



VILLAGE OF RIVER FOREST REGULAR VILLAGE BOARD MEETING

Monday, September 12, 2022 – 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: 817 6649 7659 or by clicking here: <https://us02web.zoom.us/j/81766497659>. If you would like to speak during public comment, please email ebabora@vrf.us by 4:00 PM on Monday, September 12, 2022. If you would like to watch the livestream, please go to the Village website: <https://www.vrf.us/events/event/2188>.

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 – August 22, 2022
 - b. A Right-of-Way Encroachment Waiver and Agreement for an Irrigation System in the Public Right-of-Way with the Property Owners at 610-612 William Street.
 - c. A Right-of-Way Encroachment Waiver and Agreement for an Irrigation System in the Public Right-of-Way with the Property Owners at 946 Clinton Place.
 - d. A Right-of-Way Encroachment Waiver and Agreement for an Irrigation System in the Public Right-of-Way with the Property Owners at 558 Forest Avenue.
 - e. Monthly Department Reports
 - f. Accounts Payable August 2022 - \$1,647,009.53
 - g. Village Administrator's Report
6. Consent Items for Separate Consideration
7. Recommendations of Boards, Commissions, and Committees
 - a. Zoning Board of Appeals
 - i. Floor Area Ratio Variation Related to the Construction of a Two Story Addition at 934 Park Avenue – Ordinance
 - ii. Off-Street Parking Variation at 138 Keystone Avenue – Ordinance
 - iii. Amendments to the River Forest Zoning Ordinance Regarding Regulation of Solar Energy Collections Systems – Ordinance
8. Unfinished Business
9. New Business
 - a. Minor Amendment to a Planned Development Permit for the Installation of Ornamental Metal Fencing at Priory Park
 - b. Amendment to Title 4 of the River Forest Village Code Regarding Building Codes Applicable in the Village of River Forest – Ordinance
 - c. Amendment to Section 4-2-1 of the River Forest Village Code Regarding Fees for Building Permit Extensions – Ordinance
10. Executive Session
11. Adjournment

**VILLAGE OF RIVER FOREST
REGULAR VILLAGE BOARD OF TRUSTEES MINUTES
Monday, August 22, 2022**

A regular meeting of the Village of River Forest Board of Trustees was held on Monday, August 22, 2022, 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 7:00 p.m. Upon roll call, the following persons were:

Present: President Adduci, Trustees Vazquez, Johnson, O'Connell, Village Clerk Keller

Absent: Trustee Brennan

Also, Present: Village Administrator Brian Murphy, Assistant to the Village Administrator Matthew Walsh, Management Analyst/Deputy Clerk Elijah Bebor, Fire Chief Thomas Gaertner, Police Commander James Greenwood, 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

Phyllis Rubin, of 411 Ashland Ave., stated that she had not seen any activity at the Lake and Lathrop site for a while. She remarked that she received a phone call from Mark McKinney who stated that they are seeking access to her building's northern access and parking lot. She mentioned that the place is untidy and that the site is poorly regulated. She commented that the Lake and Lathrop site is also blocking access to the sidewalks.

4.ELECTED OFFICIAL COMMENTS & ANNOUNCEMENTS

Trustee Bachner started with a land acknowledgment. She remarked that she would like to congratulate all the kids on going back to school. She commented that she participated in a Diversity, Equity, and Inclusion meeting with the Mayors Metropolitan Caucus and went through interesting topics. She remarked that there was discussion on what the outline for next year will be and the group came up with an agenda through the year 2024. She stated that the Diversity, Equity and Inclusion Advisory Group finalized their Request for Proposal along with the review with the larger group. She commented that there have been 16 bids from consultants across the country and the

community. She remarked that the review process will continue for the next couple of weeks.

Trustee Gillis stated that the Greentown Task force would be getting together to focus on sustainability issues as a collaborative. She remarked that the event would be educational and focus on how we can combat climate change together.

Trustee Vazquez stated that the Age Friendly Advisory Ad Hoc Committee met and are focusing on findings and action items and plan to complete the work at the next Committee meeting.

Trustee Johnson stated that he welcomes everyone back and is glad to see everyone.

Trustee O'Connell stated that he wished everyone good wishes for going back to school. He also wanted to congratulate Trustee Gillis and her husband Rick regarding her son graduating from basic training from the Marine Corps.

Village Clerk Keller stated he had nothing to add to the permanent record.

Village President Adduci stated she wishes the students good luck on the new school year. She remarked that she spent time with the C4, the Climate Collaborative and are trying to shape the project with goals. She remarked that the goal is trying to get communities of color with projects including solar. She commented that she had a Greentown meeting and stated that there will be a summit on Climate Change, hosted in Oak Park. She stated that River Forest will be a big part of the summit and will propel the community to the next level in combating climate change. She commented that she met with, Brad Cole, Executive Member of Illinois Municipal League, about the Board of Directors meeting that will be hosted in River Forest.

5. CONSENT AGENDA

- a. Village Board of Trustees Meeting Minutes – July 11, 2022
- b. Village Board of Trustees Executive Session Meeting Minutes – July 11, 2022
- c. A Right-of-Way Encroachment Waiver and Agreement for an Irrigation System in the Public Right-of-Way with the Property Owners at 629 Thatcher Avenue.
- d. A Right-of-Way Encroachment Waiver and Agreement for an Irrigation System in the Public Right-of-Way with the Property Owners at 558 Keystone Avenue.
- e. A Right-of-Way Encroachment Waiver and Agreement for an Irrigation System in the Public Right-of-Way with the Property Owners at 755 Monroe Avenue.
- f. Approval of an Agreement with Baxter and Woodman to Complete a Pump Station Energy Efficiency Study for A Not to Exceed Cost of \$30,000 and Authorize the Village Administrator to Execute the Contract Agreement.
- g. Monthly Department Reports
- h. Accounts Payable July 2022 - \$2,093,599.89
- i. Monthly Financial Report – June 2022
- j. Monthly Financial Report - July 2022

k. Village Administrator's Report

MOTION by Trustee O'Connell to approve consent agenda items A-K. Second by Trustee Bachner.

Roll call:

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

Absent: Trustee Brennan

Nays: None

Motion Passes.

6. CONSENT ITEMS FOR SEPARATE CONSIDERATION

None

7. RECOMMENDATIONS OF BOARDS, COMMISSIONS, AND COMMITTEES

- A. Board, Commissions and Committee Appointments
 - i. Plan Commission
 - a. Reappoint David Crosby as Member and Chair, 4-year term expiring April 2026
 - b. Reappoint Roberto Armalas, 4-year term expiring April 2026
 - ii. Development Review Board
 - a. Reappoint Maryanne Fishman, 2-year term expiring April 2024
 - b. Reappoint Jane McCole, 2-year term expiring April 2024
 - c. Reappoint David Crosby, 2-year term expiring April 2024
 - iii. Zoning Board of Appeals
 - a. Reappoint Frank Martin as Member and Chair, 5-year term expiring April 2027
 - b. Reappoint Ron Lucchesi, 5-year term expiring April 2027
 - iv. Traffic and Safety Commission
 - a. Reappoint Doug Rees as Member and Chair, 4-year term expiring April 2026
 - b. Reappoint Arun Jayaraman, 4-year term expiring April 2026
 - c. Reappoint David Karrow, 4-year term expiring April 2026
 - d. Reappoint Patricia Chase, 4-year term expiring April 2026
 - v. Ethics Commission
 - a. Reappoint Greg Ignoffo, 2-year term expiring April 2024
 - vi. Fire Pension Board
 - a. Appoint Tom Severson, 3-year term expiring April 2025
 - vii. Board of Police and Fire Commissioners
 - a. Appoint Nathan Mellman, 3-year term expiring April 2025
 - viii. Historic Preservation Commission

- a. Appoint Brian Muhr, Schwartz Vacancy, remainder of term expiring April 2025

MOTION by Trustee Vazquez to concur with the reappointments by the Village President of David Crosby, Roberto Armalas, Maryanne Fishman, Jane McCole, David Crosby, Frank Martin, Ron Lucchesi, Doug Rees, Arun Jayaraman, David Karrow, Patricia Chase, and Greg Ignoffo and to concur with the appointments by the Village President of Tom Severson, Nathan Mellman and Brian Muhr. Second by Trustee Johnson.

Roll call:

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

Absent: Trustee Brennan

Nays: None

Motion Passes.

B. Development Review Board – River Forest Park District Keystone Park Improvements – Ordinance

Lynn Libera, President of Park District presented the Keystone Park East Project. She noted that the have been before the Board previously on the proposed project. She stated that the tennis courts need to be replaced for several reasons. She remarked that there is opportunity for better use of the east space of the park and redesign the entire space. She commented that the park district has designed better centralized batting cages that create more spaces for recreation opportunities.

Mark Sletten, Executive Director of Park District stated that he proposes replacements of 5 tennis courts, 2 tennis hitting walls 4 lighted batting cages, 2 basketball hoops on tennis courts with 2 basketball hoops in a dedicated area. He went through the presentation for the plan with the Board. He remarked that a 30-foot flagpole will be installed next to the baseball field. He commented that there will be dual use on the tennis courts with lines for Pickle Ball. He stated that the batting cages will be the same as in Priory park. He commented that there will be 6 poles to hold temporary nets during baseball season. He stated that the baseball surface will remain grass. He remarked that the benefits of the proposed plan will decrease the concrete and asphalt surface area by 9%, and a 38% decrease in chain link fence, a decrease in the number of tennis light poles from 8 to 5, a greater distance between tennis courts, plus centrally located lighted batting cages between both ballfields, and added recreation opportunities including pickle ball and open basketball hoops.

Todd Abrahams, Vice President of WK group, coordinated with the engineers of the planned development, including the electricians. He spoke about the drainage for the area and lighting needs and recommendations. He mentioned how the light levels outside the park will be reduced considerably.

President Adduci asked about the open space next to the Paddle Courts.

Mr. Sletten confirmed that space is a grass area and will remain that for now.

Trustee Bachner asked about the lighting for the basketball courts in relation to the tennis courts.

Mr. Abrahams commented that with new lighting systems there is less of a need for more lighting sources in an area, and that the basketball courts will be well lit for play.

President Adduci asked if the lighting is adequate for basketball play.

Mr. Abrahams confirmed that it will be sufficient.

Trustee Johnson asked if the lighting for the basketball courts is insufficient, can the Park District correct that issue.

Mr. Abrahams commented, yes.

Trustee O'Connell commented that we should be careful about too much light spilling outside the park.

Mr. Abrahams showed examples of the Musco lighting being used at the park. He noted that there will be sufficient light and there is an ability to add more lighting if needed.

Mr. Sletten noted that reviewing the plan after it is in effect will be available to the Board. He also noted this October & November will be when the work begins and that the lines for courts will be painted in the Spring.

MOTION by Trustee O'Connell to approve an Ordinance granting an amendment to a planned development permit for the River Forest Park District (7920 Central Avenue). Second by Trustee Vazquez.

Roll call:

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

Absent: Trustee Brennan

Nays: None

Motion Passes.

C. Zoning Board of Appeals – 1443 Forest Avenue – Side Yard Setback Variation – Ordinance

MOTION by Trustee Vazquez to approve an Ordinance granting the requested variations to Section 10-9-7 and 10-8-7(C)(2)(b) of the Zoning Ordinance at 1443 Forest Avenue. Second by Trustee Johnson.

Matthew Walsh stated that the property owner wants to install an elevator on the site. He remarked that there were no comments at the public meeting. He commented that there were three letters of support from neighbors in favor of extending the existing the setback.

Roll call:

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

Absent: Trustee Brennan

Nays: None

Motion Passes.

8. UNFINISHED BUSINESS

9. NEW BUSINESS

MOTION by Trustee Johnson to direct the Village Administrator to approve a minor amendment to the planned development at Concordia University for a digital scoreboard. Second by Trustee Vazquez

Brian Murphy stated that the scoreboard was installed in 1999 and the university is looking to replace it with a similar-sized scoreboard panel. He commented that Concordia University would like to replace the old panel with a new LED panel and decorative features. He stated that Concordia University has agreed to do landscape improvements to mitigate the view of the scoreboard to surrounding properties.

Randy Barfield, Chief Financial Officer at Concordia University thanked the Village Board for meeting tonight. Mr. Barfield did a quick overview of the University's relationship with the Village. He remarked that the current scoreboard is outdated and needs to be replaced.

Glen Steiner, Head of Operations at Concordia University, stated that the digital scoreboard will be Led in nature, the same size as the current scoreboard and will feature a decorative feature that will increase the height by a foot. He commented that the primary sports that will be supported by scoreboard will be football, soccer, lacrosse and track. He remarked that the scoreboard will only be lit during the day to minimize impact to neighbors. He stated that the maximum light emitted by the proposed scoreboard will be equivalent to 7500 nits, but only 40% of the maximum capacity will be used, or 3000 units. He commented that by contrast, the scoreboard brightness is lower than highway billboards. He remarked that Evergreen trees will be planted to obscure the view of the scoreboard to neighboring properties.

President Adduci commented that she appreciated the presentation by Concordia and that she is looking forward to seeing it completed.

Roll call:

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

Absent: Trustee Brennan

Nays: None

Motion Passes.

10. EXECUTIVE SESSION

None

11. ADJOURNMENT

MOTION to adjourn by Trustee Vazquez, Seconded by Trustee Bachner. The Village Board of Trustees Meeting adjourned at 8:11 p.m.

Roll call:

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

Absent: Trustee Brennan

Nays: None

Motion Passes.

Jonathan Keller, Village Clerk



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

MEMORANDUM

Date: August 30, 2022

To: Catherine Adduci, Village President
Village Board of Trustees

From: Jeff Loster, Director of Public Works and Development Services
Seth Jansen, Management Analyst

Subj: License Agreement with Property Owners at 610-612 William Street for an Underground Sprinkler System in the Public Right-of-Way

Issue: Joseph and Kimberly Graves, owners of the property located at 610-612 William Street, would like to install an underground irrigation system with certain components in the Village right-of-way and needs permission from the Village Board of Trustees to do so.

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

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

Recommendation: Authorize the Village Administrator to execute a right-of-way encroachment waiver and agreement for an irrigation system in the public right-of-way with the property owners at 610-612 William Street.

Attachment: License Agreement with Property Owners of 610-612 William Street.

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

Village of River Forest
400 Park Avenue
River Forest, Illinois 60302
Attention: Village Administrator

[The above space for recording purposes]

RIGHT-OF-WAY ENCROACHMENT WAIVER AND AGREEMENT

The undersigned(s) represent that ^{Joseph and Kimberly Graves, Trustees of} The Joseph and Kimberly Graves Living Trust is / are the legal owner ("Legal Owner") of real property commonly known as: 610-612 William St., River Forest, Illinois 60305 PIN(S) #: 15-12-208-017-0000; 15-12-208-016-0000 ("Benefitted Property"), and a survey with the legal description of the Benefitted Property is attached and made a part hereof as "EXHIBIT A".

1. **Ownership.** Legal Owner is undertaking the following "Project" at the above stated Benefitted Property and on adjacent Village of River Forest ("Village") public right-of-way that will encroach on the public right-of-way: in-ground sprinkler system.

2. **Acknowledgment.** Legal Owner understands and acknowledges that the Village of River Forest Village Code does not permit any obstructions in the public right-of-way and does not allow for the placement of the Project underneath the public right-of-way without the Village's express permission.

3. **Repairs.** Legal Owner agrees that the Project placed by Legal Owner or an agent of Legal Owner for the benefit of the Benefitted Property, and which encroach upon the public right-of-way contiguous with the Benefitted Property, will be the responsibility of Legal Owner to maintain, repair, and replace if necessary, at Legal Owner's sole cost and expense, due to any damage by the Village, other public agencies or any other person, for whatever reason, including but not limited to excavation in the public right-of-way for the purposes of repairing a water main break, installation or replacement of a water main, water line, sewer main, sewer lateral line, or other utilities, replacement or reconstruction of the street, or due to normal wear and tear.

4. **Quality of Work.** Legal Owner agrees that any work to be performed on or underneath the public right-of-way shall be in a good and workmanlike manner and in accordance with all applicable federal, state, and county laws and regulations and the Village codes, ordinances, and regulations.

5. **Restoration.** Legal Owner agrees to be solely responsible for any and all costs of restoring any disturbances of the public right-of-way caused by its installation and use of the Project underneath the right-of-way, and any and all repairs or damage to the public right-of-way arising from the use, misuse or damage to same by Legal Owner, or its agents, employees, contractors, subcontractors, successors, invitees, permittees, or assigns, to the satisfaction of the Village. Upon completion of installation or any subsequent repair or maintenance of the Project, Legal Owner shall return the public right-of-way to good order, condition and repair. In the event Legal Owner fails, in a timely manner, to restore any disturbances or make any and all repairs of the public right-of-way as set forth above, the Village may make such restoration or repairs. In the event the Village makes such restorations or repairs, Legal Owner agrees to pay the costs of such restoration or repairs upon written demand, or the Village may remove the Project underneath the right-of-way and/or lien the Benefitted Property for the costs of such restoration or repair. Legal Owner waives all rights and claims of any kind against the Village arising out of the Village's restoration or repair of the public right-of-way or removal of the Project improvements.

6. **No Liens.** Legal Owner shall not place or allow any liens, mortgages, security interests, pledges, claims of others, equitable interests, or other encumbrances to attach to or to be filed against title or ownership of the public right-of-way.

7. **Removal.** If the Village, in its sole discretion, determines that further existence or use of the Project under the public right-of-way is, or will be, hazardous to the public or to the public right-of-way, Legal Owner agrees to, upon written notice by the Village, make modifications or remove the Project at Legal Owner's sole expense to make the Project and/or public right-of-way safe for, and compatible with, public use. In the event Legal Owner fails to make required modifications within a reasonable time frame, or if such modifications cannot be completed within said time frame or Legal Owner fails to begin working expeditiously to render the Project or public right-of-way safe for the public, the Village may make the necessary modifications or remove the Project. In the event the Village installs and / or makes the necessary modifications, Legal Owner shall pay the costs of such modifications or improvements upon written demand of the Village, or the Village may remove the Project underlying its right-of-way and/or lien the Benefitted Property for the costs of such modifications. Notwithstanding any term in this agreement to the contrary, the Village may remove the Project from the public right-of-way, at Legal Owner's cost and expense, in its sole discretion. Legal Owner waives all rights and claims of any kind against the Village arising out of the Village's modifications to the Project or the Public Right-of-Way or removal of the Project.

8. **Indemnification, Defense and Hold Harmless.** Legal Owner agrees and acknowledges that as a condition of the Village granting permission to utilize the public right-of-way abutting the Benefitted Property for the Project, Legal Owner covenants and agrees not to sue and to protect, indemnify, defend, and hold harmless the Village, and its elected officials, employees, agents, volunteers, and attorneys against any and all claims, costs, actions, losses, demands, injuries and expenses of whatever nature ("Claims"), including, but not limited to attorneys' fees, related to this agreement, the Project or the public right-of-way abutting the Benefitted Property and / or from acts or omissions by Legal Owner, its contractors, subcontractors, or agents or employees in maintaining the same and/or conjunction with the use of the public right-of-way abutting the Benefitted Property.

9. **Future Owners.** Legal Owner acknowledges and understands that the terms and conditions contained herein apply uniquely to the public right-of-way adjacent to the Benefitted Property at the above address as legally described in Exhibit A and it is the intent of Legal Owner and the Village to have the terms and conditions of this instrument run with the land and be binding on subsequent owners of the Benefitted Property or any portion thereof. This document shall be notarized and recorded with the Cook County Recorder of Deeds. The undersigned Legal Owner certifies that they have the authority to bind Legal Owner.

LEGAL OWNER:

Joseph Graves
Name: Joseph Graves, Trustee

Date: 7/18/2022

Kimberly Graves
Name: Kimberly Graves, Trustee

Date: 7/18/2022

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I, the undersigned, a Notary Public in Cook County, in the State of Illinois, do hereby certify that Joseph + Kimberly is/are personally known to me to be JOSEPH GRAVES and KIMBERLY GRAVES, and are the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and severally acknowledged that as such JOSEPH GRAVES and KIMBERLY GRAVES, respectively, and as their free and voluntary act, and as their free and voluntary act.

Given under my hand and notarial seal this 9 day of AUGUST, 2022.

Notary Signature: Kimberly A. Kane

[SEAL]

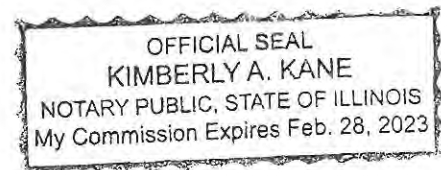


EXHIBIT A
LEGAL DESCRIPTION

Legal Description

THE SOUTH $\frac{1}{2}$ OF LOT 6 AND ALL OF LOT 7 IN BLOCK 12 IN THE SUBDIVISION OF THE NORTH 600 FEET OF BLOCK 6 AND BLOCK 13 (EXCEPT LOT 1 IN THE COUNTY CLERK'S DIVISION OF BLOCK 13) IN QUICK'S SUBDIVISION OF THAT PART OF THE NORTHEAST $\frac{1}{4}$ LYING NORTH OF LAKE STREET QUARTER OF SECTION 12, TOWNSHIP 39 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.



Village of River Forest
Village Administrator's Office

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

MEMORANDUM

Date: August 30, 2022

To: Catherine Adduci, Village President
Village Board of Trustees

From: Jeff Loster, Director of Public Works and Development Services
Seth Jansen, Management Analyst

Subj: License Agreement with Property Owner at 946 Clinton Place for an Underground Sprinkler System in the Public Right-of-Way

Issue: Randall K. Barfield, owner of the property located at 946 Clinton Place, would like to install an underground irrigation system with certain components in the Village right-of-way and needs permission from the Village Board of Trustees to do so.

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

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

Recommendation: Authorize the Village Administrator to execute a right-of-way encroachment waiver and agreement for an irrigation system in the public right-of-way with the property owner at 946 Clinton Place.

