OF
RESIDENTIAL STUDIO**

400 Ashland Avenue
River Forest, Illinois

Sheet Title
ENLARGED FLOOR PLAN

SK1.4

Sheet No.



EXISTING PARKING DATA

	NUMBER OF EMPLOYEE / BEDROOM	REQUIRED OFF STREET PARKING
FAMOUS VICTORY tenant 1	2	1
EXCELL OIL tenant 2	1	0
JCSA tenant 3	2	1
UNITED SURVEY tenant 4	4	2
APARTMENT tenant 5	1 BEDROOM	2
TOTAL		6
PROVIDED OFF STREET PARKING		5

PROPOSED PARKING DATA

	NUMBER OF EMPLOYEE / BEDROOM	REQUIRED OFF STREET PARKING
FAMOUS VICTORY tenant 1	2	1
APARTMENT STUDIO tenant 2	Studio	0
UNITED SURVEY tenant 3	6	3
APARTMENT tenant 4	1 BEDROOM	2
TOTAL		6
PROPOSED OFF STREET PARKING		5

PROPOSED FLOOR PLAN - parking data

SCALE: NTS



John Conrad Schiess
Architect + LEED AP

905 Home Avenue
Oak Park, Illinois 60305
tel. 708.366.1500
john@jcsarchitect.com

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Plan Development	05/29/2020
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MAJOR AMENDED TO
PLAN DEVELOPMENT

ADDITION OF
RESIDENTIAL STUDIO

400 Ashland Avenue
River Forest, Illinois

Sheet Title
FLOOR PLAN

SK1.5

Sheet No.



VIEW LOOKING WEST ALONG ASHLAND AVENUE



VIEW LOOKING EAST ALONG CENTRAL AVENUE



EXTERIOR VIEW OF EXISTING EXCEL OIL OFFICE ALONG CENTRAL AVENUE



EXTERIOR VIEW OF EXISTING APARTMENT ALONG CENTRAL AVENUE



John Conrad Schiess

Architect + LEED AP

905 Home Avenue
Oak Park, Illinois 60305
tel. 708.366.1500
john@jcsarchitect.com

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**MAJOR AMENDED TO
PLAN DEVELOPMENT**

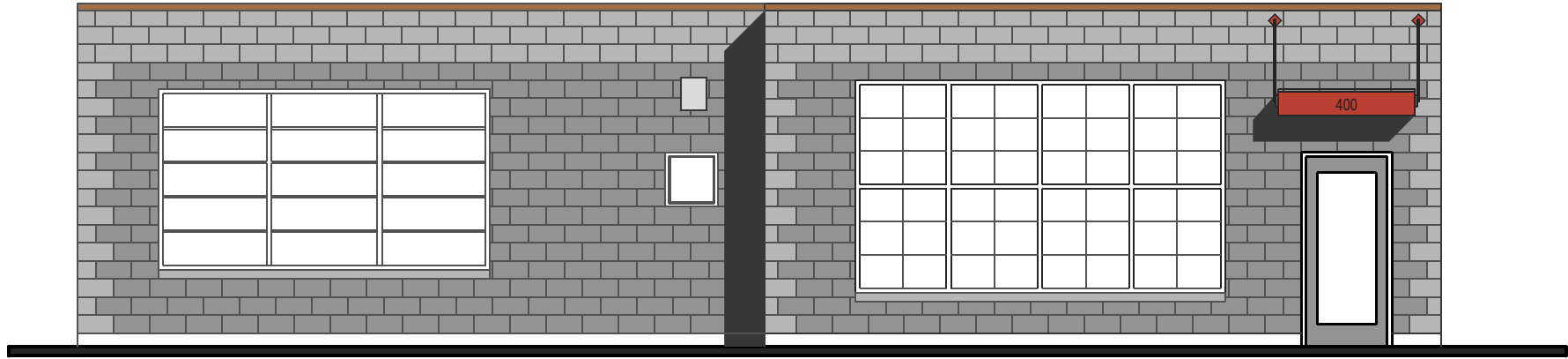
**ADDITION OF
RESIDENTIAL STUDIO**

**400 Ashland Avenue
River Forest, Illinois**

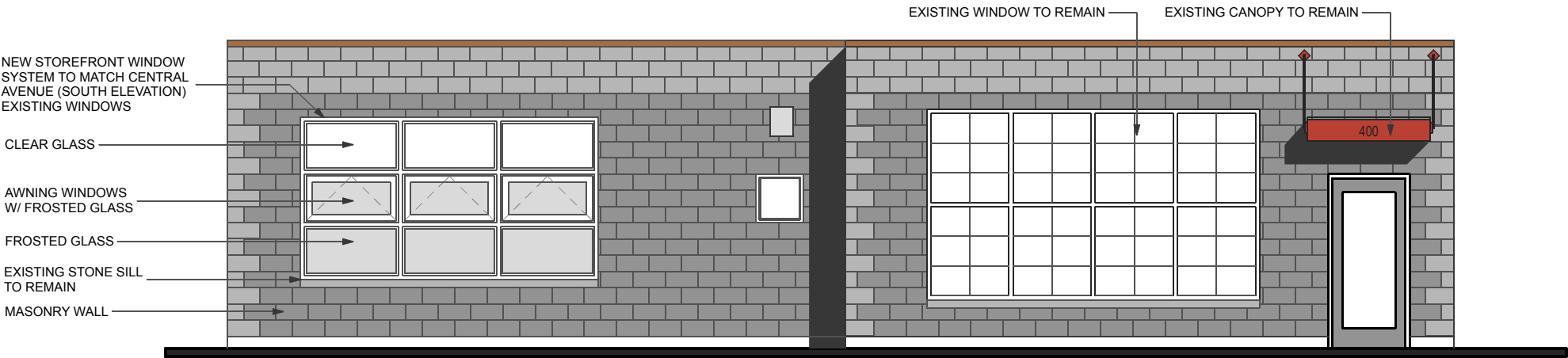
Sheet Title
PHOTOS

SK1.6

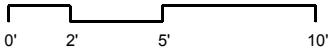
Sheet No.



EXISTING EAST ELEVATION



PROPOSED EAST ELEVATION



John Conrad Schiess
Architect + LEED AP

905 Home Avenue
Oak Park, Illinois 60305
tel. 708.366.1500
john@jcsarchitect.com

architecture +

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OWNER:
400 ASHLAND, LLC
1237 W. Madison
Chicago, Illinois 60607
(708) 267 - 4255 phone

Revised Amended PD	3/12/2021
Amended PD	12/29/2020
Plan Development	05/29/2020
Issued for:	Date

**MAJOR AMENDED TO
PLAN DEVELOPMENT**

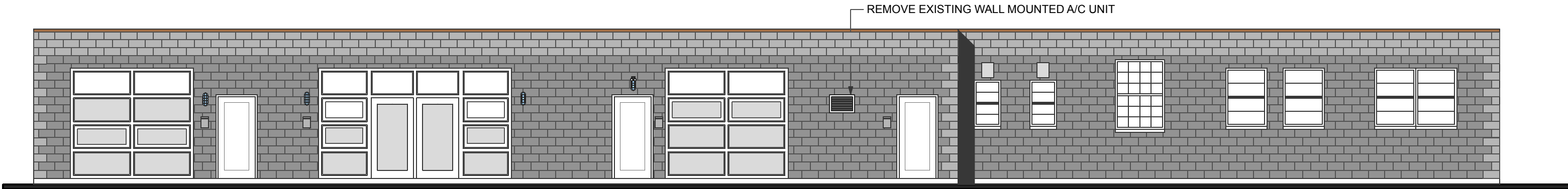
**ADDITION OF
RESIDENTIAL STUDIO**

400 Ashland Avenue
River Forest, Illinois

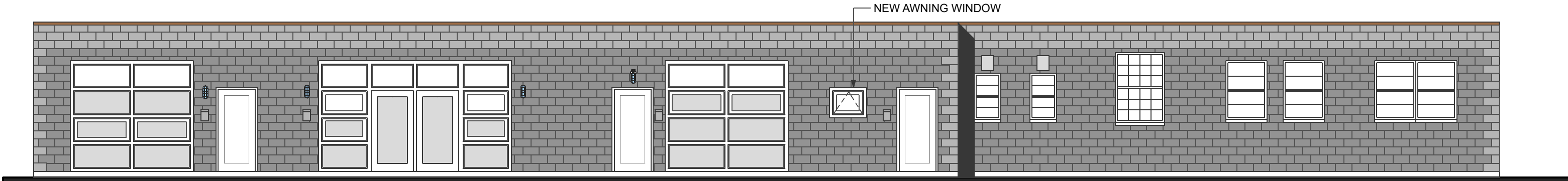
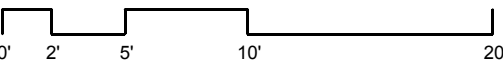
Sheet Title
ELEVATIONS

SK1.7

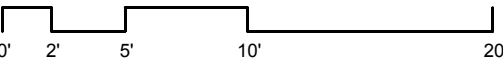
Sheet No.



EXISTING SOUTH ELEVATION



PROPOSED SOUTH ELEVATION





John Conrad Schiess

Architect + LEED AP

905 Home Avenue
Oak Park, Illinois 60305
tel. 708.366.1500
john@jcsarchitect.com

architecture +

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OWNER:

400 ASHLAND, LLC
1237 W. Madison
Chicago, Illinois 60607
(708) 267 - 4255 phone

_____	_____
_____	_____
_____	_____
Amended PD	12/29/2020
Plan Development	05/29/2020
Issued for:	Date

MAJOR AMENDED TO PLAN DEVELOPMENT

ADDITION OF RESIDENTIAL STUDIO

400 Ashland Avenue
River Forest, Illinois

Sheet Title
ELEVATIONS

SK1.8

Sheet No.

ORIGINAL BILLED AMOUNT

\$10,010.48

2019 First Installment Property Tax Information

Property Index Number (PIN)

Volume

Code

Tax Year

(Payable In)

Township

Classification

15-12-116-022-0000

182

33002

2019

(2020)

RIVER FOREST

2-12

TAXING DISTRICT DEBT AND FINANCIAL DATA

Your Taxing Districts	Money Owed by Your Taxing Districts	Pension and Healthcare Amounts Promised by Your Taxing Districts	Amount of Pension and Healthcare Shortage	% of Pension and Healthcare Costs Taxing Districts Can Pay
Des Plaines Valley Mosq Abat Dist Lyons	\$0	\$3,378,130	\$57,473	98.30%
Metro Water Reclamation Dist of Chicago	\$3,460,595,000	\$2,795,614,000	\$1,098,622,000	60.70%
River Forest Park Dist	\$67,510	\$2,448,884	\$438,592	82.09%
Triton Community College 504 (River Grv)	\$100,766,660	\$31,142,507	\$31,142,507	0.00%
Oak Park And River Forest HS Dist 200	\$59,181,366	\$73,748,636	\$1,220,248	98.35%
River Forest School District 90	\$22,828,478	\$13,638,307	\$3,253,932	76.14%
Village of River Forest	\$20,381,605	\$95,317,013	\$43,847,005	54.00%
Town of River Forest	\$171,551	\$813,248	\$48,059	94.09%
Cook County Forest Preserve District	\$193,646,842	\$457,040,680	\$246,669,734	46.03%
County of Cook	\$7,490,403,508	\$25,089,044,035	\$14,681,160,592	41.48%
Total	\$11,348,042,520	\$28,562,185,440	\$16,106,460,142	

For a more in-depth look at government finances and how they affect your taxes, visit cookcountytreasurer.com

TAX CALCULATOR

2018 TOTAL TAX

18,200.87

2019 ESTIMATE

X

55%

2019 1st INSTALLMENT

=

10,010.48

The First Installment amount is 55% of last year's total taxes.

All exemptions, such as homeowner and senior exemptions, will be reflected on your Second Installment tax bill.

PROPERTY LOCATION

400 ASHLAND AVE
RIVER FOREST IL 60305

MAILING ADDRESS

400 ASHLAND LLC
400 ASHLAND AVE
RIVER FOREST IL 60305-1823

*** FOR INFORMATION ONLY ***

YOUR SECOND INSTALLMENT TAX BILL WILL ALWAYS INCLUDE ANY UNPAID FIRST INSTALLMENT BALANCE.

WARRANTY DEED

Grantor, **CENTRAL ASHLAND, LLC**, an Illinois limited liability company, of 400 Ashland Avenue, River Forest, County of Cook, State of Illinois 60305 for and in consideration of Ten Dollars, and other good and valuable consideration, in hand paid CONVEYS and WARRANTS to 400 **ASHLAND, LLC**, an Illinois limited liability company, of 1400 Park Avenue, River Forest, County of Cook, State of Illinois 60305, the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

Doc#: 1727517059 Fee: \$50.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 10/02/2017 01:47 PM Pg: 1 of 2

Dec ID 20170901623305
ST/CO Stamp 1-307-003-840 ST Tax \$800.00 CO Tax \$400.00

ORIGINAL ATTACHED

C.T.I./W
1701281001F
10/3

LOT 8 (EXCEPT THE NORTH 3 FEET) IN BLOCK 4 IN PART OF RIVER FOREST, BEING A SUBDIVISION OF SECTION 12, TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, SURVEYED FOR SUBURBAN HOME MUTUAL LAND ASSOCIATION ACCORDING TO THE PLAT THEREOF RECORDED JUNE 23, 1890 AS DOCUMENT NUMBER 1291334, IN COOK COUNTY, ILLINOIS

Permanent Real Estate Index Number: 15-12-116-022-0000

Commonly known as: 400 Ashland Avenue, River Forest, Illinois 60305

Subject to the following Permitted Exceptions: covenants, conditions, and restrictions of record; public and utility easements; acts done by or suffered through Buyer; existing leases and tenancies, if any; all special governmental taxes or assessments confirmed and unconfirmed; and general real estate taxes not yet due and payable at the time of Closing.

THIS IS NOT HOMESTEAD PROPERTY.


including all improvements of every kind and nature located thereon and all appurtenances belonging thereto (hereinafter referred to as the "premises") TO HAVE AND TO HOLD the premises for the uses and purposes stated herein FOREVER.

IN WITNESS WHEREOF the Grantor has signed this Deed on this 29th day of September, 2017.