Attachment: License Agreement with Property Owner of 946 Clinton Place.

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

Village of River Forest
400 Park Avenue
River Forest, Illinois 60302
Attention: Village Administrator

[The above space for recording purposes]

RIGHT-OF-WAY ENCROACHMENT WAIVER AND AGREEMENT

The undersigned(s) represent that RANDALL K. BARFIELD is / are the legal owner ("Legal Owner") of real property commonly known as: 946 CLINTON PLACE, River Forest, Illinois 60305 PIN(S) #: 15-01-410-010-0000 ("Benefitted Property"), and a survey with the legal description of the Benefitted Property is attached and made a part hereof as "EXHIBIT A".

1. **Ownership.** Legal Owner is undertaking the following "Project" at the above stated Benefitted Property and on adjacent Village of River Forest ("Village") public right-of-way that will encroach on the public right-of-way: CLINTON PLACE & AUGUSTA STREET.

2. **Acknowledgment.** Legal Owner understands and acknowledges that the Village of River Forest Village Code does not permit any obstructions in the public right-of-way and does not allow for the placement of the Project underneath the public right-of-way without the Village's express permission.

3. **Repairs.** Legal Owner agrees that the Project placed by Legal Owner or an agent of Legal Owner for the benefit of the Benefitted Property, and which encroach upon the public right-of-way contiguous with the Benefitted Property, will be the responsibility of Legal Owner to maintain, repair, and replace if necessary, at Legal Owner's sole cost and expense, due to any damage by the Village, other public agencies or any other person, for whatever reason, including but not limited to excavation in the public right-of-way for the purposes of repairing a water main break, installation or replacement of a water main, water line, sewer main, sewer lateral line, or other utilities, replacement or reconstruction of the street, or due to normal wear and tear.

4. **Quality of Work.** Legal Owner agrees that any work to be performed on or underneath the public right-of-way shall be in a good and workmanlike manner and in accordance with all applicable federal, state, and county laws and regulations and the Village codes, ordinances, and regulations.

5. **Restoration.** Legal Owner agrees to be solely responsible for any and all costs of restoring any disturbances of the public right-of-way caused by its installation and use of the Project underneath the right-of-way, and any and all repairs or damage to the public right-of-way arising from the use, misuse or damage to same by Legal Owner, or its agents, employees, contractors, subcontractors, successors, invitees, permittees, or assigns, to the satisfaction of the Village. Upon completion of installation or any subsequent repair or maintenance of the Project, Legal Owner shall return the public right-of-way to good order, condition and repair. In the event Legal Owner fails, in a timely manner, to restore any disturbances or make any and all repairs of the public right-of-way as set forth above, the Village may make such restoration or repairs. In the event the Village makes such restorations or repairs, Legal Owner agrees to pay the costs of such restoration or repairs upon written demand, or the Village may remove the Project underneath the right-of-way and/or lien the Benefitted Property for the costs of such restoration or repair. Legal Owner waives all rights and claims of any kind against the Village arising out of the Village's restoration or repair of the public right-of-way or removal of the Project improvements.

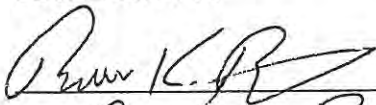
6. **No Liens.** Legal Owner shall not place or allow any liens, mortgages, security interests, pledges, claims of others, equitable interests, or other encumbrances to attach to or to be filed against title or ownership of the public right-of-way.

7. **Removal.** If the Village, in its sole discretion, determines that further existence or use of the Project under the public right-of-way is, or will be, hazardous to the public or to the public right-of-way, Legal Owner agrees to, upon written notice by the Village, make modifications or remove the Project at Legal Owner's sole expense to make the Project and/or public right-of-way safe for, and compatible with, public use. In the event Legal Owner fails to make required modifications within a reasonable time frame, or if such modifications cannot be completed within said time frame or Legal Owner fails to begin working expeditiously to render the Project or public right-of-way safe for the public, the Village may make the necessary modifications or remove the Project. In the event the Village installs and / or makes the necessary modifications, Legal Owner shall pay the costs of such modifications or improvements upon written demand of the Village, or the Village may remove the Project underlying its right-of-way and/or lien the Benefitted Property for the costs of such modifications. Notwithstanding any term in this agreement to the contrary, the Village may remove the Project from the public right-of-way, at Legal Owner's cost and expense, in its sole discretion. Legal Owner waives all rights and claims of any kind against the Village arising out of the Village's modifications to the Project or the Public Right-of-Way or removal of the Project.

8. **Indemnification, Defense and Hold Harmless.** Legal Owner agrees and acknowledges that as a condition of the Village granting permission to utilize the public right-of-way abutting the Benefitted Property for the Project, Legal Owner covenants and agrees not to sue and to protect, indemnify, defend, and hold harmless the Village, and its elected officials, employees, agents, volunteers, and attorneys against any and all claims, costs, actions, losses, demands, injuries and expenses of whatever nature ("Claims"), including, but not limited to attorneys' fees, related to this agreement, the Project or the public right-of-way abutting the Benefitted Property and / or from acts or omissions by Legal Owner, its contractors, subcontractors, or agents or employees in maintaining the same and/or conjunction with the use of the public right-of-way abutting the Benefitted Property.

9. **Future Owners.** Legal Owner acknowledges and understands that the terms and conditions contained herein apply uniquely to the public right-of-way adjacent to the Benefitted Property at the above address as legally described in Exhibit A and it is the intent of Legal Owner and the Village to have the terms and conditions of this instrument run with the land and be binding on subsequent owners of the Benefitted Property or any portion thereof. This document shall be notarized and recorded with the Cook County Recorder of Deeds. The undersigned Legal Owner certifies that they have the authority to bind Legal Owner.

LEGAL OWNER:


Name: RANDALL K. BARFIELD

Date: 8/16/2022

Name: _____

Date: _____

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I, the undersigned, a Notary Public in Cook County, in the State of Illinois, do hereby certify that Randall K. Barfield is/are personally known to me to be Randall K. Barfield and _____, and are the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and severally acknowledged that as such Randall K. Barfield and _____, respectively, and as their free and voluntary act, and as their free and voluntary act.

Given under my hand and notarial seal this 16 day of August, 2022.

Notary Signature: Casey Kimberly

[SEAL]

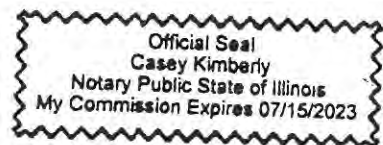


EXHIBIT A

LEGAL DESCRIPTION

THE NORTH 75 FEET OF LOT 7 IN BLOCK 11 IN A SUBDIVISION OF
BLOCKS 1,8,9,10,11,14,15 AND 16 IN BOGUE'S ADDITION TO OAK PARK,
BEING A SUBDIVISION IN THE SOUTHEAST 1/4 OF SECTION 1, TOWNSHIP 39
NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY,
ILLINOIS.



Village of River Forest
Village Administrator's Office

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

MEMORANDUM

Date: August 30, 2022

To: Catherine Adduci, Village President
Village Board of Trustees

From: Jeff Loster, Director of Public Works and Development Services
Seth Jansen, Management Analyst

Subj: License Agreement with Property Owner at 558 Forest Avenue for an Underground Sprinkler System in the Public Right-of-Way

Issue: Annette Finn, owner of the property located at 558 Forest Avenue, would like to install an underground irrigation system with certain components in the Village right-of-way and needs permission from the Village Board of Trustees to do so.

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

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

Recommendation: Authorize the Village Administrator to execute a right-of-way encroachment waiver and agreement for an irrigation system in the public right-of-way with the property owner at 558 Forest Avenue.

Attachment: License Agreement with Property Owner of 558 Forest Avenue.

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

Village of River Forest
400 Park Avenue
River Forest, Illinois 60302
Attention: Village Administrator

[The above space for recording purposes]

RIGHT-OF-WAY ENCROACHMENT WAIVER AND AGREEMENT

The undersigned(s) represent that Annette Finn is / are the legal owner ("Legal Owner") of real property commonly known as: 558 Forest Avenue, River Forest, Illinois 60305 PIN(S) #: 1J-12-107-038-0000 ("Benefitted Property"), and a survey with the legal description of the Benefitted Property is attached and made a part hereof as "EXHIBIT A".

1. **Ownership.** Legal Owner is undertaking the following "Project" at the above stated Benefitted Property and on adjacent Village of River Forest ("Village") public right-of-way that will encroach on the public right-of-way: irrigation system.

2. **Acknowledgment.** Legal Owner understands and acknowledges that the Village of River Forest Village Code does not permit any obstructions in the public right-of-way and does not allow for the placement of the Project underneath the public right-of-way without the Village's express permission.

3. **Repairs.** Legal Owner agrees that the Project placed by Legal Owner or an agent of Legal Owner for the benefit of the Benefitted Property, and which encroach upon the public right-of-way contiguous with the Benefitted Property, will be the responsibility of Legal Owner to maintain, repair, and replace if necessary, at Legal Owner's sole cost and expense, due to any damage by the Village, other public agencies or any other person, for whatever reason, including but not limited to excavation in the public right-of-way for the purposes of repairing a water main break, installation or replacement of a water main, water line, sewer main, sewer lateral line, or other utilities, replacement or reconstruction of the street, or due to normal wear and tear.

4. **Quality of Work.** Legal Owner agrees that any work to be performed on or underneath the public right-of-way shall be in a good and workmanlike manner and in accordance with all applicable federal, state, and county laws and regulations and the Village codes, ordinances, and regulations.

5. **Restoration.** Legal Owner agrees to be solely responsible for any and all costs of restoring any disturbances of the public right-of-way caused by its installation and use of the Project underneath the right-of-way, and any and all repairs or damage to the public right-of-way arising from the use, misuse or damage to same by Legal Owner, or its agents, employees, contractors, subcontractors, successors, invitees, permittees, or assigns, to the satisfaction of the Village. Upon completion of installation or any subsequent repair or maintenance of the Project, Legal Owner shall return the public right-of-way to good order, condition and repair. In the event Legal Owner fails, in a timely manner, to restore any disturbances or make any and all repairs of the public right-of-way as set forth above, the Village may make such restoration or repairs. In the event the Village makes such restorations or repairs, Legal Owner agrees to pay the costs of such restoration or repairs upon written demand, or the Village may remove the Project underneath the right-of-way and/or lien the Benefitted Property for the costs of such restoration or repair. Legal Owner waives all rights and claims of any kind against the Village arising out of the Village's restoration or repair of the public right-of-way or removal of the Project improvements.

6. **No Liens.** Legal Owner shall not place or allow any liens, mortgages, security interests, pledges, claims of others, equitable interests, or other encumbrances to attach to or to be filed against title or ownership of the public right-of-way.

7. **Removal.** If the Village, in its sole discretion, determines that further existence or use of the Project under the public right-of-way is, or will be, hazardous to the public or to the public right-of-way, Legal Owner agrees to, upon written notice by the Village, make modifications or remove the Project at Legal Owner's sole expense to make the Project and/or public right-of-way safe for, and compatible with, public use. In the event Legal Owner fails to make required modifications within a reasonable time frame, or if such modifications cannot be completed within said time frame or Legal Owner fails to begin working expeditiously to render the Project or public right-of-way safe for the public, the Village may make the necessary modifications or remove the Project. In the event the Village installs and / or makes the necessary modifications, Legal Owner shall pay the costs of such modifications or improvements upon written demand of the Village, or the Village may remove the Project underlying its right-of-way and/or lien the Benefitted Property for the costs of such modifications. Notwithstanding any term in this agreement to the contrary, the Village may remove the Project from the public right-of-way, at Legal Owner's cost and expense, in its sole discretion. Legal Owner waives all rights and claims of any kind against the Village arising out of the Village's modifications to the Project or the Public Right-of-Way or removal of the Project.

8. **Indemnification, Defense and Hold Harmless.** Legal Owner agrees and acknowledges that as a condition of the Village granting permission to utilize the public right-of-way abutting the Benefitted Property for the Project, Legal Owner covenants and agrees not to sue and to protect, indemnify, defend, and hold harmless the Village, and its elected officials, employees, agents, volunteers, and attorneys against any and all claims, costs, actions, losses, demands, injuries and expenses of whatever nature ("Claims"), including, but not limited to attorneys' fees, related to this agreement, the Project or the public right-of-way abutting the Benefitted Property and / or from acts or omissions by Legal Owner, its contractors, subcontractors, or agents or employees in maintaining the same and/or conjunction with the use of the public right-of-way abutting the Benefitted Property.

9. **Future Owners.** Legal Owner acknowledges and understands that the terms and conditions contained herein apply uniquely to the public right-of-way adjacent to the Benefitted Property at the above address as legally described in Exhibit A and it is the intent of Legal Owner and the Village to have the terms and conditions of this instrument run with the land and be binding on subsequent owners of the Benefitted Property or any portion thereof. This document shall be notarized and recorded with the Cook County Recorder of Deeds. The undersigned Legal Owner certifies that they have the authority to bind Legal Owner.

LEGAL OWNER:

Annette Finn
Name: Annette Finn Name: _____
Date: 23 Aug 22 Date: _____

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I, the undersigned, a Notary Public in Cook County, in the State of Illinois, do hereby certify that ANNETTE FINN is/are personally known to me to be OWNER and _____, and are the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and severally acknowledged that as such _____ and _____, respectively, and as their free and voluntary act, and as their free and voluntary act.

Given under my hand and notarial seal this 23 day of AUGUST, 2022.

Notary Signature: _____ [SEAL]

Kimberly A. Kane

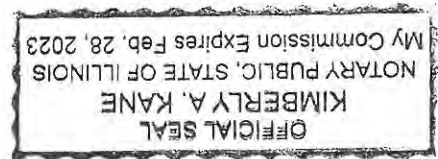


EXHIBIT A
LEGAL DESCRIPTION

Legal Description

THE NORTH 60 FEET OF THE SOUTH 120 FEET OF LOT 18 IN SOLOMAN THATCHER'S SUBDIVISOIN OF PART OF THE WEST $\frac{1}{2}$ OF THE NORTHWEST $\frac{1}{4}$ OF SECTOIN 12, TOWNSHIP 39 NORTH, RANGE 12 EAST OF THE THRID PRINCIPAL MEDIAN, IN COOK COUNTY, ILLINOIS.

RIVER FOREST FIRE DEPARTMENT



MONTHLY REPORT

AUGUST 2022



MEMORANDUM

TO: Brian Murphy
Village Administrator

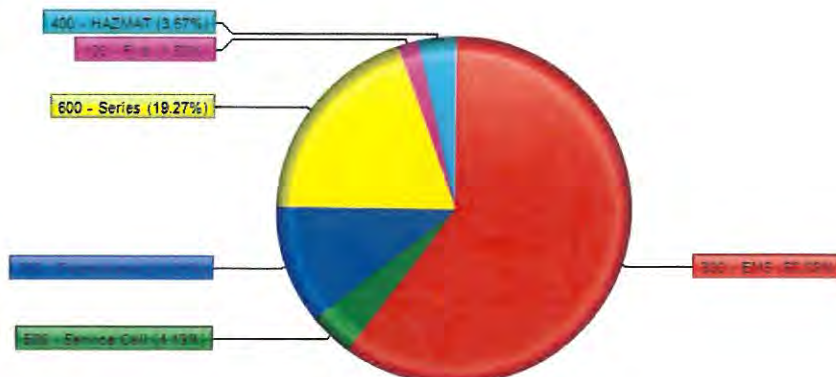
FROM: Thomas Gaertner
Thomas Gaertner
Fire Chief

DATE: September 6, 2022

SUBJECT: Monthly Report – August 2022

The Fire Department responded to 235 calls during the month of August. This is above our average number of calls in comparison to August 2021 where we had 188 calls. Emergency Medical Service calls represented 60.09% of our response activity for the month of August.

Incident Type Group	August 2022
100 - Fire	4
300 - EMS	131
400 - Hazardous Conditions	8
500 - Service Call	9
600 - Good Intent	59
700 - False Alarms	24
Monthly Total	235



Incidents of Interest:

Chief Gaertner Report

- Attended monthly RFFD Officers meeting
- Attended the West Central Municipal Conference Golf Outing
- Volunteered to work the Illinois Fire Service Association Tent at the Illinois State Fair on Sunday August 14th
- Attended various ESO Training Sessions
- Attended the Monthly Metro Chiefs Executive Board Meeting
- Attended a Leadership Development Course at the Long Grove FPD & provided by Tenzinga, our Employee Performance Management Company
- Met with new ambulance vendors for specifications for a new ambulance
- Attended the New Firefighter Orientation held at Concordia University
- Attended the WSCDC Operational Meeting held at the Oak Park Municipal Building
- Attended the IRMA Fire Chiefs Steering Committee quarterly meeting
- Participated in the Annual River Forest "Guns & Hoses" softball game

Training Lt. Carter

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

- No Loyola CE for August
- Shifts continued their assigned building inspections
- Shifts continuing hydrant testing
- Lt's Bochenek and E. Howe attended an 8 hour Tenzinga personnel performance reporting class
- FF/PM Krall attended a Car Seat Technician class
- Lt. Carter and FF/PM Viera attended the Division 11 Hazardous Materials Team Drill. Subject was suit donning and doffing, chemical identification and Haz Mat ID

Fire Prevention Bureau AUGUST 2022

The end of July is always a sad time in my life as July 29, 1992 is the date of a Line of Duty Death of Lieutenant Pat Luby from the Oak Park Fire Department. His death occurred at a house fire in Oak Park. July 29, 2022 was the 30-year anniversary of his death and I was requested by the shifts to critique the fire and discuss any "lessons learned" from the fire. Talking about that fateful night is very therapeutic and if the younger members of the department can gain any insight from any of the lessons learned, then I have done my job.

I attended a very interesting Zoom meeting on Smoke and Fire Dampers as part of my Continuing Education.

With the end of August, almost all the schools are now back in session for the '22-'23 school year. I adapted a number of new August Flyers on returning to school for the E-Newsletter. August is also the start of the school Fire Drill schedule. In accordance with the State Fire Marshal's Office, the first Fire Drill is to take place within the first week of the school opening. The first fire drill must be witnessed by the Fire Prevention Bureau. The first drill can be an un-announced drill or the Principal may decide to tell the students to relieve some of the stress of the first week of school. I witnessed seven drills in August with a few more scheduled in September already. Schools are required to hold three fire drills, one Lock-Down drill, a Bus Evacuation drill and a Protect in place, also known as a Severe Weather drill during the school year.

If it's August, that must mean it's time for the annual Food Truck Rally sponsored by the OPRF Rotary. I inspected 10 Food Trucks for the rally. There was only one truck that had a few problems. In the same weekend, Dominican hosts its DU Fest for all returning students. Dominican had 7 food trucks on the front circle that I needed to inspect as well.

The last item in my monthly report is a summary of activities that do not fit in any other category such as, hydrant flows for sprinkler companies, servicing a Knox Box, public education flyers, and picking up and/or dropping off vehicles for service among others. These activities may not be difficult but do take up time that I like to account for.

Respectfully submitted,

Kevin Wiley
Fire Marshal



RIVER FOREST FIRE DEPARTMENT
FIRE PREVENTION BUREAU
MONTHLY REPORT
August 2022

MONTHLY ACTIVITIES	MONTHLY TOTALS		YEAR TO DATE	
	Aug-21	Aug-22	2021	2022
**FPB Inspections	9	9	53	99
**Company Inspections	20	10	124	112
FPB Re-Inspections	0	0	2	49
Company Re-Inspections	11	2	59	84
Special Inquiry - B/L Site Inspections	0	1	4	13
Construction Inspections (Rough/Finals)	2	3	40	20
Inspections with Building Department	0	0	7	5
Inspections with/for State Fire Marshal	0	0	4	9
Permit Inspections (tent, hot work, UST)	1	17	13	25
TOTAL INSPECTIONS	43	42	306	416
School/Business Emergency Plans/Drills	0	7	7	10
Violation Notices Issued	20	8	92	131
Violations Noted	51	29	225	267
Violations Corrected	42	6	125	191
Permits Issued	1	16	5	24
**Complaints Received & Investigated	0	0	0	3
Meetings/Consultations	2	9	2	84
Training Activities	5	3	35	27
Fire Suppression/Alarm System Tests/Finals	0	0	1	1
Fire Suppression Hydro's	0	1	3	2
**Plan Reviews and Revisions	15	35	60	140
**Average turnaround (Business Days)	4.46 days	4.0 days	3.36 days	5.46
Public Education Programs	1	2	14	25
Public Education Program Contacts	3	104	895	734
Misc Fire Prev Activities (See Narrative)	5	4	47	44

** Performance Measures for the Chief

Kevin Wiley Fire Marshal

Individual Shift Reports

Gold Shift Report Lt. Howe

Activities: For the month of August Gold Shift had a total of 85 calls. 35 of the calls were fire related, 46 involved emergency medical services and there were 6 service calls.

Incidents/Events of Note: On August 8th Engine 213 responded to 820 Park Ave for power lines down. Engine 213 identified a primary transmission line brought down by a large tree branch that fell. Engine 213 crew secured area and remained on scene until Com Ed arrived to complete repairs.

Training: Gold shift had 90 hours of fire related training this month, 40 hours of EMS training and for an average of 21.6 hours per firefighter. Firefighting training topics included Water Supply, Tactics and Strategy, Diver safety, Building familiarization. EMS training topics included the Lucas Chest Compression system, Loyola mandated continuing education on Trauma.

- FF Krall obtained Child safety seat technician certification.
- F. Krall installed/inspected 2 child safety seats.
- Gold Shift completed annual hydrant testing

Inspections: Gold shift completed 4 company fire inspections in August.

Black Shift Report: Lt. Bochenek

Activities: Black Shift had a total of 79 calls. 27 were fire related, 51 were EMS calls, 1 service call(s).

Incidents/Events of Note: Crew attended block parties (5).

Shift Training: Black shift had 132 hours of fire related training this month and 38.5 hours of EMS training for a total of 170.5 hours of training. Some of the fire training can be considered cross training between fire and EMS, but for categorization purposes it was placed under fire training. That is an average of 28.42 hours per Lieutenant and firefighter/paramedics.

Inspections: All fire hydrants and fire hose assigned to Black Shift have been tested

Red Shift Report: Lt. Smith

Activities: For the month of August, Red Shift had a total of 71 calls. 20 of the calls were fire related. There were 48 EMS calls and 3 service calls.

Incidents/Events of Note: On August 11th, Red Shift responded to a car that struck a garage at Thatcher and Hawthorne Ave. The vehicle was found rolled over resting on the driver's side, pinning the occupant inside. The driver's arm was pinned under the driver door. Firefighters used the spreaders to slightly lift the car off the driver's arm. The Genesis cutters and sawzalls were used to cut off the roof of the vehicle. The patient was then able to be safely removed. The driver had multiple injuries and was taken to Loyola Hospital by Ambulance 215.

On August 4th, Red Shift responded to Harlem and Central Ave for the vehicle accident. River Forest units arrived and found the accident was at Harlem and North Blvd in Oak Park. The accident consisted of a truck and a car. Ambulance 215 began assessing the four patients. Engine 213 crew needed to use the hydraulic spreaders to free the occupants from the vehicles. Ambulance 215 then transported an adult and an infant to Loyola Hospital. An ambulance from Oak Park Fire transported the driver of the car. Engine 213 obtained a refusal from the fourth patient.

Shift Training: Red Shift had 84.75 hours of fire related training this month and 63.5 hours of EMS training for a total of 148.25 hours of training. That is an average of 24.7 hours per firefighter. Training for the month included Loyola EMS Continuing Education on Trauma. The Shift completed Loyola's online training: DNR/POLST Update. The shift also performed an active shooter tabletop drill. The drill focused on triage and operating as medical control at a multiple victim incident. Red Shift trained on tactics and strategies for fighting structure fires. The Shift used structure fire simulations on the computer to improve on size-up and firefighting tactics. FF Viera attended a 4-hour Division 11 Hazmat drill in Stickney. FF Howe attended a 6-hour PALS refresher course in Chicago. FF Seablom obtained his Bachelor's Degree in Fire and Emergency Management from Purdue Global. Lt. Smith attended 5.5-hours of Zoom classes related to EMS and firefighting.

Inspections: Shift personnel conducted 0 Inspections with 0 violations, and 0 re-inspections with 11 corrections. The Shift continued to test fire hydrants throughout the Village. FF Doran installed a child car safety seat for a resident.

EMS/Paramedic Activity FF/PM Fischer

For the month of August, RFFD responded for a total of 134 patients. Of the 134 patients, 112 were treated and transported by Ambulance 215, 3 were invalid assists and 19 patients refused care. These 134 patients had various complaints. Below are how the complaints break down:

- No complaint – 2
- Abdominal Pain – 2
- Allergic Reaction – 1
- Assault – 0
- Hemorrhage/Bleeding -- 3
- Breathing Problems -- 12
- Psychiatric – 9
- Cardiac -- 5
- Chest Pain – 2
- Cardiac/Traumatic/Respiratory Arrest – 1
- Choking -- 0
- Diabetic – 1
- Fall - 13
- Headache/Concussion – 1
- Medical Alarm -- 1
- Pain (Back) – 1
- Pain (General) -- 1
- Patient Assist –
- Poisoning / Drug Ingestion – 1
- Seizure – 3
- Sick Person -- 35
- Stroke / CVA – 3
- Traffic Accident -- 14
- Traumatic Injury – 2
- Unconscious/Unresponsive – 5
- Unknown Problems -- 5

The 112 patients who were transported went to the following hospitals:

- Gottlieb – 12
- Hines VA – 0
- Loyola – 18
- MacNeal - 1
- Community First -- 0
- Rush / Oak Park – 87
- Resurrection - 0
- West Suburban – 4

We had 25 calls to other towns for a mutual aid ambulance and received aid 12 times from other communities.

Vehicle/Equipment/ Station Maintenance FF Zipperich

VEHICLES:

200- Fire Extinguisher and SCBA bracket installed

201- Nothing reported

202- Nothing reported, located vehicle title in file in DC office

213-Officer-side low beam headlight replaced. Check Engine light persists due to DEF per Interstate-DEF siphoned from tank and replaced with new DEF (changed to different DEF product through PW). Water tank gauge not reading properly. Airbag fault. Interstate is aware and will schedule service

214- Nothing reported

215- Oil change/ spare filter ordered and delivered (Sept 1, AC recharged at Pete's-will need to go back to identify leak in system)

218- Nothing reported

219- Interstate investigating temp fix for DEF tank to put back in service. PMs, pump test, and generator install. Interstate will provide estimate to place outlet in driver's side rear cabinet, for fan.

222-6 Batteries changed. Tank to pump OOS; bypassed while waiting for part

EQUIPMENT:

MSA flow test completed. All air packs and masks tested

213 RIT bag connection switched from quick to threaded. Radiation detector battery replaced.

215 LUCAS CPR device loaner in service

Air One picked up defective booster nozzle

FIRE STATION:

12 batteries (7 old, 5 new) returned to CJC

55 gal DEF delivered (need dispenser)

Oil dry delivered

15W40 oil delivered

Documentation needed regarding pump tests for ISO. Interstate contacted to forward documentation

GUNS & HOSES ANNUAL
SOFTBALL GAME
AUGUST 28, 2022







Village of River Forest



POLICE DEPARTMENT MEMORANDUM

TO: Brian Murphy - Village Administrator

FROM: James O'Shea- Chief of Police

DATE: September 6, 2022

SUBJECT: August 2022 Monthly Report

Crime Statistics

The month of August 2022 indicated an 83% increase in Group A (previously Part I) offenses in comparison to August 2021. There was a 19% increase in Group B (previously Part II) reported crimes compared to August 2021. An increase in Burglary to Auto and Theft incidents contributed to the increase in Group A crimes. An increase in "All Other Offenses incidents" contributed to the Group B increase. We will continue to report any anomalies in data or statistics for calendar year (2022).

	Aug 2022	Aug 2021	Diff. +/-	% +/-	YTD 2022	YTD 2021	Diff. +/-	% +/-
Group A*	22	12	10	83%	112	104	8	8%
Group B**	86	72	14	19%	734	542	192	35%
Reports***	147	107	40	37%	963	901	62	7%
Events****	1090	855	235	27%	7471	6738	733	11%

*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 sixty-nine (69) calls for service at the Town Center properties in August 2022; of those calls there were eleven (11) reported crimes, which included eight (8) Panhandler/Criminal Trespass incidents and three (3) Retail Theft. There was an 3% decrease in calls for service in comparison to year-to-date 2021 statistics. In addition, there was an 27% decrease in Criminal Activity in comparison to year-to-date 2021 statistics.

Collaboration and Relationship Strengthening

- Attended the West Suburban Consolidated Dispatch Center Operations Committee meeting on August 31, 2022.
- Participated in a county-wide call regarding the Pretrial Fairness Act regarding changes to implementation of changes in State law on August 29, 2022.
- Hosted a visit with PAWsitive Therapy Troupe for officers to spend time with therapy dogs on August 22, 2022 from 10:15-11:00PM.
- Attended Academy Graduation for Officer Paul Mika on August 18, 2022 at the Cook County Sheriff's Police Training Academy.
- Hosted the quarterly Community Safety Meeting on August 17, 2022. Guest speakers included representatives from Live4Lali and the West Suburban Consolidated Dispatch Center.
- Attended the Annual Crossing Guard meeting with personnel contracted to perform crossing duties throughout the school year on August 15, 2022.
- Officers increased their patrol and presence in areas of schools throughout River Forest as the school year began.
- 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.

Community Service Officer Parking Enforcement Activity Summary for August 2022

The OEO Unit conducted parking enforcement throughout the village, resulting in 127 Tickets for:

JUNE 2022	CSO BUS	CSO GOETZ	TOTALS
VIOLATION TYPE	TICKETS	TICKETS	TICKETS
Time Limit	7	8	15
No Parking Anytime	26	4	30
Vehicle License	2	23	25
Fire Lane/Hydrant	1	0	1
Handicapped	3	2	5
Resident Only Zone	9	8	17
Permit Parking Only	10	2	12
Daily Parking Fee Zone	14	1	15
Expired Registration	2	4	6
Other Parking Offense	1	0	1
TOTAL	75	52	127

Community Service Officer (CSO) Unit Patrol Activity Summary for August 2022

ACTIVITY	CSO BUS	CSO GOETZ	TOTALS
Bank/Metra	23 Assignments 3 Hrs.	0 Assignments	23 Assignments 3 Hrs.
Errands	10 Assignments 4 Hrs.	2 Assignments 2.2 Hrs.	12 Assignments 6.2 Hrs.
Local Ordinance Enforcement / Citations	0 Assignments	22 Assignments	22 Assignments
Parking Citations	75 Citations	52 Citations	127 Citations
Fingerprinting Assignments	5 Assignments 1 Hr.	0 Assignment	5 Assignments 1 Hr.
Administrative Duties	7 Assignments 6.25 Hrs.	23 Assignments 19.25 Hrs.	30 Assignments 25.5 Hrs.
Animal Calls	5 Assignments 1 Hr.	3 Assignments 1.6 Hrs.	8 Assignments 2.6 Hrs.
Vehicle Service	22 Assignments 7.9 Hrs.	1 Assignment 0.6 Hrs.	23 Assignments 8.5 Hrs.
Crossings	0 Assignments	0 Assignments	0 Assignments
Bond Hearing / Court	11 Assignments 15 Hrs.	0 Assignments	11 Assignments 15 Hrs.
Other Assignments	17 Assignments 6 Hrs.	14 Assignments 5.1 Hrs.	31 Assignments 11.1 Hrs.

Adjudication / Red Light Hearing	2 Assignments 4.5 Hrs.	1 Assignment 1.5 Hrs.	3 Assignments 6 Hrs.
Child Safety Seat Inspection/Install	3 Assignments 1 Hr.	0 Assignments	3 Assignments 1 Hr.
Other Calls for Service	33 Assignments 13 Hrs.	15 Assignments 8.5 Hrs.	48 Assignments 21.5 Hrs.

School Resource/Crime Prevention Officer Activity Summary for August 2022

Written Reports	10
Foot Patrols / Premise Checks	57
I-Search and Too Good For Drugs Activities	1 meeting 2 hours prep work
Calls for Service	11
Other Assignments	27 Assignments 28 Hrs.
Special Assignments	35 Assignments 86 hours (see below)

School and Community-Support Activity Highlights for August 2022

Ofc. Ransom completed the following:

- Police Law institute training on 08/01/2022.
- Firearm Order of Protection Training on 08/01/2022.
- Put out Goedert School's access keys and map of access points to patrol on 08/08/2022.
- Home visit with Adult Protective Services (22-00835) on 08/03/2022, report completed.
- Conducted home security survey for resident on 08/03/2022.
- Worked on two ICAC cases throughout the month.
- Completed ICAC monthly report on 08/03/2022.
- Assigned to bike patrol and supported Patrol as Evidence Technician on 08/04/2022.
- Participated in 100 Club event at Brookfield Zoo on 08/06/2022.
- Phone meeting with Goedert School principal on 08/08/2022.
- Assigned to bike patrol on 08/10/2022.
- Attended webinar: 'Leads Management in Child Abduction' on 08/10/2022.
- Resolved school parking issue for Roosevelt Middles School on 08/11/2022.
- "Operation Chill" patrol on 08/11/2022.
- Assigned to bike patrol on 08/12/2022.
- Planned, promoted and hosted Community Safety Meeting on 08/17/2022.
- Gave presentation to Concordia Public Safety on tourniquets and Immediate Trauma Care on 08/23/2022.
- Completed to senior services referrals on 08/23/2022, supplemental reports completed.

- Assisted WEDGE task force on 08/24/2022 and 08/26/2022.
- Opioid Task Force meeting on 08/25/2022.
- Assisted Detectives with burglary case on 08/25/2022 and 08/31/2022.
- Prepared for Too Good For Drugs classes on 08/25/2022.
- Community outreach for 1st Responders day at Brookfield Zoo on 08/28/2022.
- Assisted detectives looking for wanted vehicle on 08/29/2022.
- Advice call from resident on 08/29/2022.
- Meeting with Lincoln school volunteer for bike safety program on 08/29/2022.
- Completed senior services referral with supplemental report on 08/29/2022.
- Reassigned to patrol on 08/30/2022.
- Attended ICAC quarterly meeting on 08/31/2022.
- Attended Overdose Awareness Day on 08/31/2022.

UPCOMING School and Community Support Activities for September 2022

Ofc. Ransom will:

- Assist Detectives with open cases.
- Continued investigation of open ICAC cases.
- Attend Youth Network Council meeting on 09/08/2022.
- Reassigned to patrol on 09/07/2022.
- M Team meeting on 09/15/2022.
- Opioid Task Force meeting on 09/14/2022.
- CCRT Meeting on 09/14/2022.
- Plan and Schedule Too Good For Drugs program for 5th grade classes.
- I-Search meeting TBD.
- Schedule lockdown drills at all schools.

Sgt. Grill will:

- Assist with Adjudication hearings and manage caseload.
- Work on possible grant application opportunities.
- Plan special events and complete permit reviews and approvals.
- 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 and CSO Goetz.

CSO Bus and CSO Goetz will:

- Monitor parking issues near the various schools.
- Assist with Child Safety Seat Installations
- Enforce any/all new regulated parking zones.
- Monitor crossing guard performance and presence.
- 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
None	N/A	N/A

Budget and Fiscal Monitoring

August 1 – August 30, 2022

August is the fourth month of Fiscal Year 2023. Due to COVID-19 executive orders and restrictions, some revenues continued to weaken at the beginning of FY 2023. Administrative Tow revenue exceeded monthly projections compared to FY2022. Overtime costs were above projected monthly averages due to staffing and training priorities. Parking Citation Revenues and Local Ordinance Revenues are below monthly expectations for FY2023.

Revenue/Expenditure Summary

Category	Total # Paid FY23 8/22	Total # Paid FY23 Y-T-D	Expenditure/ Revenue FY23 8/22	FY23 Y-T-D Expenditure/Revenue
Parking/Compliance Citations	280	945	\$9,742	\$42,632
Admin. Tows	23	71	\$11,500	\$35,500
Local Ordinance	4	27	\$200	\$396.46
Overtime	297. hrs.	1539 hrs.	\$17,784	\$91,021

Traffic Enforcement

The Midnight Shift focused enforcement efforts on Harlem Avenue in the 800-1000 blocks for speeding and reckless driving. The Dayshift was assigned traffic enforcement missions on Lake Street, Madison Street, Division Street and Washington Boulevard. The Afternoon Shift conducted enforcement missions on Chicago Avenue, Division Street, Lake Street, Lemoyne Avenue, Madison Street, North Avenue, Thatcher Avenue, and Washington Boulevard. The Dayshift and Afternoon shifts also conducted these enforcement missions during school arrivals and dismissals to ensure the safety of children and pedestrians.

The Midnight Shift made fifty-one (51) stops, issued thirty-four (34) citations, and made three (3) traffic arrests. Three (3) vehicles were administratively towed.

The Dayshift made ninety-three (93) stops with eighty-two (82) citations and forty-three (43) warnings issued. The shift recorded sixteen (16) traffic-related arrests during enforcement missions this month. Sixteen (16) vehicles were administratively towed.

The Afternoon shift made sixty-five (65) stops with fifty-five (55) citations and twenty-one (21) warnings issued during Traffic Enforcement Missions. The shift recorded nine (10) traffic-related arrests and two (2) administrative tows.

Significant Incidents and Notable Arrests:

22-00827 Retail Theft/ Criminal Trespass to Vehicle

On August 2, 2022 at 7:17AM, River Forest units were dispatched to Puffs Discount, 7756 W. Madison Street, for a retail theft that had just occurred. The offender, a 32 year old male from Chicago, ran westbound on Madison from the store after stealing drinks. The offender was located by responding officers and continued running through the yards of residences before being detained. The offender resembled the unidentified subject who stole a running vehicle from the Puffs parking lot the morning of July 31, 2022 at 10:20 AM. The offender was taken into custody for retail theft and further investigation regarding the motor vehicle theft. The offender was later charged with retail theft and criminal trespass to vehicle under the incident from July 31st. The offender was released on bond.

22-00833 No Valid Driver's License

On August 3, 2022 around 12:27AM, a River Forest officer conducting traffic enforcement near Harlem Avenue and Augusta observed a vehicle driving on Harlem Avenue with an equipment violation. The vehicle was stopped and the driver, a 26 year old female from Chicago, was found to be driving despite never having been issued a license. The driver was arrested for Driving with No Valid License and later released on bond. The vehicle was towed with an administrative hold.

22-00839 Retail Theft

On August 4, 2022 at 11:38AM, River Forest units were dispatched to Lens Crafters, 7345 W. Lake Street, for a battery that had just occurred. Responding units were waved down by an employee who was pointing out the offender, a 38 year old male from Chicago, that was walking away from the area. Assisting Forest Park Officers located the offender, who began to run from officers before he was eventually taken into custody. Further investigation revealed a battery did not occur. The offender was in possession of glasses from Lens Crafters and fragrances from Ulta. The offender lied about his identity and began making suicidal statements. The offender was transported to the hospital for mental health evaluation and received local ordinance citations before being released from custody.

22-00850 Retail Theft

On August 5, 2022 at 9:39PM, a River Forest officer observed a suspicious subject, a 34 year old male from Chicago, near the Jewel, 7525 W. Lake Street. The male was identified and it was discovered that the male had taken merchandise from Jewel and exited without paying for the merchandise. The merchandise had an estimated value of \$175. The offender was taken into custody and charged with misdemeanor retail theft. The offender was also banned from the store and was processed and released on bond with a court date at the Maywood Courthouse.

22-00861 Criminal Damage/Violation of Order Protection

On Aug 7, 2022 at 5:13PM, River Forest officers were dispatched to the River Forest Town Center for a call in reference to a violation of an order of protection. Officers spoke to the 32 year old female from Maywood who related she was conducting a child custody exchange with her ex-husband, a 29 year old male from Chicago when the male subject caused a disturbance and damaged the inside of her vehicle. River Forest Officers located the male subject and it was determined that the female subject has an order of protection against the male subject. The male offender was subsequently arrested for violation of an order of protection and criminal damage to property. The offender was given a court date and later transported to the Maywood Courthouse for bond hearing.

22-00876 No Valid Driver's License

On August 12, 2022 around 1:38AM, a River Forest officer on patrol near North Avenue and Lathrop Avenue observed a vehicle fail to stop at the red light. The vehicle was stopped and the driver, an 18 year old male from Chicago, was found to be driving despite never having been issued a license. The driver was arrested for Driving with No Valid License and later released on bond. The vehicle was towed with an administrative hold.

22-00879 Retail Theft

On August 20, 2022 at 3:01PM, River Forest officers were dispatched to DSW, 7321 W. Lake Street, for suspicious subjects inside the store who had previously committed a retail theft on August 12th, 2022 at 5:57 PM. Store managers had recognized the two subjects, a 27 year old female and a 26 year old female, both from Chicago, as being the same subjects who committed a retail theft on August 12, 2022 when they stole \$284 worth of merchandise. Upon arrival, officers located and identified both female subjects and they were subsequently taken into custody for retail theft investigation. The 27 year old was subsequently charged with misdemeanor

Retail Theft and released on bond with a court date at Maybrook courthouse. The 26 year old was released without charge.

22-00885 No Valid Driver's License

On August 14, 2022 around 1:13AM, a River Forest officer on patrol near Lake Street and Ashland observed a vehicle driving on Lake Street with an equipment violation. The vehicle was stopped and the driver, a 32 year old female from Chicago, was found to be driving despite never having been issued a license. The driver was arrested for Driving with No Valid License and later released on bond. The vehicle was towed with an administrative hold.

22-00892 Aggravated Assault

On August 15, 2022 at 2:53PM, River Forest units were dispatched to the 8200 block of Lake St, River Forest, for a neighbor dispute. The caller stated that his neighbor was threatening him with a large stick. Upon arrival the offender was identified as a 30 year old from River Forest and was subsequently taken into custody for aggravated assault after he threatened violence to the caller while holding a large stick. The offender was charged with misdemeanor Aggravated Assault. The offender was unable to post bond and was transported the following day to Maywood courthouse for bond hearing.

22-00895 Ordinance Violation

On August 16, 2022 around 1:30AM, a River Forest police officer conducting patrol in an area where there have been complaints of young adults damaging property and disturbing the peace, observed an 18 year old male from Oak Park trespassing on St. Vincent's school property. The male attempted to flee upon seeing the officer. The male was detained and found to be in possession of alcohol. The offender was issued local ordinance citations for trespassing and underage possession of alcohol and released.

22-00903 Driving While License Suspended

On August 16, 2022 around 11:32PM, a River Forest officer conducting traffic enforcement near Harlem Avenue and Augusta observed a vehicle traveling 55mph on Harlem Avenue where the speed limit is 30mph. The vehicle was stopped and the driver, a 56 year old female from Maywood, was found to be driving with a suspended driver's license, suspended 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.

22-00904 Warrant/Unlawful Use of a Weapon/ Cannabis Violation

On August 17, 2022 around 1:42AM, a River Forest officer on general patrol near North Avenue and Harlem Avenue observed a vehicle making an illegal turn out of the Shell gas station onto North Avenue. The officer also recognized the vehicle from a Chicago Police Department bulletin which stated it had been involved in an aggravated battery with a firearm. The vehicle was stopped and the driver, a 22 year old male from Chicago, was found to be wanted by Kane County for a separate traffic charge and was found to be illegally in possession of a loaded handgun. The driver was arrested, processed and later released on bond. The vehicle's passenger, a 22 year old male from Chicago, was found to be illegally in possession of cannabis, was arrested, processed, and later released on bond. The vehicle was turned over to the Chicago Police Department to continue their aggravated battery investigation.