CENTRAL ASHLAND, LLC

By: 

Michael R. Streif, its Manager

VILLAGE OF RIVER FOREST
 Real Estate Transfer Tax
Date: 9-27-17 Amt Paid: \$149.00

REAL ESTATE TRANSFER TAX

02-Oct-2017



COUNTY:	400.00
ILLINOIS:	800.00
TOTAL:	1,200.00

15-12-116-022-0000

| 20170901623305 | 1-307-003-840

WARRANTY DEED

Grantor, **CENTRAL ASHLAND, LLC**, an Illinois limited liability company, of 400 Ashland Avenue, River Forest, County of Cook, State of Illinois 60305 for and in consideration of Ten Dollars, and other good and valuable consideration, in hand paid CONVEYS and WARRANTS to **400 ASHLAND, LLC**, an Illinois limited liability company, of 1400 Park Avenue, River Forest, County of Cook, State of Illinois 60305, the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

C.T.I./W
17012816WF
10/3

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CENTRAL ASHLAND, LLC

By: _____

Michael R. Streit, its Manager

VILLAGE OF RIVER FOREST



Real Estate Transfer Tax

Date 9-27-17 Amt Paid \$149.00

REAL ESTATE TRANSFER TAX



02-Oct-2017
COUNTY: 400.00
ILLINOIS: 800.00
TOTAL: 1,200.00

15-12-116-022-0000

20170901623305 | 1-307-003-840

State of Illinois)
) SS
County of DuPage)

I, the undersigned, a Notary Public in and for said County, in the state aforesaid, DO HEREBY CERTIFY that MICHAEL R. STREIT, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed, sealed and delivered the said instrument as his free and voluntary act for the uses and purposes therein set forth.

Given under my hand and official seal, this 29th day of September, 2017.

My Commission Expires



Barbara Skubiszewski
NOTARY PUBLIC

This instrument was prepared by Cathleen M. Keating, 2215 York Road, 5th Floor, Oak Brook, Illinois 60523

MAIL DEED TO:

Andrew Spivack
566 W. Lake
Lower Level
Chicago 60661

MAIL TAX BILL TO:

400 Ashland, LLC
1400 Park Avenue
River Forest, Illinois 60305

July 3, 2021

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

To Whom It May Concern:

I, Viktor Jakovljevic, beneficiary of the Viktor Jakovljevic revocable trust as manager of 400 Ashland, LLC owner of the property located at 400 Ashland Avenue River Forest, Illinois 60305. Please accept this letter certifying the number of employees for the following commercial spaces:

Tenant #1 (Famous Victory): 2 employees

Tenant #4 (United Survey): 6 employees

Total of 8 employees.

I am attaching a copy of the Tenant unit layouts.

Should there be any questions or concerns, please feel free to contact me at (708) 268-4255.

Sincerely,

A handwritten signature in black ink, appearing to read 'Viktor Jakovljevic', written over a horizontal line.

Viktor Jakovljevic, Manager

400 Ashland, LLC

Item 2
Statement from the Owner

November 3, 2020

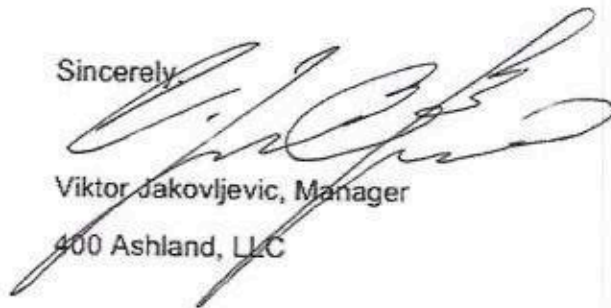
River Forest
Building and Zoning Department
400 Park Avenue
River Forest, IL 60305

To Whom It May Concern:

I, Victor Jakovljevic, owner/owner's representative of the property located at 400 Ashland Avenue River Forest, Illinois have contracted John Schiess, Architect to act as agent authorized to submit, obtain permits, and conduct additional business activities related to the Department of Buildings and Zoning permit process of said property.

Should there be any questions or concerns, please feel free to contact me at (708) 268-4255.

Sincerely,

A handwritten signature in black ink, appearing to read 'V. Jakovljevic', is written over the typed name and address.

Viktor Jakovljevic, Manager

400 Ashland, LLC

Item 11
Responsibility to Record

May 27, 2021

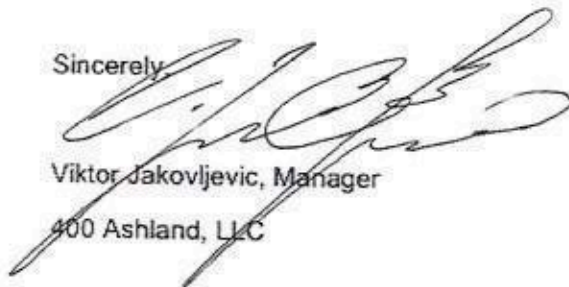
River Forest
Building and Zoning Department
400 Park Avenue
River Forest, IL 60305

To Whom It May Concern:

I, Viktor Jakovljevic, manager of the property located at 400 Ashland Avenue River Forest, Illinois 60305 acknowledging to record the certified copy of the zoning ordinance granting the planned development permit with Cook county Recorders of Deed's Office and to provide evidence of said recording to the Village within 30 days of passage in the event the proposed planned development is approved by the Village Board.

Should there be any questions or concerns, please feel free to contact me at 708- 268-4255.

Sincerely,

A handwritten signature in black ink, appearing to read 'V. Jakovljevic', is written over the typed name and address.

Viktor Jakovljevic, Manager

400 Ashland, LLC



Village of River Forest Development Review Board Pre-Filing Conference Application

The purpose of a pre-filing conference with the Development Review Board (DRB) is to introduce the project and present initial plans to the appointed Village officials that will later conduct a public hearing and make a recommendation to the Village Board of Trustees regarding approval or denial of a planned development permit. At the pre-filing conference, the applicant may receive feedback regarding the proposed development. The applicant may also request a waiver of any application requirement listed in Section 10-19-6 of the River Forest Zoning Ordinance. The DRB will review the request(s) and vote to grant or deny the application requirement waiver. No other official action will be taken on the application at this meeting. These meetings are open to the public, audio recorded, and a matter of public record.

Applicant/Owner Information

Applicant Name <i>(if different than property owner)</i>	John C. Schiess		
Address	905 Home Avenue Unit B		
City/State/Zip	Oak Park, Illinois 60304		
Phone	708-366-1500	Email	john@jcsarchitect.com
Relationship of Applicant to Property Owner <i>(contract purchaser, agent, legal counsel, etc.)</i>	Owner Representative		
Owner Name* <i>(if different than applicant)</i>	400 Ashland, LLC		
Address	1237 W Madison		
City/State/Zip	Chicago, Illinois 60607		
Phone	708-267-4255	Email	viktor@vivifyconstruction.com

(If there are multiple properties and multiple property owners, please attach a complete list of property owner names, addresses, phone numbers and emails for each property owner)

Proposed Development Description

Address(es) of Proposed Development Site(s)	40 Ashland Avenue River Forest, Illinois 60305
Zoning District(s) of Proposed Development Site(s)	<input type="checkbox"/> R1 <input type="checkbox"/> R2 <input type="checkbox"/> R3 <input type="checkbox"/> R4 <input type="checkbox"/> C1 <input type="checkbox"/> C2 <input checked="" type="checkbox"/> C3 <input type="checkbox"/> ORIC <input type="checkbox"/> PRI
Description of Proposed Use/Development	Convert an office space and a portion of an adjacent
office space into a studio apartment.	

Application Requirements

Please attach the following items related to the proposed development to demonstrate the development concept and how the proposed development will relate to the Village's zoning regulations (e.g. proposed use, building height, setback, unit count, floor area, on site (off street) parking, etc.):

- Site plan(s)
- Floor plan(s)
- Parking plan(s)
- Elevations
- Project rendering(s)
- Cover Letter from Applicant re: Development proposal and, if applicable, request(s) for waiver of application requirement (see below)

Request for Waiver of Application Requirement

*An applicant (or owner) may submit a written request for waiver of any application requirement. Application requirements are identified in Section 10-19-B of the Zoning Ordinance and are listed below. The decision of the DRB is final regarding the approval or denial of the request. However, the DRB's decision regarding the request for a waiver of an application requirement does not preclude the Village Board of Trustees from requesting that same information or any additional information it deems applicable for its review of the planned development application. Unless an application requirement is waived by the DRB it must be included in the planned development application in order for the application to be deemed complete and for a public hearing to be scheduled. **Applicants should attach a written explanation of the reason for the application waiver request.***

Waiver Request	Application Requirement	Reason for Request
<input type="checkbox"/>	1. The names and addresses of the owner of the subject property, the applicant and all persons having an ownership or beneficial interest in the subject property and proposed development.	
<input type="checkbox"/>	2. A statement from the owner, if not the applicant, approving the filing of the application by the particular applicant.	
<input type="checkbox"/>	3. A survey, legal description and street address of the subject property.	
<input type="checkbox"/>	4. A statement indicating compliance of the proposed development to the comprehensive plan; and evidence of the proposed project's compliance in specific detail with each of the standards and objectives of this section.	
<input type="checkbox"/>	5. A scaled site plan showing the existing contiguous land uses, natural topographic features, zoning districts, public thoroughfares, transportation and utilities.	
<input type="checkbox"/>	6. A scaled site plan of the proposed development showing lot area, the required yards and setbacks, contour lines, common space and the location, bulk, and lot area coverage and heights of buildings and structures, number of parking spaces and loading areas.	
<input type="checkbox"/>	7. Schematic drawings illustrating the design and character of the building elevations, types of construction, and floor plans of all proposed buildings and structures. The drawings shall also include a schedule showing the	

	number, type, and floor area of all uses or combination of uses, and the floor area of the entire development.	
<input type="checkbox"/>	8. A landscaping plan showing the location, size, character and composition of vegetation and other material.	
<input type="checkbox"/>	9. The substance of covenants, easements, and other restrictions existing and any to be imposed on the use of land, including common open space, and buildings or structures.	
<input type="checkbox"/>	10. A schedule of development showing the approximate date for beginning and completion of each stage of construction of development.	
<input type="checkbox"/>	11. A statement acknowledging the responsibility of the applicant to record a certified copy of the zoning ordinance granting the planned development permit with the Cook County recorder of deeds' office and to provide evidence of said recording to the village within thirty days of passage in the event the proposed planned development is approved by the village board.	
<input checked="" type="checkbox"/>	12. A professional traffic study acceptable to the village showing the proposed traffic circulation pattern within and in the vicinity of the area of the development, including the location and description of public improvements to be installed, including any streets and access easements.	The developer requests a waiver for this requirement since any change in traffic (traffic impact) will be negligible and diminimus.
<input type="checkbox"/>	13. A professional economic analysis acceptable to the village, including the following: a. The financial capability of the applicant to complete the proposed development; b. Evidence of the project's economic viability; and c. An analysis summarizing the economic impact the proposed development will have upon the village.	
<input type="checkbox"/>	14. Copies of all environmental impact studies as required by law.	
<input type="checkbox"/>	15. An analysis reporting the anticipated demand on all village services.	
<input type="checkbox"/>	16. A plan showing off site utility improvements required to service the planned development, and a report showing the cost allocations for those improvements.	
<input type="checkbox"/>	17. A site drainage plan for the developed tract.	
<input type="checkbox"/>	18. A list of the site development allowances sought.	
<input type="checkbox"/>	19. A written summary of residents' comments pertaining to the proposed application. This summary shall serve as the official record of the meeting that the applicant shall be required to hold with all property owners within five hundred feet of the proposed development. This meeting shall be held prior to the submission of the application for a planned development. The applicant is further required to provide evidence that a notice of this meeting was sent by regular mail to all affected property owners at least fifteen days before the required meeting date.	

SIGNATURES:

The undersigned hereby represent for the purpose of inducing the Village of River Forest to take the action herein requested, that all statements herein and on all related attachments are true.

Applicant (if other than property owner)

John C Schiess, owner rep.

4.28.21

Printed Name

Signature

Date

Property Owner (if other than applicant; attach additional signatures if necessary)

Viktor Jakovljevic

Viktor Jakovljevic by JCS

4.28.21

Printed Name

Signature

Date

Printed Name

Signature

Date

Printed Name

Signature

Date

Printed Name

Signature

Date

June 15, 2021

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

Re: 400 Ashland

To Whom it may Concern,

AvenueOne

AvenueOne, at the request of, 400 ASHLAND LLC., has evaluated the current market conditions in River Forest Illinois as it pertains to the addition of ONE (1) Studio apartment at the above referenced location.

Attached documentation supports the current market trend in transit oriented, walkable locations in that supply is behind demand.

Please feel free to call me with any questions at 773.622.4663.

Sincerely,



Mariano Mollo
AvenueOne

400 Ashland:

Similar communities will see 20% - 30% studio / one bedroom absorption whereas in the attached MLS report from 2020 only 3 of 44 leased units were of this category in RF Market.

Given the highly desirable, walkable, transit location and the below average one bedroom inventory we believe absorption to be less than one month.