22-00933 Aggravated Driving Under the Influence

On August 25, 2022 around 1:35AM, a River Forest officer on general patrol near Greenfield and Harlem Avenue, observed a vehicle traveling 48mph on Harlem Avenue where the speed limit is 30. The vehicle was stopped and the driver, a 32 year old female from Chicago, exhibited numerous signs of alcohol impairment, failed Standardized Field Sobriety Tests and was arrested for DUI. The driver was also found to be driving despite never having been issued driver's license, and could not provide proof of insurance for the vehicle. The driver was arrested, charged with Aggravated DUI, processed and later transported to a bond hearing at the Maybrook Courthouse.

22-00944 Retail Theft/ Warrant Arrest

On August 27, 2022 at 12:33PM, River Forest units were dispatched to a retail theft that just occurred at Jewel, 7525 W. Lake Street. The offender, a 37 year old male from Westmont, stole alcohol. The offender was located and threw a bottle of alcohol on the ground when approached. The offender was taken into custody and it was later learned the offender had four active warrants out of DuPage County. The offender was charged with retail theft and his four warrants. The offender was transported to bond hearing the following morning.

The following chart summarizes and compares the measured activity for all three patrol watches during the month of August 2022:

	Midnights 2230-0630	Day Watch 0630-1430	Third Watch 1430-2230
Criminal Arrests	3	6	5
Warrant Arrests	0	2	3
D.U.I Arrests	1	0	0
Misdemeanor Traffic Arrests	8	16	17
Hazardous Moving Violations	60	94	83
Compliance Citations	27	32	35
Parking Citations	290	49	4
Traffic Stop Data Sheets	119	158	160
Quasi-Criminal Arrests/ L.O	2	0	1
Field Interviews	1	10	12
Premise Checks/Foot Patrols	554	307	372
Written Reports	21	70	102
Administrative Tows	7	18	11
Booted vehicles	0	0	0
Sick Time used (in days)	7	2	3

Detective Division

Detective Sergeant Labriola worked twenty-one (21) days performing detective duties.

Detective Sergeant Labriola was assigned as a supervisor for two days with WEDGE.

Detective Sergeant Labriola trained with WESTAF for one day.

Detective Sergeant Labriola attended court for a preliminary hearing for a previous felony arrest.

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

During the month of August, the Detective Unit completed numerous online mandated continuous educational courses.

Detective Sergeant Labriola completed a background check for a massage license applicant.

Detective Sergeant Labriola completed an inventory audit of evidence supplies, and obtained new supplies.

During the month of August, the Detective Unit opened up/reviewed nine (9) cases for potential follow-up. Of those cases, one (1) is Exceptionally Cleared, six (6) are Active, and two (2) were cleared by Arrest. 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 August.

Year to Date Arrest Statistics

Quantity Arrested	# Felony Charges	# Misdemeanor Charges	# Warrants
19	8	11	4

August 2022 Case Assignment Summary

Part I	# Cases	Cleared by Arrest	Adm Closed	Screen Out	Susp	Except	Pend	Refer	Unfound
Motor Vehicle Theft	1	1							
Aggravated Assault	1						1		
Burglary from Motor Vehicle	1					1			
Part I Total	3	1	0	0	0	1	1	0	0
Part II	# Cases	Cleared by Arrest	Adm Closed	Screen Out	Susp	Except Clear	Pend	Refer	Unfound
Retail Theft	2	1					1		
Obstructing Identification	1						1		
Fleeing and Eluding	3						3		
Part II Total	6	1	0	0	0	0	5	0	0
TOTALS	9	2	0	0	0	1	6	0	0

August 2022 Juvenile Arrests

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

New Investigations

22-00536 Obstructing Identification

On May 22, 2022 at 4:47PM a River Forest Officer stopped a vehicle in the 8000 block of Washington for an Illinois Vehicle Code violation. The driver could not provide a valid form of identification, and provided multiple names and dates of birth. It was determined that the driver had an active Illinois Department of Corrections parole violation warrant. The driver fled the traffic stop in the vehicle after he was identified. The driver, a 33-year-old male from Chicago is now currently in custody in the Illinois Department of Corrections, and investigators obtained a warrant for his arrest upon his release.

22-00821 Burglary from Motor Vehicle

On August 1, 2022 at 10:45AM a landscaping company was working in the 1400 block of Jackson when a witness observed a subject remove a saw from the rear of the landscaping truck and flee the scene. Investigators located the offending vehicle, towed it with an administrative hold, and spoke to the owner who related that she did not know who was the offender. This case was exceptionally cleared.

22-00819 Motor Vehicle Theft

On July 31, 2022 at 10:20AM a person reported that his vehicle that he left unlocked and running was stolen from the parking lot of Puff's located at 7756 Madison. The incident was captured on the store's exterior video surveillance. The vehicle was recovered in Chicago on August 01, 2022, and it was found unoccupied. On August 2, 2022 a 32-year-old male from Chicago committed a retail theft at 7756 Madison, and was taken into custody. The male subject appeared to be the same subject who stole the motor vehicle from this case. Post-Miranda the male subject admitted to stealing the vehicle. This case was cleared by an arrest.

22-00847 Fleeing & Eluding

On August 5, 2022 at 4:25PM a River Forest officer stopped a vehicle in the 8000 block of North Ave. for an Illinois Vehicle Code violation. The driver, a 27-year-old male from Chicago provided his Illinois identification card to the officer, and it was determined that the driver did not have a valid driver's license. When the officer asked the male subject to exit the vehicle to take him into custody, he fled the traffic stop in the vehicle. Investigators located the vehicle, and towed it with an administrative hold. The male was advised by investigators to turn himself in to the River Forest Police Department to be issued his citations. This case is still active.

22-00879 Retail Theft

On August 12, 2022 at 5:57PM two female subjects entered DSW, 7321 W. Lake Street, and removed multiple pairs of shoes without paying for them. The store employees obtained a license plate of the offending vehicle which was captured on the village's street cameras. On August 20, 2022 at 3:01PM the female subjects returned to the store with the same offending vehicle. The subjects, a 27 year old female from Chicago and a 26 year old female from Chicago, were both placed into custody for retail theft. The vehicle was towed with and administrative hold. This case is cleared by arrest.

22-00883 Fleeing & Eluding

On August 13, 2022 at 8:06PM a River Forest Officer stopped a vehicle in the 7600 block of Lake Street for an Illinois Vehicle Code Violation. As the officer approached the vehicle, it fled from the traffic stop. Investigators will attempt to locate the vehicle and administratively tow it.

22-00875 Retail Theft

On August 11, 2022 at 8:47PM a River Forest Officer responded to Whole Foods, 7245 W. Lake Street, in reference to a retail theft where the male offender took over \$2,000 worth of supplements from the store without paying. The subject was last seen southbound on Harlem Avenue. Investigators contacted CTA security where quality images of the offender were obtained from the Green Line. A River Forest Officer recognized the male subject as a 28 year old male from Bellwood who has multiple local contacts and arrests for retail theft. Investigators have been working with other local jurisdictions to locate the male.

22-00896 Fleeing & Eluding

On August 16, 2022 at 9:00AM a River Forest Officer attempted to stop a vehicle for committing multiple Illinois Vehicle Code Violations in the 7700 block of Washington. The vehicle fled from the officer, and began driving the eastbound in the westbound lanes when the officer disengaged from attempting to stop the vehicle. Investigators will attempt to locate the vehicle and administratively tow it.

22-00907 Aggravated Assault

On August 17, 2022 at 4:17PM a River Forest resident in the 8200 block of Lake St. related that he was riding his longboard in the street when a car approached him and a driver told him to get out of the street. The resident told the driver to pull over and the driver told the resident he would shoot him while pointing a handgun in his direction. The driver has been positively identified and investigators will look to place him into custody. The alleged offender has been contacted and this case is still pending further investigation.

Old Cases**22-00458 Burglary**

On August 17, 2022 the 31-year-old male offender from Chicago was taken into custody by Investigators and members of the west suburban enhanced drug and gang enforcement task force (WEDGE). The male was on electronic monitoring for a burglary arrest, and was charged with burglary by the River Forest and Forest Park Police Departments.

21-00483 Burglary

On August 31, 2022 the 56-year-old male from Chicago was charged with Burglary by investigators while he was in custody at the Cook County Department of Corrections on an unrelated Murder charge. This case was cleared by an arrest.

Training

During the month of August 2022, twenty-six (26) officers/civilian employees attended different training classes for a total of one hundred and sixty-six (166) hours of training. The Department members, courses, and total

number of hours included in the courses are detailed below.

Officer	Course	Start	End	Hours
Bradley	Firearms Restraining Order Act Awareness	7/14/2022	8/1/2022	1
Casarez	Firearms Restraining Order Act Awareness	7/14/2022	8/1/2022	1
Casarez	Financial Fitness-Budgeting and Debt	8/11/2022	8/31/2022	1
Casarez	Financial Fitness-Literacy	8/11/2022	8/31/2022	1
Casey	Firearms Restraining Order Act Awareness	7/14/2022	8/1/2022	1
Cassidy	Firearms Restraining Order Act Awareness	7/14/2022	8/1/2022	1
Catalano	Firearms Restraining Order Act Awareness	7/14/2022	8/1/2022	1
Catalano	PLI July 2022 Monthly Legal Update	7/1/2022	8/31/2022	1
Cortes	Tactical Police Driver Training	8/15/2022	8/17/2022	25.5
Cortes	Firearms Restraining Order Act Awareness	7/14/2022	8/1/2022	1
Cortes	PLI July 2022 Monthly Legal Update	7/1/2022	8/31/2022	1
Czernik	Less than Full Access LEADS training	8/10/2022	8/10/2022	1
Czernik	Firearms Restraining Order Act Awareness	7/14/2022	8/1/2022	1
Czernik	Bicycle Crowd Control Teams	8/10/2022	8/10/2022	1
Dosen	Firearms Restraining Order Act Awareness	7/14/2022	8/1/2022	1
Drake	Firearms Restraining Order Act Awareness	7/14/2022	8/1/2022	1
Drake	Criminal Related Interviewing	8/18/2022	8/18/2022	8
Drake	Footwear Impression Evidence Workshop	8/30/2022	8/30/2022	8
Drake	PLI August 2022 Monthly Legal Update	8/1/2022	9/30/2022	1
Drake	PLI July 2022 Monthly Legal Update	7/1/2022	8/31/2022	1
Drake	Financial Fitness-Budgeting and Debt	8/11/2022	8/31/2022	1
Drake	Financial Fitness-Literacy	8/11/2022	8/31/2022	1
Fries	Firearms Restraining Order Act Awareness	7/14/2022	8/1/2022	1
Fries	PLI August 2022 Monthly Legal Update	8/1/2022	9/30/2022	1
Fries	PLI July 2022 Monthly Legal Update	7/1/2022	8/31/2022	1
Fries	Financial Fitness-Budgeting and Debt	8/11/2022	8/31/2022	1
Fries	Financial Fitness-Literacy	8/11/2022	8/31/2022	1
Gonzalez	Firearms Restraining Order Act Awareness	7/14/2022	8/1/2022	1
Greenwood	Firearms Restraining Order Act Awareness	7/14/2022	8/1/2022	1
Greenwood	PLI August 2022 Monthly Legal Update	8/1/2022	9/30/2022	1
Greenwood	PLI July 2022 Monthly Legal Update	7/1/2022	8/31/2022	1
Grill	Firearms Restraining Order Act Awareness	7/14/2022	8/1/2022	1
Grill	PLI July 2022 Monthly Legal Update	7/1/2022	8/31/2022	1
Heneghan	Tactical Police Driver Training	8/15/2022	8/17/2022	25.5
Heneghan	Firearms Restraining Order Act Awareness	7/14/2022	8/1/2022	1
Heneghan	PLI August 2022 Monthly Legal Update	8/1/2022	9/30/2022	1
Heneghan	PLI July 2022 Monthly Legal Update	7/1/2022	8/31/2022	1
Humphreys	Firearms Restraining Order Act Awareness	7/14/2022	8/1/2022	1

Humphreys	PLI July 2022 Monthly Legal Update	7/1/2022	8/31/2022	1
Humphreys	Financial Fitness-Budgeting and Debt	8/11/2022	8/31/2022	1
Humphreys	Financial Fitness-Literacy	8/11/2022	8/31/2022	1
Labriola	Breath Operator Recertification	7/13/2022	8/1/2022	1
Labriola	Firearms Restraining Order Act Awareness	7/14/2022	8/1/2022	1
Labriola	PLI August 2022 Monthly Legal Update	8/1/2022	9/30/2022	1
Labriola	PLI July 2022 Monthly Legal Update	7/1/2022	8/31/2022	1
Labriola	Financial Fitness-Literacy	8/11/2022	8/31/2022	1
Labriola	Financial Fitness-Budgeting and Debt	8/11/2022	8/31/2022	1
Landini	Firearms Restraining Order Act Awareness	7/14/2022	8/1/2022	1
Landini	PLI August 2022 Monthly Legal Update	8/1/2022	9/30/2022	1
Landini	PLI July 2022 Monthly Legal Update	7/1/2022	8/31/2022	1
Landini	Financial Fitness-Literacy	8/11/2022	8/31/2022	1
Landini	Financial Fitness-Budgeting and Debt	8/11/2022	8/31/2022	1
Lenz	Firearms Restraining Order Act Awareness	7/14/2022	8/1/2022	1
Lenz	PLI July 2022 Monthly Legal Update	7/1/2022	8/31/2022	1
Lenz	PLI August 2022 Monthly Legal Update	8/1/2022	9/30/2022	1
Murillo	Firearms Restraining Order Act Awareness	7/14/2022	8/1/2022	1
Niemann	Firearms Restraining Order Act Awareness	7/14/2022	8/1/2022	1
Niemann	PLI July 2022 Monthly Legal Update	7/1/2022	8/31/2022	1
Niemann	Financial Fitness-Budgeting and Debt	8/11/2022	8/31/2022	1
Niemann	Financial Fitness-Literacy	8/11/2022	8/31/2022	1
Ransom	Firearms Restraining Order Act Awareness	7/14/2022	8/1/2022	1
Ransom	PLI July 2022 Monthly Legal Update	7/1/2022	8/31/2022	1
Ransom	PLI August 2022 Monthly Legal Update	8/1/2022	9/30/2022	1
Schrader	Firearms Restraining Order Act Awareness	7/14/2022	8/1/2022	1
Schrader	PLI July 2022 Monthly Legal Update	7/1/2022	8/31/2022	1
Schrader	PLI August 2022 Monthly Legal Update	8/1/2022	9/30/2022	1
Schrader	Financial Fitness-Budgeting and Debt	8/11/2022	8/31/2022	1
Schrader	Financial Fitness-Literacy	8/11/2022	8/31/2022	1
Sousanes	Firearms Restraining Order Act Awareness	7/14/2022	8/1/2022	1
Sousanes	DUI Training	8/2/2022	8/2/2022	8
Sousanes	PLI July 2022 Monthly Legal Update	7/1/2022	8/31/2022	1
Sousanes	PLI August 2022 Monthly Legal Update	8/1/2022	9/30/2022	1
Sousanes	Financial Fitness-Literacy	8/11/2022	8/31/2022	1
Sousanes	Financial Fitness-Budgeting and Debt	8/11/2022	8/31/2022	1
Swierczynski	Firearms Restraining Order Act Awareness	7/14/2022	8/1/2022	1
Swierczynski	PLI July 2022 Monthly Legal Update	7/1/2022	8/31/2022	1
Swierczynski	Financial Fitness-Literacy	8/11/2022	8/31/2022	1
Swierczynski	Financial Fitness-Budgeting and Debt	8/11/2022	8/31/2022	1
Tagle	Firearms Restraining Order Act Awareness	7/14/2022	8/1/2022	1

Tagle	PLI July 2022 Monthly Legal Update	7/1/2022	8/31/2022	1
Tagle	PLI August 2022 Monthly Legal Update	8/1/2022	9/30/2022	1
Tagle	Financial Fitness-Budgeting and Debt	8/11/2022	8/31/2022	1
Tagle	Financial Fitness-Literacy	8/11/2022	8/31/2022	1
Zermeno	Firearms Restraining Order Act Awareness	7/14/2022	8/1/2022	1
Zermeno	PLI July 2022 Monthly Legal Update	7/1/2022	8/31/2022	1
Zermeno	Financial Fitness-Budgeting and Debt	8/11/2022	8/31/2022	1
Zermeno	Financial Fitness-Literacy	8/11/2022	8/31/2022	1
Total Hours				166



MEMORANDUM

Date: September 1, 2022

To: Brian Murphy, Village Administrator

From: Rosey McAdams, Director of Finance

Subject: Expenditures – August 2022

Attached for your review and approval is a list of payments made to vendors by account number for the period from August 1-31, 2022. The total payments made for the period, including payrolls, are as follows:

VILLAGE OF RIVER FOREST EXPENDITURES MONTH ENDED AUGUST 31, 2022

FUND	FUND #	VENDORS	PAYROLLS	TOTAL
General Fund	01	\$ 564,643.44	\$ 447,685.34	\$ 1,012,328.78
Water & Sewer Fund	02	305,091.15	44,238.74	349,329.89
Motor Fuel Tax	03	-	-	-
Debt Service	05	-	-	-
Capital Equip Replacement	13	-	-	-
Capital Improvement Fund	14	273,084.12	-	273,084.12
TIF-Madison	31	12,266.74	-	12,266.74
TIF-North	32	-	-	-
Infrastructure Imp Fund	35	-	-	-
Total Village Expenditures		\$ 1,155,085.45	\$ 491,924.08	\$ 1,647,009.53

Requested Board Actions:

1. Motion to Approve the August 2022 Accounts Payable and Payroll transactions totaling \$1,647,009.53.

Accounts Payable

Transactions by Account

User: rmcadams
Printed: 09/01/2022 - 9:53AM
Batch: 00000.00.0000



Account Number	Vendor	Description	GL Date	Check No	Amount	PO No
01-00-00-17-0025	LRS Holdings LLC	UNIVERSAL SOLID WASTE TAGS	08/31/2022	0	3,200.00	
		Vendor Subtotal:			3,200.00	
01-00-00-17-0030	River Forest Township	CAB COUPON BOOKLETS (15 @ \$	08/15/2022	54433	90.00	
		Vendor Subtotal:			90.00	
01-00-00-21-0010	IRMA	UNDERGROUND STORAGE TANK	08/31/2022	54474	3,120.04	
		Vendor Subtotal:			3,120.04	
01-00-00-21-0015	State Treasurer	PR Batch 00012.08.2022 State Income	08/15/2022	100104	12,330.19	
01-00-00-21-0015	State Treasurer	PR Batch 00031.08.2022 State Income	08/31/2022	100111	12,213.71	
		Vendor Subtotal:			24,543.90	
01-00-00-21-0015	United States Treasury	PR Batch 00012.08.2022 FICA Emplo	08/15/2022	100105	4,973.84	
01-00-00-21-0015	United States Treasury	PR Batch 00012.08.2022 Federal Inco	08/15/2022	100105	32,790.16	
01-00-00-21-0015	United States Treasury	PR Batch 00012.08.2022 FICA Emplo	08/15/2022	100105	4,973.84	
01-00-00-21-0015	United States Treasury	PR Batch 00012.08.2022 Medicare En	08/15/2022	100105	4,208.37	
01-00-00-21-0015	United States Treasury	PR Batch 00012.08.2022 Medicare En	08/15/2022	100105	4,208.37	
01-00-00-21-0015	United States Treasury	PR Batch 00031.08.2022 Medicare En	08/31/2022	100112	4,183.97	
01-00-00-21-0015	United States Treasury	PR Batch 00031.08.2022 FICA Emplo	08/31/2022	100112	4,866.62	
01-00-00-21-0015	United States Treasury	PR Batch 00031.08.2022 Medicare En	08/31/2022	100112	4,183.97	
01-00-00-21-0015	United States Treasury	PR Batch 00031.08.2022 Federal Inco	08/31/2022	100112	32,090.93	
01-00-00-21-0015	United States Treasury	PR Batch 00031.08.2022 FICA Emplo	08/31/2022	100112	4,866.62	
		Vendor Subtotal:			101,346.69	

Account Number	Vendor	Description	GL Date	Check No	Amount	PO No
01-00-00-21-0030	Illinois Municipal Retirement Fund	PR Batch 00012.08.2022 IMRF Emplc	08/15/2022	100109	2,116.09	
01-00-00-21-0030	Illinois Municipal Retirement Fund	PR Batch 00012.08.2022 IMRF Emplc	08/15/2022	100109	1,165.98	
01-00-00-21-0030	Illinois Municipal Retirement Fund	PR Batch 00012.08.2022 IMRF-Volun	08/15/2022	100109	166.14	
01-00-00-21-0030	Illinois Municipal Retirement Fund	PR Batch 00012.08.2022 IMRF-Volun	08/15/2022	100109	995.71	
01-00-00-21-0030	Illinois Municipal Retirement Fund	PR Batch 00012.08.2022 IMRF Emplc	08/15/2022	100109	4,279.67	
01-00-00-21-0030	Illinois Municipal Retirement Fund	PR Batch 00012.08.2022 IMRF Emplc	08/15/2022	100109	2,100.91	
01-00-00-21-0030	Illinois Municipal Retirement Fund	PR Batch 00031.08.2022 IMRF-Volun	08/31/2022	100109	166.14	
01-00-00-21-0030	Illinois Municipal Retirement Fund	PR Batch 00031.08.2022 IMRF-Volun	08/31/2022	100109	995.71	
01-00-00-21-0030	Illinois Municipal Retirement Fund	PR Batch 00031.08.2022 IMRF Emplc	08/31/2022	100109	1,123.83	
01-00-00-21-0030	Illinois Municipal Retirement Fund	PR Batch 00031.08.2022 IMRF Emplc	08/31/2022	100109	2,040.33	
01-00-00-21-0030	Illinois Municipal Retirement Fund	PR Batch 00031.08.2022 IMRF Emplc	08/31/2022	100109	2,066.22	
01-00-00-21-0030	Illinois Municipal Retirement Fund	PR Batch 00031.08.2022 IMRF Emplc	08/31/2022	100109	4,205.04	
Vendor Subtotal:					21,421.77	
01-00-00-21-0040	ICMA Retirement Corporation - 302	PR Batch 00012.08.2022 ICMA	08/15/2022	100102	2,422.69	
01-00-00-21-0040	ICMA Retirement Corporation - 302	PR Batch 00012.08.2022 ICMA	08/15/2022	100102	2,876.45	
01-00-00-21-0040	ICMA Retirement Corporation - 302	PR Batch 00031.08.2022 ICMA	08/31/2022	100108	3,053.93	
01-00-00-21-0040	ICMA Retirement Corporation - 302	PR Batch 00031.08.2022 ICMA	08/31/2022	100108	2,286.47	
Vendor Subtotal:					10,639.54	
01-00-00-21-0041	AXA Equitable Retirement	PR Batch 00012.08.2022 AXA Roth %	08/15/2022	100100	1,680.61	
01-00-00-21-0041	AXA Equitable Retirement	PR Batch 00012.08.2022 AXA Loan R	08/15/2022	100100	48.88	
01-00-00-21-0041	AXA Equitable Retirement	PR Batch 00012.08.2022 AXA %	08/15/2022	100100	1,228.23	
01-00-00-21-0041	AXA Equitable Retirement	PR Batch 00012.08.2022 AXA Roth	08/15/2022	100100	350.00	
01-00-00-21-0041	AXA Equitable Retirement	PR Batch 00012.08.2022 AXA Flat	08/15/2022	100100	1,284.00	
01-00-00-21-0041	AXA Equitable Retirement	PR Batch 00031.08.2022 AXA Flat	08/31/2022	100106	1,284.01	
01-00-00-21-0041	AXA Equitable Retirement	PR Batch 00031.08.2022 AXA Loan R	08/31/2022	100106	48.88	
01-00-00-21-0041	AXA Equitable Retirement	PR Batch 00031.08.2022 AXA Roth %	08/31/2022	100106	1,770.86	
01-00-00-21-0041	AXA Equitable Retirement	PR Batch 00031.08.2022 AXA Roth	08/31/2022	100106	350.00	
01-00-00-21-0041	AXA Equitable Retirement	PR Batch 00031.08.2022 AXA %	08/31/2022	100106	1,329.39	
Vendor Subtotal:					9,374.86	
01-00-00-21-0043	Further	PR Batch 00013.08.2022 VEBA - W/C	08/11/2022	1409	96.33	
01-00-00-21-0043	Further	PR Batch 00012.08.2022 VEBA Contr	08/15/2022	100101	3,720.39	
01-00-00-21-0043	Further	PR Batch 00031.08.2022 VEBA Contr	08/31/2022	100107	3,756.79	
Vendor Subtotal:					7,573.51	

Account Number	Vendor	Description	GL Date	Check No	Amount	PO No
01-00-00-21-0050	Illinois Fraternal Order of Police Lat	PR Batch 00031.08.2022 Police Union	08/31/2022	6461	1,344.00	
	Vendor Subtotal:				1,344.00	
01-00-00-21-0050	Intergovernmental Personnel Benefit	HEALTH/LIFE/DENTAL BREAKDO	08/01/2022	321	1,274.84	
01-00-00-21-0050	Intergovernmental Personnel Benefit	HEALTH/LIFE/DENTAL BREAKDO	08/01/2022	321	4,224.62	
01-00-00-21-0050	Intergovernmental Personnel Benefit	HEALTH/LIFE/DENTAL BREAKDO	08/01/2022	321	40.14	
	Vendor Subtotal:				5,539.60	
01-00-00-21-0050	International Union of Operating Eng	PR Batch 00012.08.2022 Public Work:	08/15/2022	6462	313.50	
01-00-00-21-0050	International Union of Operating Eng	PR Batch 00031.08.2022 Public Work:	08/31/2022	6462	319.75	
	Vendor Subtotal:				633.25	
01-00-00-21-0050	International Union of Operating Eng	PR Batch 00012.08.2022 Public Work:	08/15/2022	6463	69.10	
01-00-00-21-0050	International Union of Operating Eng	PR Batch 00031.08.2022 Public Work:	08/31/2022	6463	66.30	
	Vendor Subtotal:				135.40	
01-00-00-21-0050	NCPERS Group Life Ins.	PR Batch 00012.08.2022 Supplementa	08/15/2022	6464	45.42	
01-00-00-21-0050	NCPERS Group Life Ins.	PR Batch 00031.08.2022 Supplementa	08/31/2022	6464	44.79	
	Vendor Subtotal:				90.21	
01-00-00-21-0050	State Disbursement Unit	PR Batch 00012.08.2022 Doran-17031	08/15/2022	100103	434.50	
01-00-00-21-0050	State Disbursement Unit	PR Batch 00031.08.2022 Doran-17031	08/31/2022	100110	434.50	
	Vendor Subtotal:				869.00	
01-00-00-23-0060	River Forest Public Library	LIBRARY PPRT	08/15/2022	54432	823.76	
	Vendor Subtotal:				823.76	
01-00-00-25-0021	Paula Maria Spears	REFUND DEPOSITS FOR (2) PODS	08/31/2022	54495	700.00	
	Vendor Subtotal:				700.00	
01-00-00-25-0021	Sue Wodrich	REFUND DUMPSTER DEPOSIT - 6	08/31/2022	54504	350.00	

Account Number	Vendor	Description	GL Date	Check No	Amount	PO No
		Vendor Subtotal:			350.00	
01-00-00-43-3550	Paramedic Billing Services Inc	PBS SERVICE FEE/JUL 2022	08/31/2022	0	358.81	
		Vendor Subtotal:			358.81	
01-00-00-44-4230	Mei Wong	REFUND DUPLICATE PAYMENT O	08/15/2022	54444	30.00	
		Vendor Subtotal:			30.00	
01-00-00-46-6411	Jonathan Buchholz	REFUND OF SALES TAX PAID ON	08/15/2022	54409	38.75	
		Vendor Subtotal:			38.75	
01-10-00-52-0400	Intergovernmental Personnel Benefit	HEALTH/LIFE/DENTAL BREAKDO	08/01/2022	321	-0.04	
01-10-00-52-0400	Intergovernmental Personnel Benefit	HEALTH/LIFE/DENTAL BREAKDO	08/01/2022	321	7,044.45	
		Vendor Subtotal:			7,044.41	
01-10-00-52-0420	Intergovernmental Personnel Benefit	HEALTH/LIFE/DENTAL BREAKDO	08/01/2022	321	749.01	
01-10-00-52-0420	Intergovernmental Personnel Benefit	HEALTH/LIFE/DENTAL BREAKDO	08/01/2022	321	14.50	
		Vendor Subtotal:			763.51	
01-10-00-52-0425	Intergovernmental Personnel Benefit	HEALTH/LIFE/DENTAL BREAKDO	08/01/2022	321	89.74	
01-10-00-52-0425	Intergovernmental Personnel Benefit	HEALTH/LIFE/DENTAL BREAKDO	08/01/2022	321	7.60	
		Vendor Subtotal:			97.34	
01-10-00-53-0200	AT&T	MONTHLY ELEVATOR FEE	08/15/2022	54407	1,096.23	
		Vendor Subtotal:			1,096.23	
01-10-00-53-0200	Fifth Third Bank	AT&T HIGH SPEED INTERNET	08/30/2022	322	78.53	
01-10-00-53-0200	Fifth Third Bank	TPX COMMUNICATIONS MONTHI	08/30/2022	322	1,500.77	
01-10-00-53-0200	Fifth Third Bank	COMCAST BUSINESS HIGH SPEEI	08/30/2022	322	279.22	

Account Number	Vendor	Description	GL Date	Check No	Amount	PO No
		Vendor Subtotal:			1,858.52	
01-10-00-53-0200	Verizon Wireless	DATA SERVICE FOR TABLETS & M	08/15/2022	0	114.73	
01-10-00-53-0200	Verizon Wireless	DATA SERVICE FOR TABLETS & M	08/15/2022	0	42.41	
		Vendor Subtotal:			157.14	
01-10-00-53-0350	Lauterbach & Amen LLP	GASB 67/68 ACTUARIAL SERVICE	08/31/2022	0	1,250.00	
01-10-00-53-0350	Lauterbach & Amen LLP	GASB 67/68 ACTUARIAL SERVICE	08/31/2022	0	1,250.00	
		Vendor Subtotal:			2,500.00	
01-10-00-53-0350	MWM Consulting Group Inc	OPEB ACTURIAL SERVICES & INT	08/15/2022	54427	1,800.00	
		Vendor Subtotal:			1,800.00	
01-10-00-53-0380	Houseal Lavigne Associates	PLANNING CONSULTING	08/31/2022	54468	600.00	
		Vendor Subtotal:			600.00	
01-10-00-53-0380	Intergovernmental Personnel Benefit	HEALTH/LIFE/DENTAL BREAKDO	08/01/2022	321	117.18	
		Vendor Subtotal:			117.18	
01-10-00-53-0380	Vicarious Productions Inc	MONTHLY RETAINER & NEWSLE'	08/15/2022	0	6,000.00	
		Vendor Subtotal:			6,000.00	
01-10-00-53-0410	CDW Government Inc	BARACCUDA EMAIL ARCHIVING	08/15/2022	54410	5,447.25	
		Vendor Subtotal:			5,447.25	
01-10-00-53-0410	ClientFirst Consulting Group LLC	FY23 - IT SUPPORT POLICE DEPT/	08/31/2022	0	1,558.13	
01-10-00-53-0410	ClientFirst Consulting Group LLC	FY23 - IT SUPPORT/JUL 2022	08/31/2022	0	4,503.75	
		Vendor Subtotal:			6,061.88	

Account Number	Vendor	Description	GL Date	Check No	Amount	PO No
01-10-00-53-0410	Fifth Third Bank	AMAZON WEB SERVICES - JUL 20	08/30/2022	322	234.57	
		Vendor Subtotal:			234.57	
01-10-00-53-0410	Spinutech	VILLAGE WEBSITE SUPPORT & M	08/15/2022	54436	235.00	
		Vendor Subtotal:			235.00	
01-10-00-53-3300	Regal Business Machines Inc	(3) COPIERS MAINTENANCE & CC	08/15/2022	54431	333.45	
01-10-00-53-3300	Regal Business Machines Inc	(3) COPIERS MAINTENANCE & CC	08/15/2022	54431	338.51	
01-10-00-53-3300	Regal Business Machines Inc	(3) COPIERS MAINTENANCE & CC	08/15/2022	54431	340.30	
		Vendor Subtotal:			1,012.26	
01-10-00-53-4250	Elijah Bebora	REIMBURSE TRAVEL EXPENSE TO	08/31/2022	0	147.84	
		Vendor Subtotal:			147.84	
01-10-00-53-4250	Fifth Third Bank	IML ANNUAL CONF REG - PRESIE	08/30/2022	322	1,715.00	
01-10-00-53-4250	Fifth Third Bank	LUNCHEON MEETING - B MURPHY	08/30/2022	322	43.19	
01-10-00-53-4250	Fifth Third Bank	MEETING IN FOREST PARK - B MI	08/30/2022	322	6.50	
01-10-00-53-4250	Fifth Third Bank	IGFOA CONFERENCE REGISTRAT	08/30/2022	322	700.00	
01-10-00-53-4250	Fifth Third Bank	IML ANNUAL CONF REG - B MUR	08/30/2022	322	310.00	
01-10-00-53-4250	Fifth Third Bank	LUNCHEON MEETING - B MURPH	08/30/2022	322	18.51	
		Vendor Subtotal:			2,793.20	
01-10-00-53-4300	Cook County Recorder Of Deeds	COOK COUNTY RECORDING FEE	08/31/2022	54460	1,137.00	
		Vendor Subtotal:			1,137.00	
01-10-00-53-4300	Fifth Third Bank	ILCMA MEMBERSHIP - E BEBORA	08/30/2022	322	163.75	
		Vendor Subtotal:			163.75	
01-10-00-53-4300	Rotary Club of OP-RF	2022-23 OPRF ROTARY DUES	08/31/2022	54490	1,500.00	
		Vendor Subtotal:			1,500.00	

Account Number	Vendor	Description	GL Date	Check No	Amount	PO No
01-10-00-53-4300	Sterling Codifiers Inc	CODIFIER SERVICES	08/15/2022	54439	1,082.16	
		Vendor Subtotal:			1,082.16	
01-10-00-53-5300	Fifth Third Bank	UML POSTING FEE	08/30/2022	322	35.00	
		Vendor Subtotal:			35.00	
01-10-00-53-5300	West Central Municipal Conference	WCMC DINNER AD	08/31/2022	54501	300.00	
		Vendor Subtotal:			300.00	
01-10-00-53-5600	Fifth Third Bank	SUPPLIES FOR POLICE JUNIOR AC	08/30/2022	322	35.79	
		Vendor Subtotal:			35.79	
01-10-00-53-5600	Jenn Sales Corp	EMPLOYEE APPAREL	08/15/2022	54425	398.00	
		Vendor Subtotal:			398.00	
01-10-00-54-0100	Cintas Corp	LOBBY MATS	08/15/2022	54411	50.57	
01-10-00-54-0100	Cintas Corp	LOBBY MATS	08/15/2022	54411	50.57	
		Vendor Subtotal:			101.14	
01-10-00-54-0100	Datasource Ink	PRINTER TONER/E BEBORA	08/31/2022	54462	827.00	
01-10-00-54-0100	Datasource Ink	PRINTER TONER/M WALSH	08/31/2022	54462	159.00	
		Vendor Subtotal:			986.00	
01-10-00-54-0100	Fifth Third Bank	OFFICE SUPPLIES	08/30/2022	322	73.00	
01-10-00-54-0100	Fifth Third Bank	OFFICE SUPPLIES	08/30/2022	322	107.52	
		Vendor Subtotal:			180.52	
01-10-00-54-0100	Warehouse Direct Inc	OFFICE SUPPLIES	08/15/2022	54443	138.01	
01-10-00-54-0100	Warehouse Direct Inc	OFFICE SUPPLIES	08/15/2022	54443	65.53	
01-10-00-54-0100	Warehouse Direct Inc	OFFICE SUPPLIES	08/15/2022	54443	40.38	
01-10-00-54-0100	Warehouse Direct Inc	OFFICE SUPPLIES	08/31/2022	54500	55.77	

Account Number	Vendor	Description	GL Date	Check No	Amount	PO No
01-10-00-54-0100	Warehouse Direct Inc	OFFICE SUPPLIES	08/31/2022	54500	61.47	
		Vendor Subtotal:			361.16	
01-14-00-53-4275	West Suburban Consolidated	MONTHLY CONTRIBUTION - 911 I	08/15/2022	0	18,186.00	
		Vendor Subtotal:			18,186.00	
01-15-00-53-0420	Klein Thorpe and Jenkins Ltd	ZONING BOARD OF APPEALS	08/31/2022	0	1,869.00	
		Vendor Subtotal:			1,869.00	
01-15-00-53-4400	Center of Police Psychological Servi	PSYCH EVALUATION/POLICE OFF	08/31/2022	54454	350.00	
		Vendor Subtotal:			350.00	
01-15-00-53-5300	Growing Community Media NFP	LEGAL NOTICE: ZBA - 105 THATC	08/31/2022	0	329.00	
		Vendor Subtotal:			329.00	
01-20-00-52-0400	Intergovernmental Personnel Benefit	HEALTH/LIFE/DENTAL BREAKDO	08/01/2022	321	3,863.58	
		Vendor Subtotal:			3,863.58	
01-20-00-52-0425	Intergovernmental Personnel Benefit	HEALTH/LIFE/DENTAL BREAKDO	08/01/2022	321	7.60	
01-20-00-52-0425	Intergovernmental Personnel Benefit	HEALTH/LIFE/DENTAL BREAKDO	08/01/2022	321	17.96	
		Vendor Subtotal:			25.56	
01-20-00-53-0370	Envirosafe	PEST CONTROL	08/15/2022	54418	235.00	
01-20-00-53-0370	Envirosafe	PEST CONTROL	08/15/2022	54418	235.00	
01-20-00-53-0370	Envirosafe	PEST CONTROL	08/15/2022	54418	235.00	
01-20-00-53-0370	Envirosafe	PEST CONTROL	08/15/2022	54418	235.00	
		Vendor Subtotal:			940.00	
01-20-00-53-0370	Verizon Wireless	DATA SERVICE FOR TABLETS & N	08/15/2022	0	50.24	

Account Number	Vendor	Description	GL Date	Check No	Amount	PO No
Vendor Subtotal:					50.24	
01-20-00-53-1300	Elevator Inspection Services Co Inc	ELEVATOR INSPECTION - TRINIT	08/15/2022	0	80.00	
01-20-00-53-1300	Elevator Inspection Services Co Inc	ELEVATOR INSPECTION - RF PAR	08/31/2022	0	100.00	
01-20-00-53-1300	Elevator Inspection Services Co Inc	ELEVATOR INSPECTION - RIVER I	08/31/2022	0	80.00	
Vendor Subtotal:					260.00	
01-20-00-53-4100	Robert Kryder	REIMB CBO STUDY GUIDE/RECEI	08/31/2022	54476	69.00	
Vendor Subtotal:					69.00	
01-20-00-53-4300	Robert Kryder	REIMB CBO STUDY GUIDE/RECEI	08/31/2022	54476	290.00	
Vendor Subtotal:					290.00	
01-30-00-53-0420	Clark Baird Smith LLP	EMPLOYMENT LAW SERVICES	08/15/2022	54414	1,925.00	
Vendor Subtotal:					1,925.00	
01-30-00-53-0425	Klein Thorpe and Jenkins Ltd	FINANCE/ADMIN ADVISORY	08/31/2022	0	3,115.70	
01-30-00-53-0425	Klein Thorpe and Jenkins Ltd	POLICE ADVISORY	08/31/2022	0	164.00	
01-30-00-53-0425	Klein Thorpe and Jenkins Ltd	FIRE ADVISORY	08/31/2022	0	67.50	
01-30-00-53-0425	Klein Thorpe and Jenkins Ltd	PUBLIC WORKS & DEVELOPMEN	08/31/2022	0	450.00	
01-30-00-53-0425	Klein Thorpe and Jenkins Ltd	703 THATCHER AVE LITIGATION	08/31/2022	0	2,524.62	
Vendor Subtotal:					6,321.82	
01-30-00-53-0426	Klein Thorpe and Jenkins Ltd	LOCAL PROSECUTION	08/31/2022	0	1,177.06	
Vendor Subtotal:					1,177.06	
01-40-00-52-0400	Intergovernmental Personnel Benefit	HEALTH/LIFE/DENTAL BREAKDO	08/01/2022	321	37,916.45	
Vendor Subtotal:					37,916.45	
01-40-00-52-0420	Bestco HARTFORD	RETIREE INSURANCE PREMIUMS	08/15/2022	54408	8,448.46	

Account Number	Vendor	Description	GL Date	Check No	Amount	PO No
Vendor Subtotal:					8,448.46	
01-40-00-52-0420	Intergovernmental Personnel Benefit	HEALTH/LIFE/DENTAL BREAKDO	08/01/2022	321	104.38	
01-40-00-52-0420	Intergovernmental Personnel Benefit	HEALTH/LIFE/DENTAL BREAKDO	08/01/2022	321	11,936.51	
01-40-00-52-0420	Intergovernmental Personnel Benefit	HEALTH/LIFE/DENTAL BREAKDO	08/01/2022	321	-8.99	
Vendor Subtotal:					12,031.90	
01-40-00-52-0425	Intergovernmental Personnel Benefit	HEALTH/LIFE/DENTAL BREAKDO	08/01/2022	321	4.00	
01-40-00-52-0425	Intergovernmental Personnel Benefit	HEALTH/LIFE/DENTAL BREAKDO	08/01/2022	321	564.04	
Vendor Subtotal:					568.04	
01-40-00-53-0200	AT&T Wireless	AT&T CELLULAR TELEPHONE BI	08/12/2022	320	219.68	
Vendor Subtotal:					219.68	
01-40-00-53-0200	Verizon Wireless	DATA SERVICE FOR TABLETS & M	08/15/2022	0	94.20	
01-40-00-53-0200	Verizon Wireless	DATA SERVICE FOR TABLETS & M	08/15/2022	0	7.68	
Vendor Subtotal:					101.88	
01-40-00-53-0385	Municipal Collection Services LLC	POLICE TICKETS/COLLECTIONS	08/31/2022	0	331.26	
Vendor Subtotal:					331.26	
01-40-00-53-0385	Municipal Systems LLC	MONTHLY SUBSCRIPTION FEE/JU	08/15/2022	0	1,150.00	
Vendor Subtotal:					1,150.00	
01-40-00-53-0385	Alfred M Swanson Jr	ADMINISTRATIVE ADJUDICATIO	08/15/2022	0	300.00	
Vendor Subtotal:					300.00	
01-40-00-53-0410	Griffon Systems Inc	YEAR #3 OF CAMERA SERVICE CO	08/15/2022	0	7,000.00	
Vendor Subtotal:					7,000.00	