RF Rentals 2020

1 Beds - 3

2+ Beds - 41

	MLS #	Stat	Street #	CP	Str Name	Sfx	Unit #	Area	Rent	Search Price	# Rms	All Beds	Baths	Type	DE/AT
1	10876435	RNTD	7956		Madison	St	2E	305		\$1,050	4	1	1	Condo	
2	10727815	RNTD	1535		Bonnie Brae	Pl	11	305		\$1,100	3	1	1	Condo	
3	10733697	RNTD	421		Edgewood	Pl	1	305		\$1,375	4	2	1	Condo	
4	10823357	RNTD	421		Edgewood	Pl	1	305		\$1,375	4	2	1	Condo	
5	10569546	RNTD	1510	N	Harlem	Ave	3S	305		\$1,400	5	2	1	Low Rise (1-3 Stories)	
6	10627357	RNTD	1519		Bonnie Brae	Pl	1E	305		\$1,400	3	1	1	Other	
7	10745253	RNTD	1516	N	Harlem	Ave	3W	305		\$1,400	5	2	1	Condo	
8	10636660	RNTD	1550		Ashland	Ave	1B	305		\$1,450	5	2	1	Condo	
9	10699748	RNTD	8039		Lake	St	2	305		\$1,450	4	2	1	Condo	
10	10718322	RNTD	1114	N	Harlem	Ave	2	305		\$1,500	5	2	1	Condo	
11	10778251	RNTD	1541		Monroe	Ave	2	305		\$1,500	5	2	1	Condo	
12	10598536	RNTD	500		Bonnie Brae	Pl	B2	305		\$1,550	5	2	1	Condo, Courtyard, Low Rise (1-3 Stories)	
13	10779069	RNTD	407		Park	Ave	3	305		\$1,550	5	2	1	Condo	
14	10808595	RNTD	510		Bonnie Brae	Pl	K3	305		\$1,550	5	2	1	Condo	
15	10913936	RNTD	7415		Oak	Ave		305		\$1,550	5	2	1	2 Stories	
16	10733146	RNTD	419		Ashland	Ave	1	305		\$1,650	7	3	1	Flat	
17	10720684	RNTD	7344		Lake	St	1E	305		\$1,750	5	2	1	Condo	
18	10759932	RNTD	1420	N	Harlem	Ave	E	305		\$1,695	6	2	1.1	Townhouse-2 Story	
19	10816418	RNTD	7348		Lake	St	3W	305		\$1,900	6	3	1	Condo	
20	10692648	RNTD	36		Ashland	Ave		305		\$2,000	7	4	2	1.5 Story	
21	10732479	RNTD	419		Ashland	Ave	2	305		\$2,100	7	3	1	Flat	
22	10744325	RNTD	240		Forest	Ave	1	305		\$2,350	6	3	2	Flat	
23	10731678	RNTD	1135		Bonnie Brae	Ave	2	305		\$2,500	7	3	1.1	Flat	
24	10704051	RNTD	525		Forest	Ave		305		\$2,900	8	3	1.1	2 Stories	
25	10672612	RNTD	911		Thatcher	Ave		305		\$3,000	7	3	1.1	2 Stories	
26	10608359	RNTD	12		Park	Ave		305		\$3,250	8	3	2.2	Townhouse 3+ Stories	
27	10858119	RNTD	7836		Madison	St		305		\$3,400	7	3	3.1	Townhouse-2 Story	

28	10772568	RNTD	1319	Ashland	Ave	305	\$3,500	8	3	1.1	2 Stories
29	10713665	RNTD	35	Forest	Ave	305	\$3,599	7	3	3.1	Townhouse 3+ Stories
30	10732065	RNTD	43	Forest	Ave	305	\$3,599	7	3	3.1	Townhouse 3+ Stories
31	10781971	RNTD	37	Forest	Ave	305	\$3,599	7	3	3.1	Townhouse 3+ Stories
32	10789557	RNTD	29	Forest	Ave	305	\$3,599	7	3	3.1	Townhouse 3+ Stories
33	10856547	RNTD	27	Forest	Ave	305	\$3,599	7	3	3.1	Townhouse 3+ Stories
34	10651865	RNTD	1007	Thatcher	Ave	305	\$3,550	10	3	3	1.5 Story
35	10678189	RNTD	1515	Monroe	Ave	305	\$3,600	9	4	2.1	2 Stories
36	10856548	RNTD	23	Forest	Ave	305	\$3,649	7	3	3.1	Townhouse 3+ Stories
37	10913308	RNTD	7828	Madison	St	305	\$3,699	7	3	3.1	Townhouse 3+ Stories
38	10920034	RNTD	21	Forest	Ave	305	\$3,699	7	3	3.1	Townhouse 3+ Stories
39	10774810	RNTD	7820	Madison	St	305	\$3,799	7	3	3.1	Townhouse 3+ Stories
40	10740315	RNTD	13	Forest	Ave	305	\$3,999	7	3	3.1	Townhouse 3+ Stories
41	10887720	RNTD	15	Forest	Ave	305	\$3,999	7	3	3.1	Townhouse 3+ Stories
42	10697916	RNTD	343	Ashland	Ave	305	\$4,500	10	5	3.1	2 Stories
43	10687832	RNTD	500	William	St	305	\$5,000	14	5	5	2 Stories
44	10741153	RNTD	534	Bonnie Brae	Pl	305	\$5,000	11	5+1 bsmt	3	2 Stories

Copyright 2021 MRED LLC - The accuracy of all information, regardless of source, including but not limited to square footages and lot sizes, is deemed reliable but not guaranteed and should be personally verified through personal inspection by and/or with the appropriate professionals.
 NOTICE: Many homes contain recording devices, and buyers should be aware that they may be recorded during a showing.

Prepared By: Riley Mockler | Avenue 1 Realty Group Inc | 06/16/2021 08:00 AM

400 Ashland, LLC

1237 W. Madison St


Chicago, IL 60607

June 30, 2021

To whom it may concern:

Please accept this letter as a formal commitment to the affordable unit lease rate. 400 Ashland LLC is committing to leasing out the current space at a maximum of \$955 per month for at least the next 10 years. Should you have any questions or concerns, please feel free to contact me at Viktor@vivifyconstruction.com

Thank you,



Viktor Jakovljevic

400 Ashland, LLC

ORDINANCE NO. 3485

**AN ORDINANCE GRANTING A PLANNED
DEVELOPMENT PERMIT FOR 400 ASHLAND AVENUE**

WHEREAS, a petition for the granting of a planned development permit for a mixed use development (1-bedroom apartment and commercial office space) at 400 Ashland Avenue has been filed with the Village and has been referred to the Development Review Board of this Village and has been processed in accordance with the Zoning Ordinance of the Village of River Forest as amended; and

WHEREAS, the Development Review Board of this Village held a public hearing on April 18, 2013 on whether the planned development permit should be granted, at which time all persons present were afforded an opportunity to be heard; and

WHEREAS, public notice in the form required by law was given of said public hearing by publication not more than 30 days nor less than 15 days prior to said hearing in the Wednesday Journal, a newspaper of general circulation in this Village, there being no newspaper published in this Village; and

WHEREAS, the Development Review Board of this Village has filed the minutes of the aforesaid hearing, its report of findings and recommendation that the proposed planned development permit be granted with this President and Board of Trustees which are hereby incorporated by reference as fully as if attached hereto. This Board of Trustees has duly considered said reports and findings and recommendations;

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 application and all exhibits submitted at the aforesaid public hearing and as amended are hereby incorporated by reference as fully as if attached hereto. This Board of Trustees finds that the proposed planned development is in the public good and in the best interest of the Village and its residents and is consistent with and fosters the purposes and spirit of the Zoning Ordinance of the Village of River Forest. Said planned development is also in accordance with the provisions of the comprehensive land use plan of the Village.

Section 2: In addition to the findings set forth in Section 1 hereof, this Board of Trustees further finds that the proposed development meets the standards set forth in Section 10-19-3 of the Zoning Ordinance of the Village of River Forest, provided that the following conditions are met:

1. Petitioner shall remove the two existing driveway aprons on Central Avenue and restore the parkway with appropriate curb and grass.

2. Petitioner shall provide verification from the ownership of 420 Franklin Avenue that there are currently two off-site parking spaces available for use by 400 Ashland Avenue tenants and such availability will be maintained throughout the term of the license agreement.
3. Petitioner shall provide a diagram demonstrating that sufficient space exists for a car to park in parking space #5, as identified on the plans, when a car is already parked in space #4.
4. Petitioner shall submit a corrected Appendix C to meet the requirements of Section 10-19-6B2 of the Village Code.

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

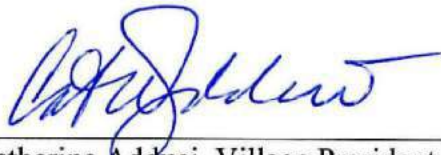
Section 54 This Ordinance shall be in full force and effect after its passage, approval and publication in pamphlet form as provided by law.

Ayes: Trustees Cargie, Colwell-Steinke, Conti, Dwyer, Horrigan, and Corsini

Nays: None

Absent: None

APPROVED by me this 28th day of May, 2013.



Catherine Adduci, Village President

ATTEST:



Sharon Halperin, Village Clerk

2. Petitioner shall provide verification from the ownership of 420 Franklin Avenue that there are currently two off-site parking spaces available for use by 400 Ashland Avenue tenants and such availability will be maintained throughout the term of the license agreement.
3. Petitioner shall provide a diagram demonstrating that sufficient space exists for a car to park in parking space #5, as identified on the plans, when a car is already parked in space #4.
4. Petitioner shall submit a corrected Appendix C to meet the requirements of Section 10-19-6B2 of the Village Code.

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

Section 54 This Ordinance shall be in full force and effect after its passage, approval and publication in pamphlet form as provided by law.

Ayes: Trustees Colwell-Steinke, Conti, Dwyer, Horrigan, and Corsini

Nays: None

Absent: Trustee Cargie

APPROVED by me this 28th day of May, 2013.



Catherine Adduci, Village President

ATTEST:



Sharon Halperin, Village Clerk



May 29, 2013

STATE OF ILLINOIS}
COUNTY OF COOK}

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

I further certify that on May 28, 2013 the Corporate Authorities of such municipality passed and approved **Ordinance No. 3485 AN ORDINANCE AN ORDINANCE GRANTING A PLANNED DEVELOPMENT PERMIT FOR 400 ASHLAND AVENUE** which provided by its terms that is should be published in pamphlet form as provided by law.

By: Sharon Halperin
Sharon Halperin, Village Clerk

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

May 2, 2013

RE: **Application for a Planned Development –
Granite Realty Partners, LLC, to be known as Central Ashland LLC–
400 Ashland Avenue, River Forest, Illinois**

PETITIONER: **Granite Realty Partners, LLC, to be known as Central Ashland LLC**

APPLICATION: **For a Planned Development to change the existing use at 400
Ashland Avenue from C3 Commercial to a combination of residential
and commercial uses.**

BACKGROUND AND SUMMARY OF RECOMMENDATION: On April 18, 2013, following the conclusion of a public hearing, the Development Review Board, by a vote of 7-0, recommended approval of a Planned Development application as amended by the applicant on April 18, 2013 (the "Application") and submitted by Granite Realty Partners, LLC, with certain conditions and modifications as specified in detail below. The application proposes a change in use of the approximate 4,784 square foot structure at 400 Ashland Avenue (the "Property") to permit a one-bedroom apartment and two commercial office spaces with a total of nine offices, five on-site parking spaces, and two off-site parking spaces located at 420 Franklin Avenue.

The Property is the site of SBA Architects. The existing building envelope will remain in place and the existing overhead garage doors will be removed and replaced with insulated aluminum windows and doors. The interior will be divided into three spaces: a 953 square foot one-bedroom apartment, a 1,338 square foot commercial suite with five offices, and a 2,493 square foot commercial suite with four offices. Granite Realty Partners, LLC proposes to purchase the Property from the current owner and operate as Central Ashland LLC.

PUBLIC HEARING: At the public hearing before the Development Review Board ("DRB") held on April 18, 2013 on this matter, representatives of the Petitioner presented the Application, followed by reports from Village staff, who had minimal concerns about the Application. During the presentation, members of the DRB raised various issues and asked a number of questions, primarily related to whether the Application provided sufficient parking to meet the demands of the site and whether to require the removal of the existing driveway aprons on Central Avenue. During the course of the hearing, there was consensus amongst the DRB and Staff that sufficient parking was provided, but that the applicant would be required to provide a diagram demonstrating that a car could park in the easternmost parking space when a car was already parked immediately to the left.

Ten members of the Public, nearby residents, presented concerns regarding the number of parking spaces provided in the Application and the impact additional parked cars may have on the already congested area.

MOTION TO APPROVE RECOMMENDATION: A motion was made by Commissioner Griffin and seconded by Commissioner Berni to recommend approval of the Planned Development Application, subject to the following recommended conditions:

1. Petitioner shall remove the two existing driveway aprons on Central Avenue and restore the parkway with appropriate curb and grass.
2. Petitioner shall provide verification from the ownership of 420 Franklin Avenue that there are currently two off-site parking spaces available for use by 400 Ashland Avenue tenants and such availability will be maintained throughout the term of the license agreement.
3. Petitioner shall provide a diagram demonstrating that sufficient space exists for a car to park in parking space #5, as identified on the plans, when a car is already parked in space #4.
4. Petitioner shall submit a corrected Appendix C to meet the requirements of Section 10-19-6B2 of the Village Code.

The DRB approved the motion on a vote of 7-0.

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

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

Overall, the proposed use is consistent with the goals and objectives of the Comprehensive Plan. Specifically, the DRB finds that the proposed which does not change the existing building envelope will help to preserve the existing quality of life, character and heritage of the area, while anticipating change and progress in the future (Comprehensive Plan Goal 1), that the proposed use is a well-designed, compatible and economically sustainable use of the existing structure and property (Comprehensive Plan Goal 2), and that the proposed use will maintain or enhance the quality of life in the community, institutional facilities and residential neighborhoods in the Village (Comprehensive Plan Goal 3), and will continue to enhance and improve the quality of life for Village residents through the provision of quality facilities and services. Based on the evidence presented, the DRB finds that this standard has been met.

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

The proposed use should improve public safety by eliminating two of the three curbs cuts thereby making the area safer for pedestrians. The original structure remains unchanged other than the removal of existing overhead garage doors. Based on the evidence presented, the DRB finds that the establishment, maintenance or operation of the proposed improvements as presented in the Application will not be detrimental to or endanger the public health, safety, comfort, morals or general welfare of the residents; the DRB finds that this standard has been met.

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

The proposed use will not change the building envelope and minor upgrades are proposed to the exterior of the structure. The applicant will remove the existing overhead garage doors,

remove the existing wall mounted air conditioning units, add one additional parking space, remove the two driveway aprons and restore the parkway and curb, and maintain the existing landscaping. Based on the evidence presented, the DRB finds that the proposed use will not diminish the use or enjoyment of permitted uses on other property in the vicinity; the DRB finds that this standard has been met.

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

The proposed use will not change the structure on the site, other than minor improvements to the exterior. The proposed use should not impede development and will not block light, air, or easements of adjacent properties. The surrounding neighborhood has been fully developed for a number of years. Based on this evidence, the DRB finds that this standard has been met.

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

The DRB concluded that the proposed use is sustainable and will ensure that the building does not become vacant. The Petitioner has taken steps to improve the exterior of an aging structure while maintaining the existing building envelop and landscaping, thus ensuring that the project will not negatively impact residents in the vicinity. The combination of uses proposed has been demonstrated to stabilize property value. The DRB finds that this standard has been met.

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

The existing building envelop remains unchanged. Infrastructure including roads, sidewalks, water main, sewer main, and other utilities already exist and municipal services are already provided to the property. Based on the evidence presented, the DRB finds that this standard has been met.

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

The existing parking area will be enhanced to include one additional parking space. The Petitioner has extended the parking area to the west to ensure that cars can adequately access the parking spaces. The proposed use will not have any adverse effect on traffic, and will not affect ingress or egress from the area. Based on the evidence presented, the DRB finds that this standard has been met.

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

Petitioner has taken steps to ensure that the minor improvements to the exterior of the structure, including removal of the overhead garage doors, removal of the wall mounted air conditioning units, and expansion of the parking area will not negatively impact residents in the vicinity. The proposed combination of uses has been shown to be compatible in the vicinity and throughout the Village. Based on the evidence presented, the DRB finds that this standard has been met.

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

There are no known historical or cultural resources in the area. The DRB finds that this standard has been met.

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

Petitioner has taken steps to ensure that the proposed use will have a minimal visual impact, for the nearest residences. The Petitioner's proposal to replace the overhead garage doors with insulated aluminum windows and door systems as well as removal of the existing wall mounted air conditioning units will improve the visual impact of the property on adjacent properties. Based on the evidence presented, the DRB finds that this standard has been met.

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

The proposed use promotes a safe and comfortable pedestrian environment by eliminating three overhead garage doors and as conditioned by the DRB, removing two existing driveway aprons thereby creating a safer public walk. Based on the evidence presented, the DRB finds that this standard has been met.

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

Petitioner has completed several previous projects within the Village, and will own, maintain and occupy the building. The Petitioner has the financial and technical capacity to complete the aspects of the proposed use for which they are responsible. Based on the evidence presented, the DRB finds that this standard has been met.

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

The DRB finds that there is no evidence the proposed use will substantially increase the burden on the services, tax base, or other economic factors that affect the financial operations of the Village. The DRB further finds that providing a combination of uses allows greater flexibility to the property owner to ensure the building does not become vacant. Based on the evidence presented, the DRB finds that this standard has been met.

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

1. **Creation of a more desirable environment than would be possible through strict applications of other Village land use regulations.**

The Village has previously approved the construction of the existing building. No additional site development allowances are being sought. Based on the evidence presented, the DRB finds that this standard has been met.

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

Petitioner proposes a creative and unobtrusive way to fill vacant space in the building, through the combination of uses with a one-bedroom apartment and two commercial office suites. Minor building improvements appear to be merely an extension of the existing character of the building and do not increase the building envelope. Based on the evidence presented, the DRB finds that this standard has been met.

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

The proposed changes to the exterior of the structure closely match the construction of the existing structure. Based on the evidence presented, the DRB finds that this standard has been met.

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

The proposed use, which will not increase the building envelope, will not affect the site layout as it currently exists. The minor extension of the parking area to the west will have no impact on the natural topography or vegetation. Based on the evidence presented, the DRB finds that this standard has been met.

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

The Application does not seek any allowances for floor area ratio or maximum lot coverage, and will not impact the amount of open space at the site. Based on the evidence presented, the DRB finds that this standard has been met.

6. Encouragement of land uses or combination of land uses that maintain the existing character and property values of the Village, and promote the public health, safety, comfort and general welfare of the Village.

The existing structure previously approved by the Village remains essentially unchanged by the Application. The proposed use and minor changes to the overhead garage doors, wall mounted air conditioning units and parking area should have no negative impact on the use, enjoyment or value of surrounding properties. The removal of two driveway aprons will promote the public welfare and safety by improving pedestrian safety for residents in the vicinity. Based on the evidence presented, the DRB finds that this standard has been met.

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

The location of the existing building will continue to allow harmonious and compatible land uses in the surrounding areas. Based on the evidence presented, the DRB finds that this standard has been met.

RECOMMENDATION: Based upon the foregoing Findings, the DRB, by a vote of 7-0, recommends to the President and Board of Trustees that the Board grant approval of the Application attached hereto as **Exhibit "A"**.

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

VILLAGE OF RIVER FOREST DEVELOPMENT REVIEW BOARD MEETING MINUTES

April 18, 2013

A meeting of the Village of River Forest Development Review Board was held at 7:30 p.m. on Thursday, April 18, 2013 in the First Floor Community Room of Village Hall, 400 Park Avenue, River Forest, Illinois.

1. CALL TO ORDER/ROLL CALL

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

Present: Chair Martin, Board Members McMahon, Kirk, Berni, Levy, Fishman, Griffin (7:40), Ex-Officio Architect Douglas Madel

Absent: None

Also Present: Assistant Village Administrator Michael Braiman

2. APPROVAL OF MINUTES OF THE MARCH 21, 2013 DEVELOPMENT REVIEW BOARD MEETING

Commissioner Kirk moved to approve the March 21, 2013 Development Review Board Minutes, seconded by Commissioner Levy.

Ayes: McMahon, Kirk, Berni, Levy, Fishman, Martin

Nays: None

Motion Passes.

3. PUBLIC HEARING: PLANNED DEVELOPMENT APPLICATION BY CENTRAL ASHLAND LLC: 400 ASHLAND AVENUE

Chair Martin summarized the process for the Public Hearing and asked the applicant to introduce their project.

Assistant Village Administrator Braiman swore-in all parties wishing to speak during the public hearing.

Mike Streit of Granite Realty Partners, LLC introduced the project and introduced architect John Schiess.

Mr. Schiess presented a PowerPoint presentation which summarized the proposed project at 400 Ashland Avenue. Mr. Schiess stated the property is surrounded by C3 properties and the proposed project does not plan to alter the existing building envelope. Everything on the site will remain the same with the exception of adding one additional parking space by adding 2.5' to the width of the existing parking area. This will provide five onsite parking spaces. The existing shrubs and landscaping will be moved 2.5' to the east.

Mr. Schiess stated that the proposal includes converting a portion of the existing building into a 1-bedroom apartment in the western portion of the building. The remainder of the building is currently commercial and will remain commercial.

Mr. Schiess discussed how the proposed project meets the standards of the Planned Development Ordinance. Mr. Schiess indicated that the proposal meets Standard A as it is consistent with the Comprehensive Plan, is compatible with buildings in the district, will preserve quality of life, and will physically improve structures within the Village.

Mr. Schiess indicated the proposal meets Standard B as there are similar uses in the district, the building exterior will remain similar with some upgrades, and the use is not detrimental to public health or safety.

Mr. Schiess indicated that the proposal meets Standard C as the uses will not diminish enjoyment of the neighbors property.

Chair Martin asked on what basis the proposed use will not diminish property values in the vicinity, a requirement of Standard E. Mr. Schiess responded that he has significant experience repositioning buildings locally. Mr. Schiess added that his anecdotal as well as circumstantial knowledge indicate that when buildings like this are invested in, at a minimum, it helps to stabilize property values.

Mr. Schiess stated that the project meets Standard F as utilities, infrastructure and municipal services all currently exist to service the building.

Mr. Schiess stated that the project does not intend to change any of the curb cuts as ingress and egress exists, thereby meeting Standard G.

Commissioner McMahon asked how the existing curb cut would allow a vehicle to park in parking space #5. Mr. Schiess stated that the parking space widths and depths are larger than required by Village Code which will provide adequate space for a car to maneuver into space #5.

Chair Martin asked if the applicant had considered installing curbs at the current curbs cuts on Central. Mr. Schiess stated they had not.

Mr. Schiess addressed Standard J as the design considers the relationship to surrounding neighbors as the building will be staying as is with no changes to the building envelope.

Mr. Schiess stated the project meets Standard K as it will reduce the number of areas cars can cross the public sidewalk from three to one.

Mr. Schiess indicated that the project meets Standard M as the uses are economically viable as the combination of uses allows greater flexibility to the building owner.

The Board then discussed the reports from the Police, Fire, Public Works and Finance Departments regarding the proposal at 400 Ashland Avenue and its impact on Village services.

Roger Sugg, 411 Ashland, stated his balcony is in eyesight of 400 Ashland and he opposes the application as it will set a dangerous precedent. Subdividing spaces lowers property values and taxes and denying the application is in the best interests of River Forest residents. Granting this application will place all of the risks on River Forest citizens and all of the rewards will be on the applicants.

Phyllis Baren, 410 Ashland, stated her condo is immediately adjacent to the building and has three windows which are now blocked by 400 Ashland. Ms. Baren stated she is concerned that future changes to 400 Ashland will block her only window with a view and can lead to the existing building being demolished and a larger building constructed.

Sheila Montroy, 410 Ashland, stated she is concerned about the amount of parking. The 300 block of Ashland now has Constructive Chaos and a doctor's office making parking extremely difficult.

Patricia Montroy, 415 Franklin, agreed with Sheila Montroy.

Joan Hickey, 410 Ashland, asked about the dimensions of the present parking.

Marilyn Henricks, 411 Ashland, asked about the aprons and whether cars would be parked on the apron.

Pat Novelli, 407 Ashland, agreed with Ms. Henricks's comments.

Nancy O'Toole, 407 Ashland, stated that a big concern for residents who live on this street is parking.

Ed Klima, 415 Franklin, stated that the current parking presents vision problems for cars that access their building. Mr. Klima did not believe the exterior of the building, which is cinderblock, is in keeping with the character of the Village. The plans indicate kitchen access on the west side of the building and Mr. Klima asked where the garbage cans would be located and stated the cans may be viewable from the balconies of 415 Franklin.

Pete Trantow, 411 Ashland, President of 407-411 Ashland Avenue, discussed the potential parking problems and asked whether it was legal for cars to park on driveway aprons.

Chair Martin asked if there were any other members of the audience who wished to address the Board. There were no audience members indicating a desire to address the Board.

Mike Streit, applicant, stated he believes the project is a perfect application if the neighborhood is concerned about parking. The applicant intends to upgrade the building and will be there for a long time. Mr. Streit stated two current tenants would like to stay in the building and if Elm Glass will stay, they will leave the existing overhead garage door as they utilize the garage door. The applicant is requesting the right to take out the garage door in the future if Elm Glass ever moves.

Chair Martin stated that Mr. Schiess's presentation and the plans as presented show the garage door being removed and Mr. Streit is now indicating that these doors will not be removed.

Upon further discussion, the applicant agreed to remove the garage door as presented in the application.

Mr. Schiess concluded that the fundamental change as proposed is to convert 953 square feet of the existing building from a commercial use to a residential use. In Mr. Schiess's opinion, it is a nominal change for the opportunity to reinvest in local property and upgrade the property for long term viability.

Chair Martin closed the Public Hearing at 9:03pm.

4. DISCUSSION REGARDING THE 400 ASHLAND AVENUE PLANNED DEVELOPMENT APPLICATION

Commissioner Berni asked whether the applicant should be required to remove the driveway aprons. Commissioner McMahon stated the aprons should be eliminated and landscaped. Commissioner McMahon added that he is not satisfied with the parking plan as space #5 would not be accessible if parking space #4 is occupied. Without a diagram showing a car can park into space #5, he is not satisfied with the parking plan.

Commissioner Fishman stated she agrees that the aprons should be removed in order to provide additional on-street parking.

Chair Martin asked if the Board is satisfied with the parking calculations.

Commissioner McMahon stated he is satisfied with Staff's calculation of the required number of parking spaces but he is unsure if the applicant satisfies the parking calculations.

Commissioner Griffin stated the parking situation could be improved with the proposed addition of an on-site space and two additional street parking spaces. Commissioner Griffin stated the impact of the proposal on the community is minimal. Commissioner Griffin does not believe approval of the application would set a terrible precedent.

Commissioner McMahon stated the parking license for the two additional spots reads that the spaces are first-come first-serve and does not restrict the licensor from promising additional spaces to new people.

Commissioner Griffin moved to approve the proposal as presented, seconded by Commissioner Berni. Chair Martin opened the application for discussion of amendments or conditions of approval.

Commissioner Berni moved to condition the application to require that the two unused aprons be removed.

Commissioner McMahon stated his concern as to whether all seven parking spaces are accessible, whether the five on site are accessible from the existing apron and whether the other two off-site spaces will be available in the lot where they are promised.

After discussion and considering the comments of the Board members, it was suggested that the motion to recommend approval be made subject to the following four conditions:

- The applicant shall provide satisfactory proof to the Public Works Department that there is access from Central Avenue to all five parking spaces.
- The applicant shall provide verification from the licensor of the property at 420 Franklin that there are currently two parking spaces available and availability will be maintained throughout the term of the license agreement to satisfy the parking requirements.
- The two driveway aprons on Central Avenue will be removed and restored with curb and landscaping.
- The applicant shall submit a corrected Appendix C to meet the requirements of 10-19-6B2.

The amended motion was approved by Commissioner Griffin and Commissioner Berni.

Chair Martin asked the Secretary to call the roll on Commissioner Griffin's motion with the four conditions as listed above:

Ayes: McMahon, Kirk, Berni, Levy, Fishman, Griffin, Martin

Nays: None

Motion Passes.

5. ADJOURNMENT

Commissioner Fishman made a motion seconded by Commissioner Levy to adjourn the Development Review Board meeting at 9:45 p.m.

Ayes: Chair Martin, Board Members McMahon, Griffin, Berni, Levy, Fishman, Kirk

Nays: None

Motion Passes.

Michael Braiman
Assistant Village Administrator



RIVER FOREST DEVELOPMENT REVIEW BOARD MEETING AGENDA

A meeting of the River Forest Development Review Board will be held on Thursday, September 2, 2021 at 7:30 P.M. in First Floor Community Room of the Village Hall, 400 Park Avenue, River Forest, Illinois.

To the extent that attendance may still be limited due to COVID-19 guidelines, Development Review Board officials, staff and consultants will have priority over members of the public. To the extent that the Village is still permitted to allow remote participation, public comments and any responses will be read into the public meeting record. You may submit your public comments via email in advance of the meeting to: Jon Pape at jpape@vrf.us. You may view or listen to the meeting by participating online or via telephone. Join the meeting at <https://us02web.zoom.us/j/89045176032> , or call (312) 626-6799 and use meeting ID 890 4517 6032. If you would like to participate online or over the phone, please email jpape@vrf.us by 4:00 PM on Thursday, September 2 , 2021 with your name and the last four digits of the phone number you will be using to call in.

- I. Call to Order/Roll Call
- II. Minutes of the August 5, 2021 Development Review Board Meeting
- III. Continued Public Hearing – Application #22-005: Application for a Major Amendment to an Existing Planned Development to convert additional commercial space to an additional residential unit at 400 Ashland Avenue
- IV. Discussion, Deliberation and Recommendation – Application #22-005: Application for a Major Amendment to an Existing Planned Development to convert additional commercial space to an additional residential unit at 400 Ashland Avenue
- V. Approval of Findings of Fact and Recommendation of the Development Review Board - Application #22-005: Application for a Major Amendment to an Existing Planned Development to convert additional commercial space to an additional residential unit at 400 Ashland Avenue
- VI. Public Comment
- VII. Adjournment



Village of River Forest

Village Administrator's Office

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

MEMORANDUM

Date: August 27, 2021

To: Frank Martin, Chair
Development Review Board

From: Lisa Scheiner, Acting Village Administrator

Subj: Continued Public Hearing – Application #22-005 (400 Ashland Avenue)

Issue: A public hearing was opened on August 5, 2021, regarding a major amendment to a proposed planned development at 400 Ashland Avenue. The applicant requested that the public hearing be continued to September 2, 2021, to address an outstanding issue regarding parking at the site.