Account Number	Vendor	Description	GL Date	Check No	Amount	PO No
01-40-00-53-0410	Verizon Connect NWF Inc	GPS FLEET MANAGEMENT PROG	08/31/2022	54499	113.33	
		Vendor Subtotal:			113.33	
01-40-00-53-0410	Porter Lee Corporation	BEAST ANNUAL SOFTWARE SUPI	08/15/2022	54430	1,540.00	
		Vendor Subtotal:			1,540.00	
01-40-00-53-0410	Thomson Reuters-West	CP CLEAR MONTHLY SUBSCRIPT	08/15/2022	54440	196.97	
		Vendor Subtotal:			196.97	
01-40-00-53-0430	Animal Care League	IMPOUND FEES/JUL 2022	08/31/2022	0	100.00	
		Vendor Subtotal:			100.00	
01-40-00-53-3200	Pete's Automotive Service Inc	SERVICE 2020 FORD EXPLORER #	08/31/2022	0	24.00	
01-40-00-53-3200	Pete's Automotive Service Inc	SERVICE 2014 FORD EXPLORER #	08/31/2022	0	1,790.11	
01-40-00-53-3200	Pete's Automotive Service Inc	SERVICE 2019 DODGE DURANGO	08/31/2022	0	348.00	
01-40-00-53-3200	Pete's Automotive Service Inc	SERVICE 2015 DODGE CHARGER :	08/31/2022	0	2,511.50	
01-40-00-53-3200	Pete's Automotive Service Inc	SERVICE 2020 CHEVY TAHOE #5	08/31/2022	0	80.00	
		Vendor Subtotal:			4,753.61	
01-40-00-53-3200	W.C. Schauer Hardware	PD VEHICLE SUPPLIES	08/15/2022	54434	7.47	
01-40-00-53-3200	W.C. Schauer Hardware	PD VEHICLE SUPPLIES	08/15/2022	54434	3.50	
01-40-00-53-3200	W.C. Schauer Hardware	PD VEHICLE SUPPLIES	08/15/2022	54434	35.93	
		Vendor Subtotal:			46.90	
01-40-00-53-4100	Fifth Third Bank	ITOA PD TRAINING - S HENEGHA	08/30/2022	322	580.00	
		Vendor Subtotal:			580.00	
01-40-00-53-4200	Andy Frain Services Inc	CROSSING GUARD SERVICES/CRO	08/31/2022	0	10,337.56	
01-40-00-53-4200	Andy Frain Services Inc	CROSSING GUARD SERVICES/ME	08/31/2022	0	3,178.80	
01-40-00-53-4200	Andy Frain Services Inc	CROSSING GUARD SERVICES/CRO	08/31/2022	0	13,351.28	

Account Number	Vendor	Description	GL Date	Check No	Amount	PO No
		Vendor Subtotal:			26,867.64	
01-40-00-53-4200	Fifth Third Bank	CLASS POSTER FOR JUNIOR POLI	08/30/2022	322	41.28	
		Vendor Subtotal:			41.28	
01-40-00-53-4300	Fifth Third Bank	CHICAGO TRIBUNE DIGITAL SUB	08/30/2022	322	27.72	
		Vendor Subtotal:			27.72	
01-40-00-53-4300	Illinois Law Enforcement Alarm Sys	ILEAS 2022 ANNUAL MEMBERSH	08/15/2022	54422	120.00	
		Vendor Subtotal:			120.00	
01-40-00-53-4350	Flash Printing Inc	POLICE DEPT OT CARDS	08/31/2022	54464	168.00	
		Vendor Subtotal:			168.00	
01-40-00-54-0100	Datasource Ink	PRINTER TONER/M GRILL	08/31/2022	54462	199.00	
		Vendor Subtotal:			199.00	
01-40-00-54-0100	Fifth Third Bank	POLICE OSHA POSTER	08/30/2022	322	30.98	
		Vendor Subtotal:			30.98	
01-40-00-54-0300	Corporate Business Cards	BUSINESS CARDS - E SOUSANES	08/31/2022	0	77.42	
		Vendor Subtotal:			77.42	
01-40-00-54-0300	Galls LLC	UNIFORMS/M DRAKE	08/15/2022	54420	213.11	
		Vendor Subtotal:			213.11	
01-40-00-54-0300	JG Uniforms Inc	UNIFORMS/R CASAREZ	08/31/2022	54475	238.40	
		Vendor Subtotal:			238.40	

Account Number	Vendor	Description	GL Date	Check No	Amount	PO No
01-40-00-54-0400	Fifth Third Bank	PRISONER FOOD	08/30/2022	322	95.64	
		Vendor Subtotal:			95.64	
01-40-00-54-0400	Starship Inc	PRISONER MEALS	08/15/2022	54437	176.00	
		Vendor Subtotal:			176.00	
01-40-00-54-0600	Fifth Third Bank	PD BIKE HELMET	08/30/2022	322	69.99	
01-40-00-54-0600	Fifth Third Bank	POLICE CAR BOOSTER SEAT	08/30/2022	322	24.98	
01-40-00-54-0600	Fifth Third Bank	PD EYEWASH	08/30/2022	322	69.98	
		Vendor Subtotal:			164.95	
01-40-00-54-0600	Thomson Reuters-West	IL VEHICLE CODE 2022 BOOKS	08/15/2022	54440	344.00	
01-40-00-54-0600	Thomson Reuters-West	CRIMINAL LAW BOOKS	08/15/2022	54440	414.00	
		Vendor Subtotal:			758.00	
01-40-00-54-0601	Chicago Communications LLC	RADIO PROGRAMMING FOR M D	08/31/2022	54455	95.00	
		Vendor Subtotal:			95.00	
01-40-00-54-0602	Axon Enterprise Inc	TASER CARTRIDGES	08/31/2022	54449	1,928.50	
		Vendor Subtotal:			1,928.50	
01-50-00-52-0400	Intergovernmental Personnel Benefit	HEALTH/LIFE/DENTAL BREAKDO	08/01/2022	321	27,614.57	
		Vendor Subtotal:			27,614.57	
01-50-00-52-0420	Intergovernmental Personnel Benefit	HEALTH/LIFE/DENTAL BREAKDO	08/01/2022	321	71.49	
01-50-00-52-0420	Intergovernmental Personnel Benefit	HEALTH/LIFE/DENTAL BREAKDO	08/01/2022	321	8,397.37	
		Vendor Subtotal:			8,468.86	
01-50-00-52-0425	Intergovernmental Personnel Benefit	HEALTH/LIFE/DENTAL BREAKDO	08/01/2022	321	319.30	

Account Number	Vendor	Description	GL Date	Check No	Amount	PO No
		Vendor Subtotal:			319.30	
01-50-00-53-0200	AT&T Wireless	AT&T CELLULAR TELEPHONE BI	08/12/2022	320	258.11	
		Vendor Subtotal:			258.11	
01-50-00-53-0200	Verizon Wireless	DATA SERVICE FOR TABLETS & M	08/15/2022	0	36.00	
		Vendor Subtotal:			36.00	
01-50-00-53-3100	Air One Equipment Inc	ANNUAL SCBA FLOW TEST	08/31/2022	54447	1,494.00	
		Vendor Subtotal:			1,494.00	
01-50-00-53-3100	CJC Auto Parts & Tires	OIL CHANGE ON #215	08/31/2022	54456	66.07	
01-50-00-53-3100	CJC Auto Parts & Tires	SPARE OIL FILTER FOR #215	08/31/2022	54456	8.83	
		Vendor Subtotal:			74.90	
01-50-00-53-3100	Interstate Powers Systems Inc	REPLACE BACKUP CAMERA ON #	08/15/2022	54424	2,564.48	
		Vendor Subtotal:			2,564.48	
01-50-00-53-3200	CJC Auto Parts & Tires	SMALL SEAL BEAM HEADLIGHTS	08/15/2022	54413	48.90	
		Vendor Subtotal:			48.90	
01-50-00-53-4100	Dave Bochenek	REIMBURSE FEE FOR ACTIVE SH	08/31/2022	54452	35.00	
01-50-00-53-4100	Dave Bochenek	REIMBURSE FOR TRAINING CLA	08/31/2022	54452	300.00	
		Vendor Subtotal:			335.00	
01-50-00-53-4100	Adam Howe	REIMBURSE FOR SPECIALTY CER	08/31/2022	54469	301.00	
		Vendor Subtotal:			301.00	
01-50-00-53-4100	Illinois Fire Service Admin. Professi	IFSAP FALL SEMINAR 2022 - R MC	08/31/2022	54473	30.00	

Account Number	Vendor	Description	GL Date	Check No	Amount	PO No
		Vendor Subtotal:			30.00	
01-50-00-53-4250	Fifth Third Bank	ESO TRAINING LUNCH	08/30/2022	322	78.39	
		Vendor Subtotal:			78.39	
01-50-00-53-4250	Thomas Gaertner	REGISTRATION FEES FOR METRC	08/15/2022	54419	70.00	
01-50-00-53-4250	Thomas Gaertner	REIMB FUEL FOR TRAVEL - ILLIN	08/31/2022	54465	56.52	
		Vendor Subtotal:			126.52	
01-50-00-53-4250	Illinois Fire Chiefs Association	IL FIRE CHIEFS CONFERENCE - T	08/31/2022	54471	200.00	
		Vendor Subtotal:			200.00	
01-50-00-53-4250	Illinois Fire Safety Alliance	REGISTRATION FOR FIRE PREVEN	08/31/2022	54472	120.00	
		Vendor Subtotal:			120.00	
01-50-00-53-4300	International Code Council Inc	ANNUAL DUES - MEMBER 515627	08/15/2022	54423	145.00	
		Vendor Subtotal:			145.00	
01-50-00-54-0100	Warehouse Direct Inc	FD OFFICE SUPPLIES	08/15/2022	54443	78.52	
		Vendor Subtotal:			78.52	
01-50-00-54-0600	Air One Equipment Inc	S.C.B.A. BRACKET FOR CAR #200	08/31/2022	54447	89.00	
		Vendor Subtotal:			89.00	
01-50-00-54-0600	CJC Auto Parts & Tires	OIL DRY FOR FIRE DEPT	08/15/2022	54413	79.65	
01-50-00-54-0600	CJC Auto Parts & Tires	OIL FOR FIRE DEPT	08/31/2022	54456	103.28	
		Vendor Subtotal:			182.93	
01-50-00-54-0600	Emergency Medical Products Inc	GLOVES FOR FIRE DEPT	08/15/2022	54417	950.38	

Account Number	Vendor	Description	GL Date	Check No	Amount	PO No
		Vendor Subtotal:			950.38	
01-50-00-54-0600	Fifth Third Bank	CPR POSTER FOR FIRE DEPT	08/30/2022	322	51.57	
		Vendor Subtotal:			51.57	
01-50-00-54-0600	W.W. Grainger Inc	BATHROOM REPAIR PARTS (FD) &	08/15/2022	54421	32.45	
		Vendor Subtotal:			32.45	
01-50-00-54-0600	W.C. Schauer Hardware	SUPPLIES FOR FIRE DEPT	08/15/2022	54434	27.10	
		Vendor Subtotal:			27.10	
01-50-00-54-0600	US Gas	OXYGEN CYLINDER RENTAL/JUL	08/15/2022	0	178.50	
		Vendor Subtotal:			178.50	
01-60-01-52-0400	Intergovernmental Personnel Benefit	HEALTH/LIFE/DENTAL BREAKDO	08/01/2022	321	3,412.96	
		Vendor Subtotal:			3,412.96	
01-60-01-52-0400	Midwest Operating Eng-Pension Tru	P/W RETIREE EMPLOYEE HEALTHI	08/31/2022	54481	1,130.00	
		Vendor Subtotal:			1,130.00	
01-60-01-52-0400	MOE Funds	P/W EMPLOYEE HEALTH INS/OCT	08/31/2022	54482	8,642.10	
		Vendor Subtotal:			8,642.10	
01-60-01-52-0420	Bestco HARTFORD	RETIREE INSURANCE PREMIUMS	08/15/2022	54408	1,934.48	
		Vendor Subtotal:			1,934.48	
01-60-01-52-0420	Intergovernmental Personnel Benefit	HEALTH/LIFE/DENTAL BREAKDO	08/01/2022	321	41.03	
01-60-01-52-0420	Intergovernmental Personnel Benefit	HEALTH/LIFE/DENTAL BREAKDO	08/01/2022	321	1,862.75	

Account Number	Vendor	Description	GL Date	Check No	Amount	PO No
		Vendor Subtotal:			1,903.78	
01-60-01-52-0425	Intergovernmental Personnel Benefit	HEALTH/LIFE/DENTAL BREAKDO	08/01/2022	321	26.65	
		Vendor Subtotal:			26.65	
01-60-01-53-0200	Peerless Network	PHONE BILL FOR PUBLIC WORKS	08/15/2022	54429	210.75	
		Vendor Subtotal:			210.75	
01-60-01-53-0200	Verizon Wireless	DATA SERVICE FOR TABLETS & M	08/15/2022	0	47.47	
01-60-01-53-0200	Verizon Wireless	DATA FOR MESSAGE BOARD	08/31/2022	0	18.02	
		Vendor Subtotal:			65.49	
01-60-01-53-0410	Fifth Third Bank	ADDITIONAL GIS LICENSE - J LO	08/30/2022	322	171.00	
		Vendor Subtotal:			171.00	
01-60-01-53-0410	MGP Inc	GIS CONSORTIUM STAFFING SER	08/15/2022	0	1,788.41	
01-60-01-53-0410	MGP Inc	GIS CONSORTIUM STAFFING SER	08/15/2022	0	1,788.41	
01-60-01-53-0410	MGP Inc	GIS CONSORTIUM STAFFING SER	08/15/2022	0	1,788.41	
		Vendor Subtotal:			5,365.23	
01-60-01-53-3200	Irene G. Grilli	SAFETY INSPECTION FOR #42	08/31/2022	54467	40.00	
01-60-01-53-3200	Irene G. Grilli	SAFETY INSPECTION FOR #33	08/31/2022	54467	40.00	
		Vendor Subtotal:			80.00	
01-60-01-53-3550	CLESENS	ASH TREE INSPECTION SUPPLIES	08/31/2022	54458	904.00	
		Vendor Subtotal:			904.00	
01-60-01-53-3600	Alarm Detection Systems Inc	ALARM MONITORING AT PUBLIC	08/31/2022	0	105.00	
		Vendor Subtotal:			105.00	

Account Number	Vendor	Description	GL Date	Check No	Amount	PO No
01-60-01-53-3600	South West Industries Inc	FIRE ALARM TESTING - VILLAGE	08/15/2022	54435	412.50	
01-60-01-53-3600	South West Industries Inc	ANNUAL MANDATED ELEVATOR	08/15/2022	54435	775.00	
01-60-01-53-3600	South West Industries Inc	QTRLY ELEVATOR MAINTENANC	08/15/2022	54435	664.00	
01-60-01-53-3600	South West Industries Inc	QTRLY ELEVATOR MAINTENANC	08/15/2022	54435	645.00	
Vendor Subtotal:					2,496.50	
01-60-01-53-3600	Aqua Fiori Inc	WINTERIZE IRRIGATION - LAKE &	08/31/2022	54448	125.00	
01-60-01-53-3600	Aqua Fiori Inc	RPZ TESTING - VILLAGE HALL &	08/31/2022	54448	549.75	
01-60-01-53-3600	Aqua Fiori Inc	WINTERIZE IRRIGATION - 400 PAI	08/31/2022	54448	125.00	
01-60-01-53-3600	Aqua Fiori Inc	IRRIGATION STARTUP - 400 PARK	08/31/2022	54448	125.00	
01-60-01-53-3600	Aqua Fiori Inc	WINTERIZE IRRIGATION - LAKE &	08/31/2022	54448	125.00	
01-60-01-53-3600	Aqua Fiori Inc	REPAIRS TO IRRIGATION - LAKE &	08/31/2022	54448	288.00	
01-60-01-53-3600	Aqua Fiori Inc	REPAIRS TO IRRIGATION - LAKE &	08/31/2022	54448	200.00	
01-60-01-53-3600	Aqua Fiori Inc	IRRIGATION REPAIRS - LAKE & F	08/31/2022	54448	477.10	
Vendor Subtotal:					2,014.85	
01-60-01-53-3600	Fifth Third Bank	PD GARAGE PAD AT VILLAGE HA	08/30/2022	322	27.97	
Vendor Subtotal:					27.97	
01-60-01-53-3600	W.W. Grainger Inc	BATHROOM REPAIR PARTS (FD) &	08/15/2022	54421	25.10	
01-60-01-53-3600	W.W. Grainger Inc	BELT FOR VILLAGE HALL EXHAU	08/31/2022	54466	11.64	
Vendor Subtotal:					36.74	
01-60-01-53-3600	David J. Beacom	CONTRACT LANDSCAPING	08/31/2022	54451	2,350.00	
Vendor Subtotal:					2,350.00	
01-60-01-53-3600	Pizzo & Associates Ltd	CHICAGO AVE NATIVE PLANT M/	08/31/2022	54488	998.75	
Vendor Subtotal:					998.75	
01-60-01-53-3600	W.C. Schauer Hardware	PAINT FOR GRAFFITI AND SHOP	08/31/2022	54493	11.99	
Vendor Subtotal:					11.99	

Account Number	Vendor	Description	GL Date	Check No	Amount	PO No
01-60-01-53-3600	DSI Holdings Corporation	CARPET CLEANING SERVICES AT	08/15/2022	54416	2,306.43	
		Vendor Subtotal:			2,306.43	
01-60-01-53-4100	Fifth Third Bank	AWWA TRAINING - M DECOSOLA	08/30/2022	322	96.00	
		Vendor Subtotal:			96.00	
01-60-01-53-4300	West Cook County Solid Waste Ager	FY2022-2023 MEMBERSHIP DUES	08/31/2022	54502	5,200.00	
		Vendor Subtotal:			5,200.00	
01-60-01-53-5300	ILCMA	JOB POSTING: MAINTENANCE W	08/31/2022	54470	50.00	
		Vendor Subtotal:			50.00	
01-60-01-53-5350	LRS	TREE REMOVAL DEBRIS/WATER I	08/31/2022	54478	298.60	
01-60-01-53-5350	LRS	BRUSH/STUMP WASTE/STREET S'	08/31/2022	54478	489.37	
		Vendor Subtotal:			787.97	
01-60-01-53-5400	Economy Iron Inc	REPLACE EXISTING FENCE ALON	08/31/2022	54463	1,750.00	
		Vendor Subtotal:			1,750.00	
01-60-01-53-5400	Leyden Lawn Sprinklers Inc	SPRINKLER SYSTEM REPAIRS FR	08/31/2022	54477	476.50	
		Vendor Subtotal:			476.50	
01-60-01-53-5450	AEP Energy	ELECTRICITY FOR STREET LIGH	08/15/2022	54405	1,168.28	
		Vendor Subtotal:			1,168.28	
01-60-01-53-5450	ComEd	MADISON ST LIGHTING	08/15/2022	54415	90.21	
		Vendor Subtotal:			90.21	
01-60-01-54-0310	Luke Palm	REIMBURSE UNIFORM ALLOWAN	08/31/2022	54487	58.74	

Account Number	Vendor	Description	GL Date	Check No	Amount	PO No
		Vendor Subtotal:			58.74	
01-60-01-54-0310	Brian Skoczek	REIMBURSE UNIFORM ALLOWAN	08/31/2022	54494	102.32	
		Vendor Subtotal:			102.32	
01-60-01-54-0500	Wholesale Direct Inc	BACKUP ALARM FOR CHIPPER TI	08/31/2022	54503	24.64	
		Vendor Subtotal:			24.64	
01-60-01-54-0600	ClearStream Recycling Inc	PURCHASE OF NEW SORT-IT-OUT	08/31/2022	54457	144.00	
01-60-01-54-0600	ClearStream Recycling Inc	SORT-IT-OUT STATIONS FOR BLO	08/31/2022	54457	282.00	
		Vendor Subtotal:			426.00	
01-60-01-54-0600	Fifth Third Bank	CHAINSAW SCABBARD FOR BUC	08/30/2022	322	189.00	
		Vendor Subtotal:			189.00	
01-60-01-54-0600	Menards	MISC PUBLIC WORKS OPERATING	08/31/2022	54480	100.55	
01-60-01-54-0600	Menards	MISC PUBLIC WORKS OPERATING	08/31/2022	54480	276.59	
		Vendor Subtotal:			377.14	
01-60-01-54-0600	W.C. Schauer Hardware	PUBLIC WORKS SHOP SUPPLIES	08/31/2022	54493	38.69	
		Vendor Subtotal:			38.69	
01-60-01-54-0600	Unique Products & Service Corp	JANITORIAL SUPPLIES	08/15/2022	54441	933.18	
		Vendor Subtotal:			933.18	
01-60-05-53-5500	LRS Holdings LLC	REFUSE REMOVAL PER CONTRAC	08/15/2022	0	96,148.30	
		Vendor Subtotal:			96,148.30	
		Subtotal for Fund: 01			564,643.44	