Analysis: A planned development permit was approved by the Village Board of Trustees in 2013 allowing a portion of the building to be converted from a commercial to a residential use. The permit granted included a requirement that five off-street parking spaces be maintained on site that an additional two parking spaces must be maintained nearby. The applicant provided documentation stating that five off-street spaces would be maintained on-site with another two spaces maintained at 420 Franklin Avenue.

There are two matters at issue with this application with regard to parking:

1. The maintenance and location of the two required off-street parking spaces nearby; and
2. The number of parking spaces required and proposed for the proposed residential unit.

Issue #1: During the course of processing this application for an amendment to the existing planned development it was determined that the license agreement for two spaces at 420 Franklin Avenue no longer exists. The applicant has identified two parking spaces at 349 Ashland Avenue (River Forest Kitchen) and has a tentative lease agreement, which is attached, for two parking spaces. The applicant has stated that the lease agreement will be executed during the week of August 30, 2021.

Staff has requested that the Village be provided with sufficient information to determine whether this lease agreement creates any new, or worsens existing, parking non-conformities at 349 Ashland Avenue. If a new non-conformity is created or an existing non-conformity is worsened, relief may be required for that property owner through the remedies provided in

the Zoning Ordinance (i.e. zoning variation). The Zoning Board of Appeals can recommend that relief be granted for the parking requirements at 349 Ashland after a properly noticed public hearing has been held. The Development Review Board can only grant relief at 349 Ashland if it is included as part of the planned development application and a legal notice has been posted. In other words, Staff must determine if relief is required at 349 Ashland Avenue and, if so, the appropriate procedural mechanism to seek that relief.

Issue #2: The applicant is proposing no off-street parking for the residential unit. It is the applicant's interpretation of the Zoning Ordinance that parking is not required for a studio apartment.

It is the Zoning Administrator's interpretation that Section 10-11-8 of the Zoning Ordinance requires two parking spaces for the proposed apartment as it houses a bed and is therefore a one-bedroom unit. The Zoning Ordinance does not define "one bedroom" or "studio" apartment. Based on this interpretation, the applicant is requesting a site development allowance (SDA) of at least two parking space for this application. It is the Village's Planning Consultant's recommendation that at least one parking space should be provided for the proposed residential unit bringing the total number of off-street parking spaces to five on-site and three off-site. An additional SDA may be needed if any of the off-site spaces are more than 300 feet from the development site. As a point of reference, 349 Ashland Avenue is within 300 feet as measured property line to property line.

When disputes over the Zoning Administrator's interpretation of the Zoning Ordinance arise applicants may exercise their right to appeal the interpretation per Section 10-5-6 of the Zoning Ordinance. Jurisdiction over these matters belongs to the Zoning Board of Appeals and, to date, no such appeal or ruling has been made. While the Development Review Board consists of members of the Zoning Board of Appeals, it does not constitute a quorum of Zoning Board of Appeals. Under the Open Meetings Act, the members of the Zoning Board of Appeals cannot make a ruling during the public hearing process regarding the Zoning Administrator's interpretation of the Zoning Ordinance. As a result, the Development Review Board is being asked only to consider whether or not to grant a site development allowance of one to two off-street parking spaces for this application.

If the Development Review Board votes to recommend approval of the proposed planned development they do so with the following conditions in place in addition to any potential conditions the Development Review Board or Village Board of Trustees may find appropriate relative to this project:

- This application shall be built in substantial compliance with the approved plans; and
- The applicant shall maintain five off-street parking spaces on-site and three off-street parking spaces off-site, the property owner shall annually certify with the Village that the off-site spaces remain, and the property owners must record the license/rental agreement of those spaces on title to the property.
- To ensure standard A in Section 10-19-3 of the Zoning Ordinance is met, and to ensure that the Petitioner's commitment in the Application to rent the studio apartment in the Project at an affordable rental rate is met, the Petitioner shall not rent the studio

apartment on the Property for more than the most recently available “Affordable Rent Limit” for a “0 Bedroom” unit in the Chicago Metro Area as published by the Illinois Housing Development Authority, which, as of the effective date of this Ordinance, is Nine Hundred Fifty Five and No/100 Dollars (\$955.00) per month. This studio apartment affordable rent restriction shall be in effect for ten (10) years from the date the Project receives a final certificate of occupancy from the Village. The Petitioner shall submit an annual affidavit of compliance with this condition to the Zoning Administrator on January 15 of each year after the Project receives a final certificate of occupancy from the Village, and the Petitioner shall provide information and materials as may be requested by the Zoning Administrator to confirm compliance with this condition.

Attachment:

- Short term lease agreement

SHORT TERM LEASE

This **SHORT TERM LEASE** (this "**Lease**") is entered into as of the 26 day of August 2021, by and between Schoolhouse & River Forest Kitchen ("**Landlord**") and 400 Ashland, LLC, and Illinois limited liability corporation ("**Tenant**").

1. **Lease Grant and Term.** Subject to the terms of this Lease, Landlord leases to Tenant, and Tenant leases from Landlord, two (2) parking spaces as described in the legal description attached hereto as Exhibit A (together with any improvements and fixtures thereon) located at 349 Ashland, River Forest, Illinois (the "**Premises**" or the "**Property**"). The term of this Lease (the "**Term**") shall commence on September 1, 2021 (the "**Commencement Date**"), and shall continue until 5:00 p.m. on August 31, 2026 ("**Termination Date**").
2. **Permitted Use; Operation.** Tenant may use the Premises solely for incidental purposes thereto. Tenant will ensure that Tenant's use of the Premises complies with all laws, ordinances, rules and regulations of governmental authorities now or hereafter in effect.
3. **Rent Payments.** During the first year, Tenant agrees to pay to Landlord a yearly sum equal to One Hundred Dollars and 00/100 (\$100.00) (the "**Fixed Rental**"). Fixed Rental for any fractional month during the Term shall be prorated based on the current Fixed Rental for each day of the partial year this Lease is in effect. For the avoidance of doubt, Tenant has no monetary obligations to Landlord under this Lease unless expressly provided otherwise in this Lease. Landlord hereby acknowledges receipt of Fixed Rental payments for the first twelve (12) months of the Term. Tenant may send Fixed Rental payments to the following address: 349 Ashland, River Forest, IL.
4. **Security Deposit.** *No Security Deposit*
5. **Maintenance, Repair, and Replacement.** *INTENTIONALLY LEFT BLANK*
6. **Alterations.** *INTENTIONALLY LEFT BLANK*
7. **Signs.** *INTENTIONALLY LEFT BLANK*
8. **Utilities, Telephone, and Generator.** *INTENTIONALLY LEFT BLANK*
9. **Insurance.**
 - a. Tenant shall procure and maintain throughout the Term, at its sole cost and expense, a policy of commercial general liability insurance on ISO form CG 00 01 or its equivalent, including, without limitation, coverage for premises and operations, products and completed operations, contractual liability, and personal injury, insuring Tenant against all claims, demands or actions caused, in whole or in part, by the acts or omissions of Tenant within the Premises. The limits of such policy or policies shall be in an amount equal to \$1,000,000 per occurrence and in the aggregate. Such policy shall be written by insurance companies eligible to do

business in the state of the Premises. Landlord shall be included as an additional insured under the general liability policy. At Landlord's election, Tenant shall also include Landlord's mortgagee as an additional insured under the commercial general liability policies of insurance, as its interest may appear. Certificates of insurance shall promptly be delivered to Landlord upon Landlord's written request.

10. **Real Estate Taxes.** THIS PARAGRAPH HAS BEEN INTENTIONALLY OMITTED.
11. **WAIVER OF SUBROGATION. RELEASE FROM OWN NEGLIGENCE (BUT NOT GROSS NEGLIGENCE OR INTENTIONAL MISCONDUCT):**

INTENTIONALLY LEFT BLANK

12. **Assignment & Subletting.** Tenant shall not assign or in any manner transfer this Lease or any estate or interest hereunder and shall not sublease the Premises or any part thereof without the prior written consent of Landlord, which shall not be unreasonably withheld, conditioned, or delayed.
13. **Events of Default & Remedies.** Each of the following occurrences shall constitute an "Event of Default": (a) Tenant's failure to pay Fixed Rental, or any other sums due from Tenant to Landlord under this Lease (provided, however, no such Event of Default shall occur under this subparagraph (a) unless Tenant fails to pay any such sum within five (5) Business Days after receipt of a written notice of default from Landlord); (b) Tenant's failure to perform, comply with, or observe any other agreement or obligation of Tenant under this Lease, which failure is not cured within thirty (30) days of written notice from Landlord (provided, however, if Tenant commences such cure within such 30-day period and diligently pursues such cure, Tenant may have such additional time as may be reasonably necessary to effect such cure). Any Event of Default shall be considered a breach of this Lease by Tenant. In addition to any and all other rights or remedies Landlord may have in connection with this Lease, as provided by law or equity, Landlord shall have the following rights and remedies upon the occurrence of any Event of Default: To commence eviction proceedings against Tenant and/or bring suit for the collection of Fixed Rental, late fees or any other charges due Landlord from Tenant under this Lease (including, without limitation, reasonable paralegal and attorneys' fees incurred in connection with any eviction proceeding or legal action filed by Landlord against Tenant). Upon any re-letting of the Premises by Landlord, all rent received by Landlord shall be applied first to the payment of any indebtedness other than rent or other charges due under this Lease from Tenant; second to the payment of any reasonable and related costs and expenses of such re-letting (including brokerage fees and attorney's fees and costs of alterations and repairs); and third to the payment of all Fixed Rental and other charges due and unpaid under this Lease. In no event shall the Tenant be entitled to receive any surplus of any sums received by Landlord on re-letting the Premises, in excess of the rent and other charges payable under this Lease. Tenant may not be locked out without a court order. In no event shall Tenant be liable for consequential, punitive, exemplary or other damages (other than actual damages only) in connection with this Lease. Landlord shall use commercially reasonable efforts to mitigate damages.

14. **Landlord's Default.** If Landlord defaults under this Lease, Tenant will give Landlord written notice specifying such default with particularity, and Landlord shall thereupon have thirty (30) days in which to cure any such default. Unless and until Landlord fails to so cure any default after such notice, Tenant shall not have any remedy or cause of action by reason thereof; provided, however, in the event of a bona fide emergency to person or property, Tenant may cure such default and receive reimbursement for Tenant's reasonable third-party costs in affecting such cure within thirty (30) days after invoice. All obligations of Landlord hereunder will be construed as covenants, not conditions. In no event shall Landlord be liable for consequential, punitive, exemplary or other damages (other than actual damages only) in connection with this Lease. Tenant shall use commercially reasonable efforts to mitigate damages.
15. **Mechanics' Liens.** Tenant shall fully and promptly pay all sums necessary for the costs or repairs, alterations, improvements, charges or other work done by Tenant on the Premises. Tenant shall indemnify and hold Landlord harmless from and against any and all such costs and liabilities incurred by Tenant, and against any and all mechanics', materialmen's, or laborers' liens arising out of or from such work or the cost thereof which may be asserted, claimed or charged against the Premises. This obligation shall survive the termination of this Lease. Tenant has the right to install a new awning, paint the premises and other improvements approved by the Landlord.
16. **Holding Over.** If Tenant fails to vacate the Premises at the Termination Date, then Tenant shall be a tenant at will and Tenant shall pay as a daily Fixed Rental an amount equal to 1.2 times the daily Fixed Rental payable during the last month of the Term. In no event shall Tenant be liable for damages in connection with any holdover unless such holdover continues for a period of more than ninety (90) days.
17. **Notices.** Any notice or other communication required or permitted to be given hereunder shall be in writing and deemed to be delivered, whether actually received or not, (a) if hand delivered or post marked by the U.S. Postal Service, postage prepaid, registered or certified mail, return receipt requested, upon deposit with the carrier, or (b) if sent by courier or express mail where evidence of delivery is retained, upon deposit. Any notice executed and delivered by either party's legal counsel (or any other authorized agent of such party) shall be fully effective as if the same had been executed and delivered by such party. Landlord and Tenant may execute this Lease by facsimile counterparts, each of which shall be deemed an original for all purposes.

18. **Indemnification.** *INTENTIONALLY LEFT BLANK*

19. **Casualty.** *INTENTIONALLY LEFT BLANK*

20. **Condemnation.** *INTENTIONALLY LEFT BLANK*

21. **Miscellaneous.**

- a. Nothing herein contained shall be deemed or construed by the parties hereto, nor by any third party, as creating the relationship of principal and agent or of partnership or of joint venture between Landlord and Tenant, it being understood and agreed that neither the method of computation of Fixed Rental, nor any other provisions contained herein, nor any acts of the parties hereto, shall be deemed to create any relationship between the parties hereto other than the relationship of landlord and tenant.
- b. Within thirty (30) days after the request of the other, at any time and from time to time, both Landlord and Tenant agree to execute, acknowledge and deliver an estoppel certificate certifying that (i) this Lease is in full force and effect, (ii) the date through which Fixed Rental has been paid and (iii) to such party's knowledge, that no default by Landlord or Tenant, as appropriate, has occurred hereunder or specifying the nature of any such default.
- c. The laws of the State of Illinois shall govern the interpretation, validity, performance and enforcement of this Lease (without reference to choice of law principles).
- d. Each provision of this Lease shall be construed in such manner as to give such provision the fullest legal force and effect possible. To the extent any provision herein (or part of such provision) is held to be unenforceable or invalid when applied to a particular set of facts, or otherwise, the unenforceability or invalidity of such provision (or part thereof) shall not affect the enforceability or validity of the remaining provisions hereof (or of the remaining parts of such provision), which shall remain in full force and effect, nor shall such unenforceability or invalidity render such provision (or part thereof) would be held legally enforceable and/or valid.
- e. Notwithstanding anything to the contrary, in no event shall Tenant be liable for consequential, punitive, exemplary or other damages (above and beyond actual damages only) in connection with this Lease.
- f. In the event of litigation hereunder, the prevailing party shall be entitled to an award of its reasonable attorney's fees. This obligation shall survive the expiration or termination of this Lease.

22. **Delivery of the Premises:** Tenant acknowledges and agrees the Premises are delivered by Landlord and accepted by Tenant in its present "**AS IS, WHERE IS, WITH ALL**

FAULTS" condition as of the Commencement Date. Tenant acknowledges that it has been provided access and ample opportunity to inspect the Premises and its existing condition, improvements and systems and, except as expressly provided otherwise in this Lease, is not relying upon any warranty or representation of Landlord or its agents regarding the condition, adequacy or suitability of the same for Tenant's intended purpose, **LANDLORD HEREBY EXPRESSLY DISCLAIMING ANY SUCH WARRANTY.**

23. **No Contractual or Statutory Lien.** Landlord hereby waives any contractual or statutory lien on the goods, wares, or equipment of Tenant located at the Premises.
24. **Attornment.** Tenant shall, in the event any proceedings are brought for the foreclosure of any mortgagee made by Landlord covering any part of the Premises, attorn to the purchaser upon any such foreclosure or sale and recognize such purchaser as Landlord under this Lease.
25. **Priority of Lease.** Upon written request of Landlord or the holder or of a proposed holder of any mortgage now or hereafter covering or to cover any part of the Premises, Tenant will subordinate its rights under this Lease to the lien of such mortgage and to all advances made or to be made upon the security thereof, and Tenant shall, within ten (10) business days after written demand therefor, execute, acknowledge, and deliver an instrument, in the form customarily used by such encumbrance holder, and reasonably satisfactory to Tenant, effecting such subordination; provided, however, as a condition to such subordination, Landlord shall cause such lienholder to sign a subordination and non-disturbance agreement in a form reasonably acceptable to Tenant.

EXECUTED on the dates set forth below to be effective as of the date first above written.

TENANT:

400 ASHLAND, LLC

By: 

Name: Viktor Jakovljevic

LANDLORD:

Schoolhouse & River Forest Kitchen

By: _____

Name: Cheryl Knecht Munoz



RIVER FOREST DEVELOPMENT REVIEW BOARD MEETING AGENDA

A meeting of the River Forest Development Review Board will be held on Thursday, September 16, 2021 at 7:30 P.M. in First Floor Community Room of the Village Hall, 400 Park Avenue, River Forest, Illinois.

To the extent that attendance may still be limited due to COVID-19 guidelines, Development Review Board officials, staff and consultants will have priority over members of the public. To the extent that the Village is still permitted to allow remote participation, public comments and any responses will be read into the public meeting record. You may submit your public comments via email in advance of the meeting to: Jon Pape at jpape@vrf.us. You may view or listen to the meeting by participating online or via telephone. Join the meeting at <https://us02web.zoom.us/j/87015218533>, or call (312) 626-6799 and use meeting ID 870 1521 8533. If you would like to participate online or over the phone, please email jpape@vrf.us by 4:00 PM on Thursday, September 16, 2021 with your name and the last four digits of the phone number you will be using to call in.

- I. Call to Order/Roll Call
- II. Minutes of the August 5, 2021 Development Review Board Meeting
- III. Minutes of the September 2, 2021 Development Review Board Meeting
- IV. Continued Public Hearing – Application #22-005: Application for a Major Amendment to an Existing Planned Development to convert additional commercial space to an additional residential unit at 400 Ashland Avenue
- V. Discussion, Deliberation and Recommendation – Application #22-005: Application for a Major Amendment to an Existing Planned Development to convert additional commercial space to an additional residential unit at 400 Ashland Avenue
- VI. Approval of Findings of Fact and Recommendation of the Development Review Board - Application #22-005: Application for a Major Amendment to an Existing Planned Development to convert additional commercial space to an additional residential unit at 400 Ashland Avenue
- VII. Public Comment
- VIII. Adjournment



Village of River Forest

Village Administrator's Office

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

MEMORANDUM

Date: September 10, 2021

To: Frank Martin, Chair
Development Review Board

From: Jonathan Pape, Assistant to the Village Administrator

Subj: Continued Public Hearing – 9/16/2021 – Application #22-005 (400 Ashland Avenue)

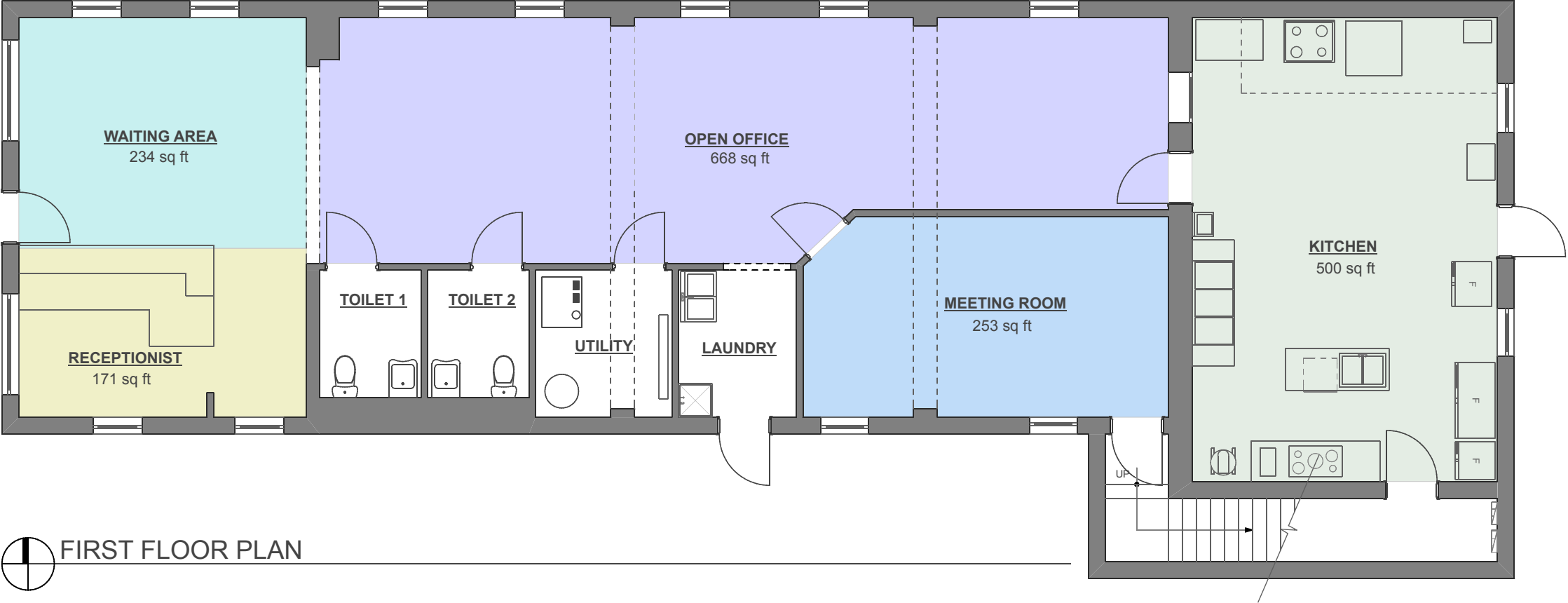
A public hearing was opened on August 5, 2021, regarding a major amendment to a proposed planned development at 400 Ashland Avenue. The applicant requested that the public hearing be continued to September 2, 2021, to address an outstanding issue regarding parking at the site.

The public hearing was continued on September 2, 2021. The applicant again requested that the public hearing be continued to address an outstanding issue regarding parking at the site. The continuation was set for September 16, 2021,

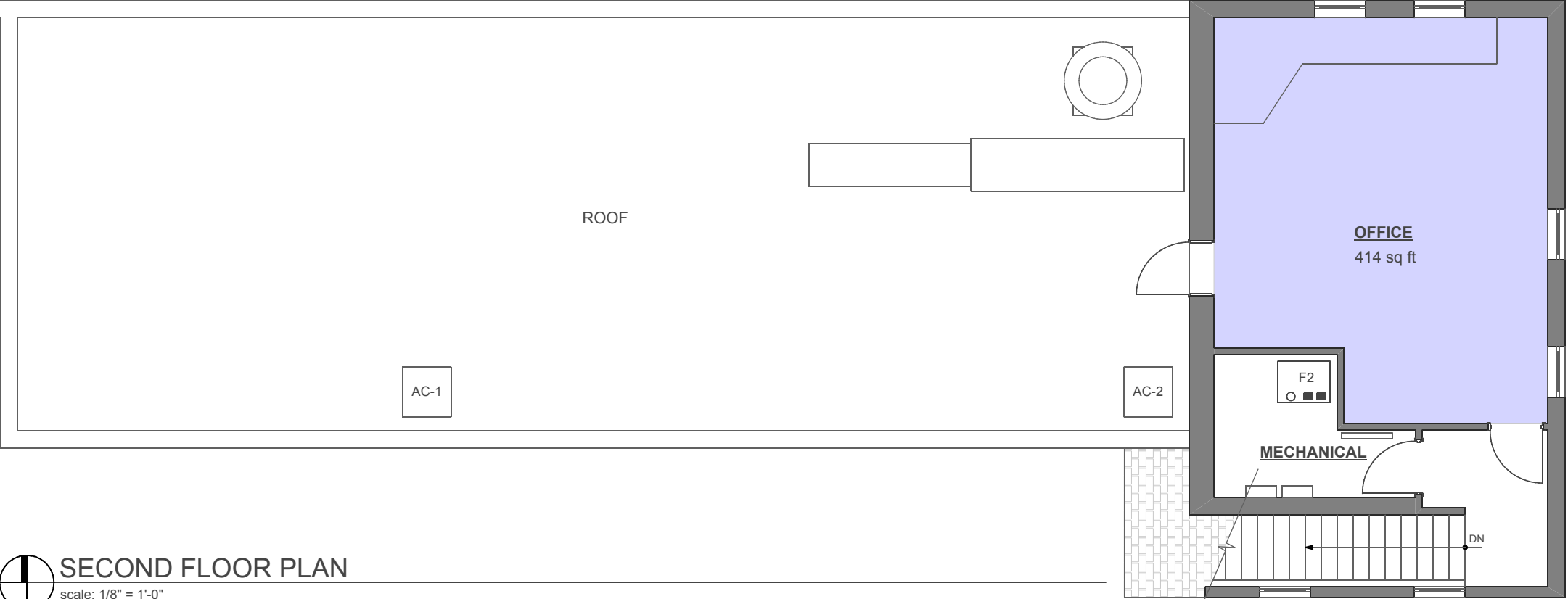
The following materials were submitted by the applicant for the September 16, 2021 meeting as of September 10, 2021:

- Floor plan for the building at 349 Ashland Avenue.
- Three photographs of the parking lot at 349 Ashland Avenue.

Other application material can be found in previous Development Review Board meeting packets.



FIRST FLOOR PLAN



SECOND FLOOR PLAN

scale: 1/8" = 1'-0"

john conrad schiess architect

905 Home Avenue Oak Park Illinois 60304
tel. 708.366.1500 john@jcsarchitect.com

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consent of John Conrad Schiess.

09/08/21
Date

349 Ashland Ave
River Forest, Illinois

Sheet Title

PLANS

scale: 1/8" = 1'-0"

A1.1

Sheet No.









RIVER FOREST DEVELOPMENT REVIEW BOARD MEETING AGENDA

A meeting of the River Forest Development Review Board will be held on Thursday, October 21, 2021 at 7:30 P.M. in First Floor Community Room of the Village Hall, 400 Park Avenue, River Forest, Illinois.

To the extent that attendance may still be limited due to COVID-19 guidelines, Development Review Board officials, staff and consultants will have priority over members of the public. To the extent that the Village is still permitted to allow remote participation, public comments and any responses will be read into the public meeting record. You may submit your public comments via email in advance of the meeting to: Jon Pape at jpape@vrf.us. You may view or listen to the meeting by participating online or via telephone. Join the meeting at <https://us02web.zoom.us/j/87015218533>, or call (312) 626-6799 and use meeting ID 870 1521 8533. If you would like to participate online or over the phone, please email jpape@vrf.us by 4:00 PM on Thursday, October 21, 2021 with your name and the last four digits of the phone number you will be using to call in.

- I. Call to Order/Roll Call
- II. Minutes of the August 5, 2021 Development Review Board Meeting
- III. Minutes of the September 2, 2021 Development Review Board Meeting
- IV. Minutes of the September 16, 2021 Development Review Board Meeting
- V. Application #22-008: Application for Planned Development to relocate an HVAC unit on the north exterior of the Library building that will be enclosed by a masonry wall to utilize interior space for programs.
 - a. Public Hearing
 - b. Discussion, Deliberation and Recommendation
 - c. Approval of Findings of Fact and Recommendation of the Development Review Board
- VI. Application #22-005: Application for a Major Amendment to an Existing Planned Development to convert additional commercial space to an additional residential unit at 400 Ashland Avenue
 - a. Continued Public Hearing
 - b. Discussion, Deliberation and Recommendation
 - c. Approval of Findings of Fact and Recommendation of the Development Review Board
- VII. Public Comment
- VIII. Adjournment



Village of River Forest

Village Administrator's Office

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

MEMORANDUM

Date: October 15, 2021

To: Frank Martin, Chair
Development Review Board

From: Lisa Scheiner, Acting Village Administrator

Subj: Continued Public Hearing – Application #22-005 (400 Ashland Avenue)

Issue: A public hearing was opened on August 5, 2021, regarding a major amendment to a proposed planned development at 400 Ashland Avenue. The applicant requested that the public hearing be continued to September 2, September 16, and October 21, 2021 to address an outstanding issue regarding parking at the site. The Development Review Board will consider the continued application on October 21, 2021.

4:58

Gmail

vrfpermits.rmcpay.com



RIVER FOREST

Proud Heritage • Bright Future



Inactive Permits

Thatcher 24 Hours

Pending Approval

Permit # 77014192
Zone
East/West Thatcher Lot
License Plate (IL) CHACHA
License Plate (FL) 438LT
License Plate (IL) 2604293

[Manage Permit](#)

Thatcher 24 Hours

Pending Approval

Permit # 65917041
Zone
East/West Thatcher Lot
License Plate (IL) CHACHA
License Plate (IL) 438LT
License Plate (IL) 2604293

[Manage Permit](#)

Thatcher 24 Hours

Pending Approval

Permit # 95966493



**VILLAGE OF RIVER FOREST
DEVELOPMENT REVIEW BOARD MEETING MINUTES
August 5, 2021**

A meeting of the Village of River Forest Development Review Board was held at 7:30 p.m. on Thursday, August 5, 2021 in the Community Room of the River Forest Village Hall, 400 Park Avenue, River Forest, Illinois and via Zoom.