Account Number	Vendor	Description	GL Date	Check No	Amount	PO No
02-00-00-21-0000	Vasyl Liakhovych	Refund Check 011555-000, 1414 N H	08/03/2022	54426	45.00	
		Vendor Subtotal:			45.00	
02-00-00-21-0000	William & Allison Lundeen	Refund Check 001584-000, 846 FORI	08/22/2022	54479	179.48	
		Vendor Subtotal:			179.48	
02-00-00-21-0015	State Treasurer	PR Batch 00012.08.2022 State Income	08/15/2022	100104	1,437.12	
02-00-00-21-0015	State Treasurer	PR Batch 00031.08.2022 State Income	08/31/2022	100111	1,427.98	
		Vendor Subtotal:			2,865.10	
02-00-00-21-0015	United States Treasury	PR Batch 00012.08.2022 Medicare En	08/15/2022	100105	471.69	
02-00-00-21-0015	United States Treasury	PR Batch 00012.08.2022 FICA Emplo	08/15/2022	100105	2,016.91	
02-00-00-21-0015	United States Treasury	PR Batch 00012.08.2022 FICA Emplo	08/15/2022	100105	2,016.91	
02-00-00-21-0015	United States Treasury	PR Batch 00012.08.2022 Federal Inco	08/15/2022	100105	3,885.56	
02-00-00-21-0015	United States Treasury	PR Batch 00012.08.2022 Medicare En	08/15/2022	100105	471.69	
02-00-00-21-0015	United States Treasury	PR Batch 00031.08.2022 Medicare En	08/31/2022	100112	469.87	
02-00-00-21-0015	United States Treasury	PR Batch 00031.08.2022 FICA Emplo	08/31/2022	100112	2,009.19	
02-00-00-21-0015	United States Treasury	PR Batch 00031.08.2022 Medicare En	08/31/2022	100112	469.87	
02-00-00-21-0015	United States Treasury	PR Batch 00031.08.2022 Federal Inco	08/31/2022	100112	3,819.04	
02-00-00-21-0015	United States Treasury	PR Batch 00031.08.2022 FICA Emplo	08/31/2022	100112	2,009.19	
		Vendor Subtotal:			17,639.92	
02-00-00-21-0027	National Wrecking Company	REFUND OF HYDRANT DEPOSIT -	08/31/2022	54484	1,000.00	
		Vendor Subtotal:			1,000.00	
02-00-00-21-0030	Illinois Municipal Retirement Fund	PR Batch 00012.08.2022 IMRF Empl	08/15/2022	100109	970.90	
02-00-00-21-0030	Illinois Municipal Retirement Fund	PR Batch 00012.08.2022 IMRF Empl	08/15/2022	100109	904.29	
02-00-00-21-0030	Illinois Municipal Retirement Fund	PR Batch 00012.08.2022 IMRF-Volun	08/15/2022	100109	221.59	
02-00-00-21-0030	Illinois Municipal Retirement Fund	PR Batch 00012.08.2022 IMRF Empl	08/15/2022	100109	478.85	
02-00-00-21-0030	Illinois Municipal Retirement Fund	PR Batch 00012.08.2022 IMRF-Volun	08/15/2022	100109	344.58	
02-00-00-21-0030	Illinois Municipal Retirement Fund	PR Batch 00012.08.2022 IMRF Empl	08/15/2022	100109	1,934.09	
02-00-00-21-0030	Illinois Municipal Retirement Fund	PR Batch 00031.08.2022 IMRF Empl	08/31/2022	100109	965.47	
02-00-00-21-0030	Illinois Municipal Retirement Fund	PR Batch 00031.08.2022 IMRF Empl	08/31/2022	100109	477.11	
02-00-00-21-0030	Illinois Municipal Retirement Fund	PR Batch 00031.08.2022 IMRF-Volun	08/31/2022	100109	344.58	
02-00-00-21-0030	Illinois Municipal Retirement Fund	PR Batch 00031.08.2022 IMRF-Volun	08/31/2022	100109	221.59	

Account Number	Vendor	Description	GL Date	Check No	Amount	PO No
02-00-00-21-0030	Illinois Municipal Retirement Fund	PR Batch 00031.08.2022 IMRF Emplc	08/31/2022	100109	1,930.17	
02-00-00-21-0030	Illinois Municipal Retirement Fund	PR Batch 00031.08.2022 IMRF Emplc	08/31/2022	100109	894.14	
Vendor Subtotal:					9,687.36	
02-00-00-21-0040	ICMA Retirement Corporation - 302	PR Batch 00012.08.2022 ICMA	08/15/2022	100102	24.85	
02-00-00-21-0040	ICMA Retirement Corporation - 302	PR Batch 00012.08.2022 ICMA	08/15/2022	100102	348.55	
02-00-00-21-0040	ICMA Retirement Corporation - 302	PR Batch 00031.08.2022 ICMA	08/31/2022	100108	386.07	
02-00-00-21-0040	ICMA Retirement Corporation - 302	PR Batch 00031.08.2022 ICMA	08/31/2022	100108	23.84	
Vendor Subtotal:					783.31	
02-00-00-21-0041	AXA Equitable Retirement	PR Batch 00012.08.2022 AXA Flat	08/15/2022	100100	26.00	
02-00-00-21-0041	AXA Equitable Retirement	PR Batch 00031.08.2022 AXA Flat	08/31/2022	100106	25.99	
Vendor Subtotal:					51.99	
02-00-00-21-0050	International Union of Operating Eng	PR Batch 00012.08.2022 Public Work:	08/15/2022	6462	255.69	
02-00-00-21-0050	International Union of Operating Eng	PR Batch 00031.08.2022 Public Work:	08/31/2022	6462	276.00	
Vendor Subtotal:					531.69	
02-00-00-21-0050	International Union of Operating Eng	PR Batch 00012.08.2022 Public Work:	08/15/2022	6463	47.90	
02-00-00-21-0050	International Union of Operating Eng	PR Batch 00031.08.2022 Public Work:	08/31/2022	6463	50.70	
Vendor Subtotal:					98.60	
02-00-00-21-0050	NCPERS Group Life Ins.	PR Batch 00012.08.2022 Supplementa	08/15/2022	6464	18.58	
02-00-00-21-0050	NCPERS Group Life Ins.	PR Batch 00031.08.2022 Supplementa	08/31/2022	6464	19.21	
Vendor Subtotal:					37.79	
02-00-00-43-3100	National Wrecking Company	REFUND OF HYDRANT DEPOSIT -	08/31/2022	54484	-100.00	
Vendor Subtotal:					-100.00	
02-60-06-52-0400	Intergovernmental Personnel Benefit	HEALTH/LIFE/DENTAL BREAKDO	08/01/2022	321	7,269.12	
Vendor Subtotal:					7,269.12	

Account Number	Vendor	Description	GL Date	Check No	Amount	PO No
02-60-06-52-0400	Midwest Operating Eng-Pension Tru	P/W RETIREE EMPLOYEE HEALTH	08/31/2022	54481	906.00	
		Vendor Subtotal:			906.00	
02-60-06-52-0400	MOE Funds	P/W EMPLOYEE HEALTH INS/OCT	08/31/2022	54482	6,692.90	
		Vendor Subtotal:			6,692.90	
02-60-06-52-0425	Intergovernmental Personnel Benefit	HEALTH/LIFE/DENTAL BREAKDO	08/01/2022	321	3.80	
02-60-06-52-0425	Intergovernmental Personnel Benefit	HEALTH/LIFE/DENTAL BREAKDO	08/01/2022	321	202.43	
		Vendor Subtotal:			206.23	
02-60-06-53-0200	Comcast Cable	INTERNET AT PUMP STATION	08/31/2022	54459	104.85	
		Vendor Subtotal:			104.85	
02-60-06-53-0200	Peerless Network	PHONE BILL FOR PUBLIC WORKS	08/15/2022	54429	52.69	
		Vendor Subtotal:			52.69	
02-60-06-53-0200	Verizon Wireless	DATA SERVICE FOR TABLETS & M	08/15/2022	0	47.47	
		Vendor Subtotal:			47.47	
02-60-06-53-0380	Christopher B. Burke Engineering Lti	STORMWATER MASTER PLAN - P	08/15/2022	0	8,773.00	
02-60-06-53-0380	Christopher B. Burke Engineering Lti	LEAD SERVICE REPLACEMENT P	08/15/2022	0	5,658.75	
		Vendor Subtotal:			14,431.75	
02-60-06-53-0380	Intergovernmental Personnel Benefit	HEALTH/LIFE/DENTAL BREAKDO	08/01/2022	321	8.82	
		Vendor Subtotal:			8.82	
02-60-06-53-0410	CDW Government Inc	BARACCUDA EMAIL ARCHIVING	08/15/2022	54410	1,815.75	
		Vendor Subtotal:			1,815.75	

Account Number	Vendor	Description	GL Date	Check No	Amount	PO No
02-60-06-53-0410	ClientFirst Consulting Group LLC	FY23 - IT SUPPORT POLICE DEPT/	08/31/2022	0	519.37	
02-60-06-53-0410	ClientFirst Consulting Group LLC	FY23 - IT SUPPORT/JUL 2022	08/31/2022	0	1,501.25	
Vendor Subtotal:					2,020.62	
02-60-06-53-0410	Fifth Third Bank	AMAZON WEB SERVICES - JUL 20	08/30/2022	322	78.19	
02-60-06-53-0410	Fifth Third Bank	ADDITIONAL GIS LICENSE - J LO	08/30/2022	322	171.00	
Vendor Subtotal:					249.19	
02-60-06-53-0410	MGP Inc	GIS CONSORTIUM STAFFING SER	08/15/2022	0	1,788.42	
02-60-06-53-0410	MGP Inc	GIS CONSORTIUM STAFFING SER	08/15/2022	0	1,788.42	
02-60-06-53-0410	MGP Inc	GIS CONSORTIUM STAFFING SER	08/15/2022	0	1,788.42	
Vendor Subtotal:					5,365.26	
02-60-06-53-0410	SBRK Finance Holdings Inc	UB WEB PAYMENTS - MAY/JUN/JU	08/31/2022	54492	1,375.00	
Vendor Subtotal:					1,375.00	
02-60-06-53-1300	Aqua Fiori Inc	RPZ TESTING - VILLAGE HALL &	08/31/2022	54448	439.80	
02-60-06-53-1300	Aqua Fiori Inc	RPZ TESTING (VARIOUS RF LOCA	08/31/2022	54448	899.55	
Vendor Subtotal:					1,339.35	
02-60-06-53-3050	Tim Stefl Inc	PRIVATE SINK REPAIR DUE TO W	08/31/2022	54496	121.04	
Vendor Subtotal:					121.04	
02-60-06-53-3300	Regal Business Machines Inc	(3) COPIERS MAINTENANCE & CC	08/15/2022	54431	37.05	
02-60-06-53-3300	Regal Business Machines Inc	(3) COPIERS MAINTENANCE & CC	08/15/2022	54431	37.81	
02-60-06-53-3300	Regal Business Machines Inc	(3) COPIERS MAINTENANCE & CC	08/15/2022	54431	37.61	
Vendor Subtotal:					112.47	
02-60-06-53-3600	Alarm Detection Systems Inc	ALARM MONITORING AT PUMP S	08/31/2022	0	209.88	
Vendor Subtotal:					209.88	

Account Number	Vendor	Description	GL Date	Check No	Amount	PO No
02-60-06-53-3600	Aqua Fiori Inc	REPAIRS TO RPZ - PUMP HOUSE	08/31/2022	54448	200.00	
02-60-06-53-3600	Aqua Fiori Inc	WINTERIZE IRRIGATION - PUMP I	08/31/2022	54448	125.00	
		Vendor Subtotal:			325.00	
02-60-06-53-3630	David Steinkeler	OVERHED SEWER REIMBURSEM	08/15/2022	54438	3,313.50	
		Vendor Subtotal:			3,313.50	
02-60-06-53-3640	Murphy's Contractors Equipment Inc	EQUIPMENT RENTAL FOR SEWEE	08/31/2022	54483	289.14	
		Vendor Subtotal:			289.14	
02-60-06-53-3640	Ozinga Ready Mix Concrete Inc	CONCRETE FOR BASIN LATERAL	08/31/2022	54486	586.50	
		Vendor Subtotal:			586.50	
02-60-06-53-4350	Sebis Direct (Printing)	UTILITY BILLING PRINTING/JUL	08/15/2022	0	122.63	
		Vendor Subtotal:			122.63	
02-60-06-53-5350	LRS	TREE REMOVAL DEBRIS/WATER I	08/31/2022	54478	1,682.08	
02-60-06-53-5350	LRS	BRUSH/STUMP WASTE/STREET S	08/31/2022	54478	238.27	
		Vendor Subtotal:			1,920.35	
02-60-06-54-0310	Dan Raddatz	REIMBURSE UNIFORM ALLOWAN	08/31/2022	54489	48.80	
		Vendor Subtotal:			48.80	
02-60-06-54-0600	Core & Main LP	REPLACEMENT PARTS FOR MAIN	08/31/2022	54461	2,425.07	
02-60-06-54-0600	Core & Main LP	STOCK SEWER REPAIR ITEMS	08/31/2022	54461	10.12	
02-60-06-54-0600	Core & Main LP	NEW WATER METER - 7616 NORTI	08/31/2022	54461	345.00	
02-60-06-54-0600	Core & Main LP	WATER METER & PARTS FOR STO	08/31/2022	54461	2,977.60	
02-60-06-54-0600	Core & Main LP	WIRE FOR METERS	08/31/2022	54461	110.88	
		Vendor Subtotal:			5,868.67	

Account Number	Vendor	Description	GL Date	Check No	Amount	PO No
02-60-06-54-0600	Hawkins Inc	SODIUM HYPOCHLORITE FOR W/	08/31/2022	0	583.92	
		Vendor Subtotal:			583.92	
02-60-06-54-0600	W.C. Schauer Hardware	ALLEN WRENCH KIT FOR WATER	08/31/2022	54493	15.29	
		Vendor Subtotal:			15.29	
02-60-06-54-0600	USABlueBook	WATER TEST KITS	08/15/2022	54442	29.53	
02-60-06-54-0600	USABlueBook	WATER TESTING SUPPLIES	08/31/2022	54498	65.33	
		Vendor Subtotal:			94.86	
02-60-06-54-1300	Sebis Direct (Postage)	UTILITY BILLING POSTAGE/AUG	08/15/2022	0	453.83	
		Vendor Subtotal:			453.83	
02-60-06-54-2200	City of Chicago	PURCHASE OF WATER	08/15/2022	54412	97,345.63	
02-60-06-54-2200	City of Chicago	PURCHASE OF WATER	08/15/2022	54412	118,974.40	
		Vendor Subtotal:			216,320.03	
		Subtotal for Fund: 02			305,091.15	
14-00-00-44-4240	Safespeed	FEES OWED DUE TO REVENUE BI	08/31/2022	54491	318.56	
		Vendor Subtotal:			318.56	
14-00-00-53-0370	American Traffic Solutions Inc	RED LIGHT CAMERA FEES/JUL 20	08/15/2022	54406	3,700.00	
		Vendor Subtotal:			3,700.00	
14-00-00-55-1250	Capitol Cement Company Inc	2022 GREEN ALLEY PROJECT (PH.	08/31/2022	54453	253,177.20	
		Vendor Subtotal:			253,177.20	
14-00-00-55-1250	Thomas Engineering Group LLC	GREEN ALLEY PROJECT (PHASE 1	08/31/2022	54497	13,329.37	
14-00-00-55-1250	Thomas Engineering Group LLC	GREEN ALLEY PROJECT (PHASE 2	08/31/2022	54497	2,289.04	

Account Number	Vendor	Description	GL Date	Check No	Amount	PO No
Vendor Subtotal:					15,618.41	
14-00-00-55-8620	Battery Service Corporation	STREET CAMERA WORK FOR WE	08/31/2022	54450	269.95	
Vendor Subtotal:					269.95	
Subtotal for Fund: 14					273,084.12	
31-00-00-53-0100	ComEd	ELECTRICITY FOR 11 ASHLAND (08/15/2022	54415	16.79	
31-00-00-53-0100	ComEd	ELECTRICITY FOR 11 ASHLAND (08/15/2022	54415	21.18	
31-00-00-53-0100	ComEd	ELECTRICITY FOR 10 LATHROP A	08/15/2022	54415	18.33	
Vendor Subtotal:					56.30	
31-00-00-53-0100	Fifth Third Bank	NICOR GAS BILL FOR 10 LATHRO	08/30/2022	322	23.92	
Vendor Subtotal:					23.92	
31-00-00-53-0100	Nicor Gas Company	NATURAL GAS FOR 11 ASHLAND	08/15/2022	54428	34.86	
31-00-00-53-0100	Nicor Gas Company	NATURAL GAS FOR 11 ASHLAND	08/15/2022	54428	37.44	
31-00-00-53-0100	Nicor Gas Company	NATURAL GAS FOR 11 ASHLAND	08/31/2022	54485	38.19	
31-00-00-53-0100	Nicor Gas Company	NATURAL GAS FOR 11 ASHLAND	08/31/2022	54485	33.53	
Vendor Subtotal:					144.02	
31-00-00-53-0380	Fifth Third Bank	ASBESTOS INSPECTIONS - 10 LAT	08/30/2022	322	2,575.00	
Vendor Subtotal:					2,575.00	
31-00-00-53-0380	Jean Guarino	RETAINER FOR DEVELOPMENT C	08/22/2022	54445	3,000.00	
31-00-00-53-0380	Jean Guarino	RETAINER FOR DEV OF HABS WR	08/23/2022	54446	6,400.00	
Vendor Subtotal:					9,400.00	
31-00-00-53-0425	Klein Thorpe and Jenkins Ltd	MADISON STREET TIF DISTRICT	08/31/2022	0	67.50	
Vendor Subtotal:					67.50	

Account Number	Vendor	Description	GL Date	Check No	Amount	PO No
					<hr/>	
Subtotal for Fund: 31					12,266.74	
					<hr/>	
Report Total:					1,155,085.45	
					<hr/>	



MEMORANDUM

Date: September 8, 2022

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, September 13	7:00 PM	Sustainability Commission Meeting
Wednesday, September 14	6:00 PM	Age Friendly Advisory Ad Hoc Committee Meeting
Thursday, September 15	7:30 PM	Development Review Board Meeting
Monday, September 19	7:00 PM	Committee of the Whole - CANCELLED
Tuesday, September 20	7:00 PM	Plan Commission Meeting
Tuesday, September 20	7:00 PM	Diversity, Equity and Inclusion Advisory Group Meeting (Parmer Hall, Dominican University) - Tentative
Wednesday, September 21	7:30 PM	Traffic and Safety Commission Meeting
Thursday, September 22	7:00 PM	Historic Preservation Commission Meeting
Monday, September 26	7:00 PM	Village Board of Trustees Meeting

Recent Payments of >\$10,000

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

Vendor	Amount	Description
MOE Funds	\$15,335.00	P/W Employee Health Insurance – October 2022
Thomas Engineering Group LLC	\$15,618.41	Green Alley Project Construction

New Business Licenses:

Snf Logix Inc. 7361 North Avenue

Ice Cream and Sweets Shop

Thank you.



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

MEMORANDUM

Date: September 12, 2022

To: Catherine Adduci, Village President
Village Board of Trustees

From: Matt Walsh, Assistant to the Village Administrator

Subj: Request for Zoning Variation – 934 Park Avenue

Issue: Janet and Curtis Helwig, owners of the property at 934 Park Avenue, have submitted an application for a variation to the Floor Area Ratio regulations (Section 10-9-5) of the Zoning Code. The applicants propose to construct a two story addition onto the existing residence which will increase the Floor Area Ratio (F.A.R.) to 0.467. The existing property has a FAR of approximately .38.

Zoning Board of Appeals Findings: On July 14, 2022, the Zoning Board of Appeals held a public hearing and considered the attached application. The Zoning Board of Appeals voted 6-0 on a motion to recommend that the requested variation be approved by the Village Board of Trustees. On August 18, 2022, the Zoning Board of Appeals approved the findings of fact. There were no comments at the public hearing from neighbors, however the applicant did submit several letters in support of the request that are included with the application materials.

History of Similar Variations: Below please find a summary of staff's review of similar zoning variation requests that have been acted upon since 2010. Please note that each application and recommendation is considered based on its own facts and that approval of a particular zoning variation does not set a precedent for other variations.

Address	Requested Variation	ZBA Recommendation	VBOT Date	Final Board Action
535 Monroe	Increase FAR from .40 to .4543	Approve	11/25/19	Denied
1431 Monroe	Increase FAR from .40 to .486	Deny	2/12/18	Denied
231 Keystone	Increase FAR from .40 to .442	Deny	Application withdrawn	-

1207 Jackson	Increase FAR from .4136 to .4218	Approve	1/24/11	Approved
939 Forest	Increase FAR from .40 to .42	Deny	Application Withdrawn	-
1347 Lathrop	Increase FAR from .40 to .44	Deny	2/22/10	Approved

Requested Action: If the Village Board of Trustees wishes to approve the requested variation, the following motion would be appropriate: Motion to approve an Ordinance granting the requested variation to Section 10-9-5 of the Zoning Ordinance at 934 Park Avenue.

Document(s) Attached:

- Ordinance
- Findings of Fact
- Minutes of the Zoning Board of Appeals Public Hearing
- Zoning Board Memo and Full Application

ORDINANCE NO. _____

**AN ORDINANCE APPROVING A FLOOR AREA VARIATION RELATED TO THE
CONSTRUCTION OF A TWO-STORY ADDITION AT 934 PARK AVENUE**

WHEREAS, petitioners Curtis and Janet Helwig (together “Petitioners”), owner of the property located at 934 Park Avenue in the Village of River Forest (“Property”), requested a variation from the Village of River Forest’s floor area ratio requirements in Section 10-9-5 of the Village of River Forest Zoning Ordinance (“Zoning Ordinance”), to allow a two-story addition to the rear of the home on the Property, where the floor area ratio allowed is 40%, but as proposed would be 46.70%, requiring a variation of 6.70% (“Variation”). The Property is located in the R-2 Single-Family (Detached) Residential Zoning District; and

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

WHEREAS, the Application was referred to the Village of River Forest Zoning Board of Appeals (“ZBA”) and was processed in accordance with the Zoning Ordinance; and

WHEREAS, on July 14, 2022, the ZBA held a public hearing on the Application pursuant to notice thereof given in the manner required by law, and, after considering all of the testimony and evidence presented at the public hearing, the ZBA recommended approval of the Variations, by a vote of six (6) to zero (0), all as set forth in the Findings and Recommendation of the ZBA in this matter (“Findings and Recommendation”) approved on August 18, 2022, a copy of which is attached hereto as **Exhibit B** and made a part hereof; and

WHEREAS, the President and Board of Trustees of the Village of River Forest have duly considered the Findings and Recommendation of the ZBA, and all of the materials, facts and circumstances affecting the Application, and find that the Application satisfies the standards set forth in the Zoning Ordinance relating to the Variations;

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 are incorporated into Section 1 as though set forth herein.

SECTION 2: Approval. That the President and Board of Trustees of the Village, acting pursuant to the authority vested in them by the laws of the State of Illinois and the Zoning Ordinance: (i) find that the Application meets the standards for the Variation requested therein, and (ii) approve the Variation with respect to the addition proposed to be built on the Property as set forth in the Application. The Variations are approved only to the extent needed for the construction and maintenance of the addition on the Property,

and the Variation shall remain in effect only for so long as the addition proposed in the Application remains on the Property.

SECTION 3: Recording. That Village staff is directed to record the Ordinance on title to the Property with the Cook County Recorder of Deeds.