I. CALL TO ORDER

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

Present: Members Davis, Fishman, Schubkegel, Yanaki (arrived 7:32 p.m.), and Martin

Absent: Members Crosby and McCole

Also Present: Acting Village Administrator Lisa Scheiner, Assistant to the Village Administrator Jon Pape, Village Attorney Greg Smith

II. MINUTES OF THE JUNE 3, 2021 DEVELOPMENT REVIEW BOARD MEETING

A MOTION was made by Member Fishman and SECONDED by Member Martin to approve the minutes of the June 3, 2021 Development Review Board Meeting.

Motion passed by roll call vote of members present at the June 3, 2021 meeting.

III. MINUTES OF THE JUNE 17, 2021 DEVELOPMENT REVIEW BOARD MEETING

A MOTION was made by Member Fishman and SECONDED by Member Martin to approve the minutes of the June 17, 2021 Development Review Board Meeting.

Motion passed by roll call vote of members present at the June 3, 2021 meeting.

**IV. PUBLIC HEARING – APPLICATION #22-005: APPLICATION FOR A MAJOR
AMENDMENT TO AN EXISTING PLANNED DEVELOPMENT TO CONVERT
ADDITIONAL COMMERCIAL SPACE TO AN ADDITIONAL RESIDENTIAL UNIT AT 400
ASHLAND AVENUE**

Chairman Martin opened the public hearing regarding the application.

Ms. Scheiner read the admonition and oath and swore in all parties wishing to testify at the public hearing.

On behalf of the applicant, John Schiess asked that this public hearing be continued to September 2, 2021.

A MOTION was made by Member Schubkegel and SECONDED by Member Davis to continue the public hearing to September 2, 2021.

ROLL CALL:

Ayes: Members Davis, Fishman, Schubkegel, Yanaki, and Martin

Nays: None

Motion Passed.

V. PUBLIC COMMENT

None.

VI. ADJOURNMENT

A MOTION was made by Member Fishman and SECONDED by Member Schubkegel to adjourn the meeting of the Development Review Board at 7:35 p.m.

On voice vote, the motion passed.

RESPECTFULLY SUBMITTED:

LISA SCHEINER, SECRETARY

FRANK R. MARTIN
CHAIRMAN, DEVELOPMENT REVIEW BOARD

DATE

**VILLAGE OF RIVER FOREST
DEVELOPMENT REVIEW BOARD MEETING MINUTES
September 2, 2021**

A meeting of the Village of River Forest Development Review Board was held at 7:30 p.m. on Thursday, September 2, 2021 in the Community Room of the River Forest Village Hall, 400 Park Avenue, River Forest, Illinois and via Zoom.

I. CALL TO ORDER

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

Present: Members Crosby, Davis, McCole, Yanaki, and Martin

Absent: Members Fishman, Schubkegel

Also Present: Acting Village Administrator Lisa Scheiner, Village Attorney Carmen Forte

II. MINUTES OF THE AUGUST 5, 2021 DEVELOPMENT REVIEW BOARD MEETING

No action taken.

III. CONTINUED PUBLIC HEARING – APPLICATION #22-005: APPLICATION FOR A MAJOR AMENDMENT TO AN EXISTING PLANNED DEVELOPMENT TO CONVERT ADDITIONAL COMMERCIAL SPACE TO AN ADDITIONAL RESIDENTIAL UNIT AT 400 ASHLAND AVENUE

On behalf of the applicant, John Schiess asked that this public hearing be continued to September 16, 2021.

A MOTION was made by Member McCole and SECONDED by Member Crosby to continue the public hearing to September 16, 2021.

ROLL CALL:

Ayes: Members Crosby, Davis, McCole, Yanaki, and Martin

Nays: None

Motion Passed.

IV. PUBLIC COMMENT

None.

V. ADJOURNMENT

A MOTION was made by Member McCole and SECONDED by Member Crosby to adjourn the meeting of the Development Review Board at 7:33 p.m.

On voice vote, the motion passed.

RESPECTFULLY SUBMITTED:

LISA SCHEINER, SECRETARY

FRANK R. MARTIN
CHAIRMAN, DEVELOPMENT REVIEW BOARD

DATE

**VILLAGE OF RIVER FOREST
DEVELOPMENT REVIEW BOARD MEETING MINUTES
September 16, 2021**

A meeting of the Village of River Forest Development Review Board was held at 7:30 p.m. on Thursday, September 16, 2021 in the Community Room of the River Forest Village Hall, 400 Park Avenue, River Forest, Illinois and via Zoom.

I. CALL TO ORDER

The meeting was called to order at 7:31 p.m. Upon roll call, the following persons were:

Present: Members Davis, Fishman, McCole, Schubkegel, Yanaki, and Martin

Absent: Member Crosby

Also Present: Acting Village Administrator Lisa Scheiner, Village Attorney Carmen Forte

II. MINUTES OF THE AUGUST 5, 2021 DEVELOPMENT REVIEW BOARD MEETING

No action taken.

III. MINUTES OF THE SEPTEMBER 2, 2021 DEVELOPMENT REVIEW BOARD MEETING

No action taken.

IV. CONTINUED PUBLIC HEARING – APPLICATION #22-005: APPLICATION FOR A MAJOR AMENDMENT TO AN EXISTING PLANNED DEVELOPMENT TO CONVERT ADDITIONAL COMMERCIAL SPACE TO AN ADDITIONAL RESIDENTIAL UNIT AT 400 ASHLAND AVENUE

On behalf of the applicant, John Schiess asked that this public hearing be continued to October 21, 2021.

A MOTION was made by Member Fishman and SECONDED by Member Schubkegel to continue the public hearing to October 21, 2021.

ROLL CALL:

Ayes: Members Davis, Fishman, McCole, Schubkegel, Yanaki, and Martin

Nays: None

Motion Passed.

V. PUBLIC COMMENT

None.

VI. ADJOURNMENT

A MOTION was made by Member Fishman and SECONDED by Member Martin to adjourn the meeting of the Development Review Board at 7:33 p.m.

On voice vote, the motion passed.

RESPECTFULLY SUBMITTED:

LISA SCHEINER, SECRETARY

FRANK R. MARTIN
CHAIRMAN, DEVELOPMENT REVIEW BOARD

DATE

**VILLAGE OF RIVER FOREST
DEVELOPMENT REVIEW BOARD MEETING MINUTES
October 21, 2021**

A meeting of the Village of River Forest Development Review Board was held at 7:30 p.m. on Thursday, October 21, 2021 in the Community Room of the River Forest Village Hall, 400 Park Avenue, River Forest, Illinois.

I. Call to order

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

Present: Members Davis, Fishman, McCole, Yanaki, Chairman Martin

Absent: Members Crosby and Schubkegel

Also Present: Acting Village Administrator Lisa Scheiner, Village Attorney Carmen Forte, Jr. and Village Planning Consultant John Houseal.

II. Minutes of the August 5, 2021 Development Review Board meeting

A MOTION was made by Member Fishman and SECONDED by Member McCole to approve the minutes of the August 5, 2021 Development Review Board Meeting.

Ayes: Members Davis, Fishman, McCole, Yanaki, Chairman Martin

Nays: None

Motion Passed.

III. Minutes of the September 2, 2021 Development Review Board meeting

A MOTION was made by Member Fishman and SECONDED by Member McCole to approve the minutes of the September 2, 2021 Development Review Board Meeting.

Ayes: Members Davis, Fishman, McCole, Yanaki, Chairman Martin

Nays: None

Motion Passed.

IV. Minutes of the September 16, 2021 Development Review Board meeting

A MOTION was made by Member Fishman and SECONDED by Member McCole to approved the September 16, 2021 Minutes of the Development Review Board Meeting.

Ayes: Members Davis, Fishman, McCole, Yanaki, Chairman Martin

Nays: None

Motion Passed.

V. Application #22-008: Application for Planned Development by the River Forest Public Library to relocate an HVAC unit on the north exterior of the Library building that will be enclosed by a masonry wall to utilize interior space for programs.

Administrator Scheiner read the admonition and swore in all attendees wishing to speak at both public hearings.

Emily Compton-Dzak introduced herself as the director of the River Forest Public Library. She explained that the Library is requesting approval to install an 8x13 foot air handler unit, a concrete path and space exterior to the north side of the Library building. The Library would also like to place a 16x25 foot, 9-foot-tall masonry enclosure around it and a 1' wide x 42" deep footer.

She explained that the Library would like to pursue this upgrade because the Library's air handler is currently housed in an interior mechanical room. The Library's ultimate goal is to reclaim the 396 sq. ft. mechanical room and remodel it into a multipurpose room for programs, community meetings, and gathering space. The Library currently only has one meeting room which limits the Library's ability to offer multiple programs at one time. This also causes Library staff to routinely deny reservation requests because the room is always in use.

Director Compton-Dzak further described Phase One of the project, which involves replacing the air handler and constructing the masonry enclosure, and raising the sunken floor as well as ceiling and drywall, and plumbing. Phase Two is to complete the interior room remodel and install a family restroom. She noted that the conversion of the interior space triggers the requirement for additional parking spaces, but that the parking lots shared with Roosevelt Middle School and the public parks provide particular challenges in creating additional parking spaces. Therefore, she requested that consideration be given to not require this additional parking.

Director Compton-Dzak explained that the land occupied by the Library building is leased from the River Forest Park District and the Library has had several meetings with the Park District Board of Commissioners regarding the project. In a memorandum of understanding, the Park District has agreed to allow the Library to act as the interested agent throughout the zoning approval process and the project itself allowing the Library to submit the application, manage meetings and construction, and ultimately maintain the space. The Park District has agreed to renew the Library's lease regardless of whether the project is approved. The new lease would account for the 260 sq. ft. of additional space needed for the project.

Director Compton-Dzak further described the construction of the enclosure. A metal gate will be added to the left side of the enclosure, to provide for access to the air handler unit. She noted that the decibel level of the unit was estimated to be equivalent to the volume of a household refrigerator. She said that the Library hopes to begin construction in January 2022 and complete the project within a few months.

John Houseal, the Village's planning consultant, provided a summary of his review of the application. He noted that the application is consistent with the Village's comprehensive plan. The nature, intensity, and characterization of the Library's use does not change with this application. Collectively, the Library, Park District, and Roosevelt Middle School function as a sort of civic center for the Village. The land use designation of the subject property is public/semi-public, which does not change with this project. The first objective of the application is to continue the high quality services offered by the community. The second objective is to identify potential issues and resolve them.

Houseal stated that there is no zoning relief required with regard to bulk standards or setbacks, as applied to the project. The nearby homes are a great distance from the air unit. Libraries are required to have one parking spot for every 200 ft. of public library space. Moving the internal air handling unit outside would result in approximately 400 square foot of existing space becoming public space, so the Library would need two additional parking spaces. The noise from the unit is nominal and would not negatively affect nearby residents or Library attendees. Trees will be replaced as required by Village Code, and location of the trees will be determined at a later time. The addition will also not impact the nearby park. The only relief the Library needs is approval for site development for the two parking spaces.

Chairman Martin asked for clarification of the schedule of the management plan. Director Compton-Dzak clarified that they are hoping to bid in January, then asked the architect Natalie Clemens to explain the schedule. Clemens confirmed the construction timeline. They will do an alternate bid of timing based on the needs of the Park District, Library, and current labor and material shortages. One of the bids is a spring start date ending before school ends, and a fall start date right after school begins until the end of the year. The Library will decide based on what is best given the labor and material shortages. A permit application for the project will be submitted in November.

Chairman Martin asked how they propose to protect the people playing in the park year-round during construction. Director Compton-Dzak and Clemens explained that the Library will have to coordinate very closely with Roosevelt Middle School and the Park District to minimize disruptions. Chairman Martin suggested that trucks may have to transport concrete before 7:30 am to avoid interference with school activities. He stated that construction will likely not complete by April and waiting to complete the project in the fall would only exacerbate the issue. Director Compton-Dzak said these stipulations can be added to the contract and that when this proposal was shared with the Park District and school, no concerns were raised other than the dates of construction.

Chairman Martin closed the public hearing.

Chairman Martin proposed certain conditions on approval of the project:

1. The addition must be built according to the proposed plans
2. The interior space must be used as the proposed public space
3. The addition must be subject to the lease finalization with the Park District

4. The Library must comply with the Village's landscape ordinance with regard to tree replacement
5. The construction should be based on some agreement with the School District to protect the use of the field, as well as spectators and children.

A MOTION was made by Member McCole and SECONDED by Member Fishman to recommend to the Village Board of Trustees that the planned development be approved subject to the conditions noted above.

Ayes: Members Davis, Fishman, McCole, Yanaki, Chairman Martin

Nays: None

Motion Passed.

VI. Application #22-005: Application for a Major Amendment to an Existing Planned Development to convert additional commercial space to an additional residential unit at 400 Ashland Avenue

John Schiess introduced himself as an architect, representing applicant 400 Ashland LLC, the entity that owns the subject property. He explained that some additions were made to their application, which has been awaiting a hearing until some changes could be made to it. Schiess explained that he is asking for a major amendment to an existing planned development with possibly site development allowances for the project. He noted that the building is classified by Cook County for tax purposes as a "2-12" mixed use building in terms of its property taxes. Therefore, this approval would not have an impact on the property taxes already being paid on the property. There is no density or exterior change proposed and the building height would not change. Some exterior windows will be modified. The new unit, which is a studio, will conform to the Village's affordability guidelines. There are five parking spaces on the property, which have been there since the original construction of the building.

Schiess noted that after consulting with Village staff, the proposed plan would require eight parking spaces, so an additional three off-site spaces must be added. Schiess said Byline Bank, a neighbor to the property, was the first and most obvious choice, but the bank was not interested in leasing parking spaces. Schiess also spoke with Fifth Third Bank and other neighboring property owners, but no formal lease has been signed. He noted that the property owner found three overnight spaces in Village-owned parking lots on a month-to-month basis. These spaces are still subject to a waiting list. Schiess stated that the applicant's proposal is that the Board will vote in approval of the project, subject to overnight or 24 hour spaces available in the future when the owner is awarded the spaces from the waiting list.

Administrator Scheiner said the addition of one affordable housing unit would bring the Village closer to its goal of at least 10% affordable housing units in River Forest. She explained that under the Affordable Housing Planning and Appeals Act, the current limit on rent that could be charged to be considered an affordable housing unit would be between \$800 and \$915 per month. With regard to parking, the Village does have 24-hour parking lots available to rent for \$120 per month. One space in the CVS lot on Thatcher and North

Ave, the other is on Lake and Park. There are currently no spots available at the Keystone lot, which has a wait list of 15 vehicles ahead of the property owner. There are certain overnight spaces available but they are not available during the day time. The Village has a very limited number of 24-hour spots, but a great number of overnight spots.

John Houseal, the Village's planning consultant, provided a summary of his review of the application. He noted that when the plan was initially submitted, there were no proposals for off-site parking. The building differs from typical mixed-use buildings because it is one story. Surrounding the subject property are properties in the C-3 Zoning District which are multi-family. The adaptive reuse of the building is based on specific recommendations in the Village's Comprehensive Plan. The building does not require any site development allowances. No zoning relief is needed. As the applicant indicated, this proposal mainly concerns parking for the building and the proximity of the parking spaces. Typically, spaces must be 350' or less from the residence. There must be one parking space for every two proposed employees. Houseal opined that the number of parking spaces approved under the existing planned development should be increased from seven to eight to accommodate the additional residential unit. His recommendation is to preserve the existing five on-site parking spaces and located three off-site and off-street parking spaces, totaling eight parking spaces.

Chairman Martin asked if anyone in the audience would like to address the Development Review Board.

Viktor Jakovljevic, the owner of 400 Ashland, introduced himself as resident of the Village. He explained that this proposal comes from his desire to assist one of his employees who is a single dad. He is willing to rent parking spaces that will automatically renew monthly for his employee.

Schiess noted that it was not until the application was being prepared that the owner realized the prior parking spot leases were not active.

A MOTION was made by Chairman Martin and SECONDED by Member McCole to recommend to the Village Board of Trustees that the proposed amendment to the planned development be approved subject to the following conditions:

1. The renovations must be completed subject to the proposed plans
2. The owner must maintain three off-site 24-hour parking spaces available for the property within 300' of the property, and must certify the existence of leases/licenses for these spaces annually with the Village
3. The property must maintain one affordable housing unit, and must certify with the Village annually the existence of this unit
4. The property owner must comply with all regulations under Section 10-23-4 of the Village Code regarding dedication of school lands or payments of fees in lieu thereof, as applied to the subject property

Ayes: Members Davis, Fishman, McCole, Yanaki

Nays: Chairman Martin
Motion Passed.

VII. Public Comment

None.

VIII. Adjournment

Member McCole made a motion to adjourn, second by Member Davis.

Ayes: Members Davis, Fishman, McCole, Yanaki, Chairman Martin
Nays: None
Motion Passed.

Meeting Adjourned at 9:09 p.m.

Respectfully Submitted:

Lisa Scheiner

Lisa Scheiner, Secretary

Frank R. Martin

Frank R. Martin

Chairman, Development Review Board

11/18/2024

Date

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**

November 18, 2021

RE: **Planned Development Permit Application for Amendment – 400
Ashland Avenue, River Forest, Illinois**

PETITIONER: **400 Ashland, LLC**

APPLICATION: **For an amendment to an existing Planned Development to add an
additional residential unit to an existing mixed-use building at 400
Ashland Avenue, River Forest, Illinois (“Property”)**

BACKGROUND: The Property is a .194 acre parcel of real property in the Village of River Forest (“Village”). The Property is located at the northwest corner of Ashland Avenue and Central Avenue in the C-3 Central Commercial Zoning District.

The current planned development permit for the Property, which was approved by the Village Board in 2013, allows a portion of the Property to be utilized as a one-bedroom residential unit, while the remainder of the Property serves as commercial office space for various tenants.

The Petitioner proposes to amend the current planned development permit by removing a portion of the existing commercial space at the Property and construct a residential unit, to be rented at affordable rental rates (“Project”). The Petitioner’s application was first set for consideration before the Development Review Board (“DRB”) on July 7, 2021, and was continued several times at the Applicant’s request, from August 5, 2021 to October 21, 2021, when it appeared before the Development Review Board for public hearing (the “Application”).

APPLICATION: The Application seeks the following site development allowances (“SDA”) from the Village of River Forest Zoning Ordinance (“Zoning Ordinance”):

	Zoning Ordinance	Proposed	SDA Requested
Total Parking Spaces Required	12	8	4 spaces
Total Parking Spaces Required under Current Planned Development Permit	9	7 (and received under the current Planned Development Permit) ¹	2

¹ The Petitioner does not currently have seven (7) parking spaces for the Property, as the previous lease for two (2) off-site parking spaces is no longer in effect. Therefore, the Petitioner does not meet the terms of the current Planned Development Permit with regard to required parking at the time of application for a major amendment.

PUBLIC HEARING: At the duly and properly noticed hearing, testimony was taken and heard by the DRB on the Application on October 21, 2021. 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 agents, reports by various Village staff, and testimony from all who wished to speak, the DRB voted, 4 to 1, 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 Village Code, makes the following Findings as to the Application:

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

Overall, the Project, as proposed in the Application, is consistent with the goals and objectives of the Comprehensive Plan. Specifically, the DRB finds that the Project, as proposed in the Application, will help to provide a desired affordable housing unit to the Village, in the Village's Central Commercial District. Further, the adaptive reuse of the commercial building is a desirable alternative to demolition of the building and construction of a new residential building at the Property. The DRB members recommended as a condition of approval of the Project that the Petitioner annually certify that the new residential rental unit is an affordable unit as defined by federal guidelines.

Based on the evidence presented, the DRB members find that this standard is met, so long as this condition is met.

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

Testimony at the hearing from the Petitioner and 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 DRB members raised concerns regarding parking issues around the Property, and the fact that the Petitioner does not meet the current terms of the Planned Development Permit for the Property with regard to parking. Concern was raised by Village staff and DRB members that the Petitioner would not be able to secure the minimum amount of off-site parking spaces as recommended by the Village's planning consultant and Village staff. To address these concerns, the DRB members recommended a condition of approval that three (3) off-site parking spaces could be secured by the Petitioner within 300' of the Property.

A majority of the DRB finds that this standard is met, so long as this condition is 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.**

The Project, as proposed in the Application, will positively impact nearby uses as multi-unit residential buildings are abundant in the surrounding area. That being said, DRB members exhibited concern about the lack of parking near the Property, and the adverse effect that adding another dwelling-unit on the Property would have on already minimal street parking in the surrounding area. Based on the evidence presented, and recommendations from the Village Planner that residents and employees requiring parking on-site at the Property or nearby, the DRB finds that the Project, as proposed in the Application, will not diminish the use or enjoyment of permitted uses on other property in the vicinity, as long as certain conditions are met. Therefore, a majority of the DRB finds that this standard has been met, so long as the Condition is met that the Petitioner secure and maintain three (3) off-site parking spaces for use solely by residents or employees of the Property on a twenty-four (24) hour basis, and yearly certify to the Village that these off-site spaces are currently under an active lease or license. A minority of the DRB finds that this standard has not been met, given that the Petitioner does not currently have any off-site parking as required by its current Planned Development Permit, and that the addition of another residential unit to the Property will negatively impact the current parking situation for the neighboring properties.

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

The proposed additional residential unit at the Property, as proposed in the Application, will not impede the normal and orderly development and improvement of surrounding properties. The use is consistent with other properties in the C-3 Zoning District. The area surrounding the Property has been developed for several years, and the Project would develop a location that is currently used in a commercial nature. The DRB members find that this standard has been met.

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

The surrounding neighborhood has been, by and large, fully developed for a number of years. There was no evidence that the Project, as proposed in the Application, once built, would generally result in diminished property values in the vicinity, and no credible testimony or evidence to the contrary was presented to the DRB. The DRB members find that this standard has been met.

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

The Village's Police Department, Fire Department and Public Works and Development Services Department are generally satisfied with the Project, as proposed in the Application. There is no indication that utilities serving the Property will be inadequate if the Project is built. Based on the evidence presented, the DRB members find that this standard has been met.

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

The Project, as proposed in the Application, does not make changes to the ingress and egress to the Property. 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. Testimony at the hearing raised concerns about increased demand for parking on the nearby streets at the Property. Village staff suggested, and the DRB agreed, that a condition be included that the Petitioner secure and maintain three (3) off-site parking spaces for use solely by residents or employees of the Property on a twenty-four (24) hour basis, and yearly certify to the Village that these off-site spaces are currently under an active lease or license. Based on the evidence presented, a majority of the DRB members find that this standard has been met, as long as this Condition is met. A minority of the DRB finds that this standard has not been met, given that the Petitioner does not currently have any off-site parking as required by its current Planned Development Permit, and that the addition of another residential unit to the Property will negatively impact the current parking situation for the neighboring properties.

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

The multi-family residential use proposed in the Project, as proposed in the Application, is consistent with the character of the Village and with the zoning district and is compatible with the Property and is consistent with the immediate neighborhood. 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. 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, the DRB members find that this standard has been met.

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

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

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

The Project, as proposed in the Application, is appropriate in massing, scale and other respects in relation to the Property, as minimal changes to the exterior of the Property will occur, and the Property will not be enlarged. The design of the Project is complimentary to the surrounding area. Overall, the DRB finds that the Project, as proposed in the Application, will still result in no adverse impacts on adjacent properties and the neighborhood. Based on the evidence presented, the DRB members find that this standard has been met.

K. The design of the proposed use or combination of uses promotes a safe and comfortable environment for pedestrians and individuals with disabilities.

The evidence presented established that pedestrians and individuals with disabilities 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 or individuals with disabilities based upon the improvements requested for approval in the Application. The Petitioner noted that the new residential unit will be compliant with the Americans with Disabilities Act. Based on the evidence presented, the DRB members find that this standard has been met.

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

The Petitioner is an experienced developer and has the financial and technical capacity to complete the Project, as proposed in the Application. Evidence presented at the hearing and in the Application demonstrates the Petitioner's financial and technical feasibility to complete the Project. No negative impacts are expected on buffers, landscaping, public open space, and other improvements associated with the Application. Based on the evidence presented, the DRB members find that this standard has been met.

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

There was no evidence that the Project, as proposed in the Application, would burden the Village's financial operations. The Petitioner produced evidence that the construction and operation of the Project are economically viable. 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. The Petitioner noted that the property tax classification for the Property will not change if the residential unit is added to the Property. The DRB recommends in the Conditions that the Petitioner must comply with all regulations under Section 10-23-4 of the Village Code regarding dedication of school lands or payments of fees in lieu thereof, as applied to the Property. Based on the evidence presented, the DRB members find that this standard has been met, so long as this condition is met.

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

The Project, as proposed in the Application, meets the objectives and other requirements of Section 10-19-3, for the reasons set forth above. 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 because the Petitioner is seeking a SDA to reduce the number of required parking spaces off-site the Property to an amount that will adversely affect the public parking available near the Property. Based on the evidence presented, a majority of the DRB finds that this standard has been met. A minority of the DRB members find that this standard has not been met.

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

The Project, as proposed in the Application, does not meet the additional standards for multi-family housing in Section 10-19-3(O) of the Zoning Ordinance. The total number of parking spaces and land area fall under the additional standards in Section 10-19-3(O) of the Zoning Ordinance. Village staff suggested, and the DRB agreed, that a condition be included that the Petitioner secure and maintain 3 off-site parking spaces for use solely by residents or employees of the Property on a 24-hour basis, and yearly certify to the Village that these off-site spaces are currently under an active lease or license. Based on the evidence presented, a majority of the DRB members find that this standard has been met, as long as this Condition is met. A minority of the DRB members find that this standard has not been met.

SUMMARY OF RECOMMENDATION: Based upon the foregoing findings, a majority of the DRB, by a vote of 4 to 1², recommends to the President and Board of Trustees that the Board approve the Application, including the site development allowance, subject to the following Conditions, that:

1. The Project shall be developed in accordance with the plans in the Application as presented to the DRB at the hearing.
2. All landscaping proposed and installed at the Property shall comply with the Village Code and be approved by the Village.
3. Prior to a permit being issued and construction commencing, the Petitioner shall secure and maintain three (3) off-site parking spaces for use solely by residents or employees of the Property on a 24-hour basis. The Petitioner shall submit an annual affidavit of compliance with this condition to the Zoning Administrator on January 15 of each year after the Project receives a final certificate of occupancy from the Village, and the Petitioner shall provide information and materials as may be requested by the Zoning Administrator to confirm compliance with this condition.
4. To ensure standard A in Section 10-19-3 of the Zoning Ordinance is met, and to ensure that the Petitioner's commitment in the Application to rent the studio apartment in the Project at an affordable rental rate is met, the Petitioner shall not rent the apartment for more than the most recently available "Affordable Rent Limit" for a "0 Bedroom" unit in the Chicago Metro Area as published by the Illinois Housing Development Authority, which, as of the effective date of this Ordinance, is Nine Hundred Fifty Five and No/100 Dollars (\$955.00) per month. This apartment affordable rent restriction shall be in effect for ten (10) years from the date the Project receives a final certificate of occupancy from the Village. The Petitioner shall submit an annual affidavit of compliance with this condition to the Zoning Administrator on January 15 of each year after the Project receives a final certificate of occupancy from the Village, and the Petitioner shall provide information and materials as may be requested by the Zoning Administrator to confirm compliance with this condition.

² Chairman Martin voted no, finding that Standards B, C, G, N and O were not met.

5. The Village shall not waive the Petitioner's required contribution of funds or land to the local school districts, as required under Section 10-23-4 of the Village Zoning Ordinance.
6. No construction materials for the Project shall be stored any parkway or Village sidewalk, or any other public way or property maintained by the Village.

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

Dated: 11/18/2021



Village of River Forest

Village Administrator's Office

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

MEMORANDUM

Date: December 7, 2021

To: Catherine Adduci, Village President
Village Board of Trustees

From: Lisa Scheiner, Assistant Village Administrator

Subj: Appointment of Village Administrator to DEI Advisory Group

Issue: The Resolution establishing the Diversity, Equity and Inclusion *Ad Hoc* Advisory Group, which was adopted by the Village Board of Trustees in April 2021, states that the "Advisory Group shall have three (3) co-chairs, the Board of Trustees members and the Village Administrator. Brian Murphy was appointed to the position of Village Administrator on December 6, 2021, therefore he should be appointed to Co-Chair and Lisa Scheiner should be removed now that she has returned to the Assistant Village Administrator position.

Requested Action(s): Motion to appoint Brian Murphy as Co-Chairperson to the DEI Advisory Group.