SECTION 4: Violation. That any violation of any term or condition stated in this Ordinance or of any applicable code, ordinance, or regulation of the Village shall be grounds for the rescission of the approvals made in this Ordinance.

SECTION 5: 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 6: Repeal. That all ordinances, resolutions, motions or parts thereof in conflict with this Ordinance shall be and the same are hereby repealed.

SECTION 7: Effectiveness. That this Ordinance shall be in full force and effect after its approval and publication in pamphlet form as provided by law.

ADOPTED this 12th day of September, 2022, pursuant to a roll call vote.

AYES:

NAYS:

ABSENT:

APPROVED by me this 12th day of September, 2022.

Catherine Adduci, Village President

ATTEST:

Jonathan Keller, Village Clerk

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

By: _____
Titleholder of Record of the Property

Date: _____

EXHIBIT A

LEGAL DESCRIPTION

The legal description of the property at 934 Park Avenue is as follows:

LOT 9 AND THE SOUTH 2.90 FEET OF LOT 10 AND THE EAST HALF OF THE
VACATED ALLEY LYING WEST OF AND ADJOINING SAID LOTS IN SKILLINS
SUBDIVISION OF BLOCK 11 IN SNOW AND DICKINSON ADDITION TO RIVER
FOREST, BEING A SUBDIVISION OF PARTS OF SECTION 1 AND SECTION 2,
TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN
COOK COUNTY, ILLINOIS.

EXHIBIT B

FINDINGS OF FACT AND RECOMMENDATION

(attached)

**VILLAGE OF RIVER FOREST ZONING BOARD OF APPEALS
FINDINGS OF FACT AND RECOMMENDATION REGARDING
A FLOOR AREA RATIO VARIATION RELATED TO THE CONSTRUCTION
OF A TWO-STORY ADDITION AT 934 PARK AVENUE**

WHEREAS, petitioners Curtis and Janet Helwig (together “Petitioners”), owner of the property located at 934 Park Avenue in the Village of River Forest (“Property”), requested a variation from the Village of River Forest’s floor area ratio requirements in Section 10-9-5 of the Village of River Forest Zoning Ordinance (“Zoning Ordinance”), to allow a two-story addition to the rear of the home on the Property, where the floor area ratio allowed is 40%, but as proposed would be 46.70%, requiring a variation of 6.70% (“Variation”). The Property is located in the R-2 Single-Family (Detached) Residential Zoning District; and

WHEREAS, the Village of River Forest Zoning Board of Appeals (“ZBA”) held a public hearing on the question of whether the requested Variation should be granted on July 14, 2022, and the hearing was held as in accordance with Section 10-5-4(E) of the Zoning Ordinance. At the public hearing, all persons present and wishing to speak were given an opportunity to be heard and all evidence that was tendered was received and considered by the ZBA; and

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

WHEREAS, at the public hearing, the Petitioners and their architect provided information regarding the requested Variation, testifying, among other things, that they desired to age in place in their home, and the physical restraints of the home caused the proposed addition to exceed the floor area ratio requirements of the Zoning Ordinance; and

WHEREAS, at the public hearing no residents or other members of the public testified with regard to the proposed Variation, the Petitioners noted that the neighbors they made contact with prior to the hearing were in support of their request, and the Petitioners presented letters in support of the Variation from their neighbors; and

WHEREAS, six (6) members of the ZBA were present for the public hearing, which constituted a quorum of the ZBA that is required to convene a meeting of the ZBA, and allow for the public hearing to proceed; and

WHEREAS, after the close of public comment, the ZBA discussed and deliberated the application for the Variation; and

WHEREAS, following discussion and deliberation, the ZBA, having considered the criteria set forth in Section 10-5-4 of the Zoning Ordinance, voted 6-0 to recommend approval of the Variation;

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

FINDINGS OF FACT

1. **The physical surroundings, shape or topographical conditions of the Property constitute a specific hardship upon the owner as distinguished from an inconvenience if the strict letter of the regulations were to be carried out.** The ZBA found that this standard has been met. Because the physical restraints of the property would require addition would require a variation from the floor area ratio requirements in the Zoning Ordinance, the Petitioners' only option to construct an addition to the home would require a Variation.
2. **The aforesaid unique physical condition did not result from any action of any person having an interest in the property, but was created by natural forces or was the result of governmental action, other than the adoption of the Village's Zoning Regulations, for which no compensation was paid.** The ZBA found that this standard has been met. The home was constructed in 1895, well before the enactment of the Zoning Ordinance or its restrictions on floor area ratio.
3. **The conditions of the Property upon which the petition for Variation is based may not be applicable generally to other property within the same zoning classification.** The ZBA found that this standard has been met. The home is the second-oldest home constructed north of Chicago Avenue in the Village, and because of its age, several of its characteristics are particularly out of compliance with several areas of the Zoning Ordinance.
4. **The purpose of the Variation is not based predominately upon a desire for economic gain.** The ZBA found that this standard has been met. The Petitioners indicated that they plan to remain in the home for many years and age in place there, and they do not plan to sell the Property once the addition is constructed.
5. **The granting of the Variation is not detrimental to the public welfare or unduly injurious to the enjoyment, use, or development value of other property or improvements in the neighborhood in which the Property is located.** The ZBA found this standard has been met. The Petitioners indicated that the neighbors they spoke with were in support of the Variation and they provided letters of support from them during the hearing.
6. **The granting of the Variation will not impair an adequate supply of light and air to adjacent property, or substantially increase the danger of fire, or otherwise endanger the public safety or substantially diminish or impair property values**

within the neighborhood. The ZBA found that this standard has been met. The location of the addition on the home on the Property does not impair any light or air to adjacent properties or create the risk of fire or other danger.

7. **The granting of the Variation will not unduly tax public utilities and facilities in the area of the Property.** The ZBA found that this standard has been met. The proposed addition will not unduly tax public utilities or facilities in the area of the Property.

8. **There are no means other than the requested Variation by which the hardship or difficulty can be avoided or remedied to a degree sufficient to permit a reasonable use of the Property.** The ZBA found that this standard has been met. The Petitioners could not build any addition to the home without some variation from the floor area ratio provision in the Zoning Ordinance, given the current size of the present home on the Property.

RECOMMENDATION

The ZBA, by a vote of 6-0, found that the standards for granting of the Variation were met. Therefore, the ZBA recommends to the Village President and Board of Trustees that the Variation to allow the construction of a two-story addition to the home on the Property, where the floor area ratio allowed is 40% but as proposed would be 46.70%, requiring a variation of 6.70%, be GRANTED.



Frank Martin
Chairman



Date

**MINUTES OF THE MEEING OF THE
VILLAGE OF RIVER FOREST
ZONING BOARD OF APPEALS**

July 14, 2022

A meeting of the River Forest Zoning Board of Appeals was held on at 7:30 p.m. on Thursday, July 14, 2022 in the Community Room of the River Forest Village Hall, 400 Park Avenue, River Forest, Illinois.

I. CALL TO ORDER

Mr. Radatz called the meeting to order. Upon roll call, the following persons were:

Present: Members Smetana, Shoemaker, Plywacz, Lucchesi, Dombrowski, Davis

Absent: Chairman Martin

Also Present: Assistant to the Village Administrator Matthew Walsh, Village Attorney Anne Skrodzki, and Secretary Clifford Radatz

A MOTION was made by Member Lucchesi, second by Member Plywacz to appoint Member Dombrowski as Chairman Pro Tem for the meeting

Ayes: Members Davis, Lucchesi, Plywacz, Shoemaker and Smetana

Nays: None

The Motion carried.

Mr. Radatz swore in all parties wishing to speak.

**II. APPROVAL OF THE MINUTES FROM THE MEETING OF THE ZONING
BOARD OF APPEALS ON JUNE 9, 2022.**

A MOTION was made by Member Lucchesi, second by Chairman Pro Tem Dombrowski to approve the Minutes from the meeting of the Zoning Board of Appeals held on June 9, 2022.

Ayes: Members Smetana, Shoemaker, Plywacz, Lucchesi, Dombrowski, Davis

Nays: None

The Motion carried.

III. APPROVAL OF FINDINGS OF FACT FOR THE PROPOSED VARIATION REQUESTS AT 1443 FOREST AVENUE – SIDE YARD SETBACK.

A MOTION was made by Chairman Pro Tem Dombrowski, second by Member Plywacz to approve the Findings of Fact for the Proposed Zoning Variations for 1443 Forest Avenue from the Meeting of the Zoning Board of Appeals on June 9, 2022.

Ayes: Chairman Pro Tem Dombrowski, Members Davis, Lucchesi, Plywacz, Shoemaker and Smetana.

Nays: None

The Motion carried.

IV. CONTINUATION OF PUBLIC HEARING – ZONING VARIATION REQUEST FOR 934 PARK AVENUE – FLOOR AREA RATIO.

Steve Ryniewicz of Studio R Architecture and architect for the zoning variation project at 934 Park Avenue explained that the residents of the property, Curtis and Janet Helwig, submitted an application for a Floor Area Ratio (F.A.R.) variation to construct a two-story addition to the rear of their home. The F.A.R. regulations (Section 10-9-5) of the Zoning Ordinance require a F.A.R. of no more than 0.4% on lots less than 20,000 square feet. The Helwigs' proposed addition required a variation to increase the F.A.R. to 0.47%.

Mr. Helwig elaborated that the house was built in 1895, making it the second oldest house north of Chicago Avenue in the Village. Mr. Helwig also explained that the property F.A.R. was limited due to the significant area devoted to the third floor, which was rarely utilized. Mr. Helwig further explained that at least six architects have inspected the property coming to the same conclusion that there were too many constraints to follow the current F.A.R. requirements and that an addition to the home was necessary. Mr. Helwig stated that their requested variation would allow the Helwigs to enjoy living in their home for longer, and age in place. He explained the physical characteristics of the proposed addition.

Mr. Ryniewicz noted that the house currently has no connection to the backyard. By enlarging the kitchen and expanding the family room, the Helwigs would be able to view their backyard and have better access to it. Moreover, the Helwigs provided numerous letters from their neighbors in support of the variation. He noted that any design solution for the home would require a variation over the F.A.R. constraints of the Zoning Ordinance.

Member Smetana questioned the types of constraints that the Helwigs and Mr. Ryniewicz encountered when they attempted to comply with the current F.A.R. constraints in the Zoning

Ordinance. Mr. Ryniewicz explained that the most significant issue was deciding how much of the property's historic construction would have to be removed.

A MOTION was made by Member Lucchesi, second by Member Plywacz to recommend approval of the proposed zoning variation to the Village Board of Trustees.

Ayes: Chairman Pro Tem Dombrowski, Members Davis, Lucchesi, Plywacz, Shoemaker and Smetana.

Nays: None

The Motion carried.

V. PUBLIC HEARING – ZONING VARIATION REQUEST FOR 138 KEYSTONE AVENUE – OFF STREET PARKING.

Mr. Stewart Weiner explained that him and his wife, property owners of 138 Keystone Avenue, submitted an application for a variation to the Off-Street Parking regulations (Section 10-9-8) of the Zoning Ordinance. The Weiners propose to demolish the existing detached garage structure on their property and not replace it. Section 10-9-8 requires that no building may be erected without a minimum of two enclosed parking spaces.

Mr. Weiner explained that he and his wife own the adjacent property at 142 Keystone Avenue and plan to continue parking their cars in the 3-car garage on this property. To counter the Village's previous contention that this variance would set a precedent for other Village residents to remove their garages, Mr. Weiner explained that the additional garage on 142 Keystone Avenue set his situation apart from others. To address the issue of selling one or both properties with the risk of one not having a garage, Mr. Weiner stated that he has no plans to sell either property in the near future. Mr. Weiner further elaborated that the garage at 138 Keystone Avenue is dilapidated and likely to fall apart any day now, so they would like to remove it.

Member Lucchesi questioned how Mr. Weiner could guarantee that there would be a two-car garage should the Weiners sell the property on 138 Keystone Avenue in the future. Mr. Weiner responded that if they leave the garage, then the next homeowner would build a new garage regardless. The members further discussed the pros and cons of having a garage at the property, considering the current dilapidated condition of the current garage.

A MOTION was made by Member Lucchesi, second by Member Plywacz to recommend approval of the proposed zoning variation to the Village Board of Trustees for 138 Keystone Avenue.

Ayes: Chairman Pro Tem Dombrowski, Members Lucchesi and Plywacz.

Nays: Members Davis, Shoemaker and Smetana

The Motion failed.

VI. TEXT AMENDMENT REQUEST – CONTINUATION OF THE PUBLIC HEARING REGARDING THE FOLLOWING PROPOSED AMENDMENTS TO THE VILLAGE OF RIVER FOREST ZONING ORDINANCE:

- a. A Text Amendment to Section 10-3 (Definitions) of the Zoning Ordinance to define solar energy systems; and**
- b. A Text Amendment to Section 10-21 (Land Use Chart) of the Zoning Ordinance to designate solar energy systems as a permitted accessory use in all Zoning Districts.**

Assistant to the Village Administrator Matthew Walsh explained that Village Planning Consultant John Houseal incorporated the comments from the June 9, 2022 Zoning Board of Appeals Meeting into an updated proposed amendment to Chapter 7: Regulations of General Applicability.

Mr. Eric Simon, Chairman of the Village’s Sustainability Committee, stated that the proposed text amendments would add a new section 10-7-6 establishing standards for ground mounted solar energy collection systems in subsection A, and standards for roof mounted solar energy collections systems in subsection B. The proposal would also amend the land use chart in Section 10-21-3: Appendix A to include “ground mounted solar energy collection system” and “roof mounted solar energy collection system” under the “Accessory Uses” section of the chart.

Member Plywacz questioned whether sprinklers would be required to control potential fires caused by solar energy systems. Mr. Simon clarified that this would be addressed in the River Forest Fire Code. Mr. Plywacz also questioned if there was a height requirement for these systems, which Mr. Simon answered was five feet.

A MOTION was made by Member Plywacz and seconded by Member Dombrowski to recommend the proposed changes to Sections 10-7-6 and 10-21-3 of the Zoning Ordinance concerning the regulation of Solar Energy Collection systems.

Ayes: Members Davis, Dombrowski, Lucchesi, Plywacz, Shoemaker and Smetana.

Nays: None

The Motion carried.

VII. ADJOURNMENT.

Member Lucchesi made a MOTION to dismiss, seconded by Member Plywacz.

Ayes: Chairman Pro Tem Dombrowski, Members Davis, Lucchesi, Plywacz, Shoemaker and Smetana.

Nays: None

The Motion carried.

Meeting Adjourned at 8:19pm.

Respectfully Submitted:



Clifford E. Radatz, Secretary



Frank Martin, Chairman
Zoning Board of Appeals

Date: 8/22/2022



MEMORANDUM

DATE: July 8, 2022

TO: Zoning Board of Appeals

FROM: Clifford E. Radatz *ceR*
Building Official

SUBJECT: Variation Request – 934 Park Avenue

Janet and Curtis Helwig, owners of the property at 934 Park Avenue, have submitted an application for a variation to the Floor Area Ratio regulations (Section 10-9-5) of the Zoning Code. The applicants propose to construct a two story addition onto the existing residence which will increase the Floor Area Ratio (F.A.R.) to 0.47.

Section 10-9-5 of the Zoning Code requires that the floor area ratio not exceed 0.40.

If the Zoning Board wishes to recommend the approval of this variation to the Village Board of Trustees, the following motion should be made:

Motion to recommend to the Village Board of Trustees the approval of the variation to Section 10-9-5 of the Zoning Code at 934 Park Avenue.

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

LEGAL NOTICE
ZONING BOARD OF APPEALS
RIVER FOREST, ILLINOIS

Public Notice is hereby given that a public hearing will be held by the Zoning Board of Appeals (ZBA) of the Village of River Forest, County of Cook, State of Illinois, on Thursday, June 9, 2022 at 7:30 p.m. in the First Floor Community Room of the River Forest Village Hall, 400 Park Avenue, River Forest, Illinois on the following matter:

The ZBA will consider an application for a major zoning variation submitted by Janet and Curtis Helwig, owners of the property at 934 Park Avenue, who are proposing to construct a two story addition onto the existing home.

Section 4-8-5 of the Village Code provides the Zoning Board jurisdiction to hold public hearings and offer recommendations to the Village Board concerning variations to Zoning Ordinance.

The applicants are requesting a major variation to Section 10-9-5 that would allow the home with the proposed addition to have a Floor Area Ratio of 0.467.

The Zoning Ordinance allows a maximum Floor Area Ratio of 0.40.

The legal description of the property at 934 Park Avenue is as follows:

LOT 9 AND THE SOUTH 2.90 FEET OF LOT 10 AND THE EAST HALF OF THE VACATED ALLEY LYING WEST OF AND ADJOINING SAID LOTS IN SKILLINS SUBDIVISION OF BLOCK 11 IN SNOW AND DICKINSON ADDITION TO RIVER FOREST, BEING A SUBDIVISION OF PARTS OF SECTION 1 AND SECTION 2, TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

A copy of the application will be available to the public at Village Hall and on the Village's website at www.vrf.us/zoningvariation no less than 15 days prior to the public hearing. The Zoning Board of Appeals meeting packet will also be available at www.vrf.us/meetings no less than 48 hours prior to the public hearing.

All interested persons will be given the opportunity to be heard at the public hearing. **For public comments to be considered by the Zoning Board of Appeals and Village Board of Trustees in their decision, they must be included as part of the public hearing record.** Interested persons can learn more about how to participate in the hearing by visiting www.vrf.us/zoningvariation.

Sincerely,
Clifford Radatz
Secretary, Zoning Board of Appeals

CHECKLIST OF STANDARDS FOR MAJOR VARIATIONS

Name of Commissioner: _____

Date of Public Hearing: _____

Application: _____

Address _____

Standards:

Met? ¹	Standard
Yes No	<p>1. The physical surroundings, shape, or topographical conditions of the specific property involved will bring a specific hardship upon the owner as distinguished from an inconvenience if the strict letter of the regulations were to be carried out;</p> <p>Notes: _____ _____ _____</p>
Yes No	<p>2. The aforesaid unique physical condition did not result from any action of any person having an interest in the property, but was created by natural forces or was the result of governmental action, other than the adoption of this Zoning Title, for which no compensation was paid;</p> <p>Notes: _____ _____ _____</p>
Yes No	<p>3. The conditions upon which the petition for variation is based may not be applicable generally to other property within the same zoning classification;</p> <p>Notes: _____ _____ _____</p>
Yes No	<p>4. The purpose of the variation is not based predominantly upon a desire for economic gain;</p> <p>Notes: _____ _____ _____</p>
Yes No	<p>5. The granting of the variation shall not be detrimental to the public welfare or unduly injurious to the enjoyment, use, or development value of other property or improvements in the neighborhood in which the property is located; or</p> <p>Notes: _____ _____ _____</p>

¹ If a standard has not been met, indicate the reasons why in the notes section for that standard.

CHECKLIST OF STANDARDS FOR MAJOR VARIATIONS

Yes No	6. The proposed variation will not impair an adequate supply of light and air to adjacent property, or substantially increase the danger of fire, or otherwise endanger the public safety or substantially diminish or impair property values within the neighborhood; Notes: _____ _____ _____
Yes No	7. That the granting of the variation would not unduly tax public utilities and facilities in the area; Notes: _____ _____ _____
Yes No	8. That there is no means other than the requested variation by which the alleged hardship or difficulty can be avoided or remedied to a degree sufficient to permit a reasonable use of the subject property; Notes: _____ _____ _____

If any of the standards have not been met, what changes could be made to the application so it meets all the standards?



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

Address of Subject Property: 934 PARK Date of Application: 7/8/22

Applicant		Architect / Contractor	
Name: <u>JANET & CURTIS HELWIG</u>		Name: <u>STEVE RYNIEWICZ / STUDIO R</u>	
Address: <u>934 PARK</u>		Address: <u>810 HIGHLAND</u>	<u>ARCHITECTURE</u>
City/State/Zip: <u>RIVER FOREST IL 60305</u>		City/State/Zip: <u>OAK PARK IL 60304</u>	
Phone: <u>708-822-8221</u>	Fax: <u>—</u>	Phone: <u>312-446-0133</u>	Fax: <u>—</u>
Email: <u>jhelwig@dom.edu / cchelwig@</u>	<u>dom.com</u>	Email: <u>Steve@studioRarchitecture.com</u>	

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

Zoning District of Property: ☐ R1 ☒ R2 ☐ R3 ☐ R4 ☐ C1 ☐ C2 ☐ C3 ☐ PRI ☐ ORIC

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

☒ Zoning Code ☐ Building Code (fence variations only)

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

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

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

SIGNATURES:

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

Owner: _____ Date: 7/8/22
Applicant (if other than Owner): [Signature] Date: 7/8/22

Application Fee: A non-refundable fee of \$750.00 must accompany every application for variation, which includes the cost of recording the variation with the County. Checks should be made out to the Village of River Forest.

APPLICATION FOR ZONING VARIATION

Address of Subject Property: 934 PARK Date of Application: 7/8/22

Summary of Requested Variation(s):

Applicable Code Section (Title, Chapter, Section) Example: 10-8-5, lot coverage	Code Requirement(s) Example: no more than 30% of a lot	Proposed Variation(s) Example: 33.8% of the lot (detailed calculations an a separate sheet are required)
10-8-5 F.A.R.	F.A.R OF NO MORE THAN 0.4 FOR LOTS LESS THAN 20,000 SF	PROPOSED F.A.R. OF 0.47

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

Village of River Forest
Zoning Board of Appeals
400 Park Avenue
River Forest, IL 60305

Re: Zoning Variation application at 934 Park Avenue,
Standards for major variations: Floor Area, Section 10-8-5 and applicant response

Project 21-015

July 7, 2022

Zoning Board of Appeals members,

We, Curtis and Janet Helwig, residents of the 1895 Stick-style Victorian at 934 Park Avenue for the last 28+ years, are requesting a variance to allow us to build a two-story addition to the back of our home to add a primary bedroom suite to the second floor, and a new kitchen with an expanded family room, and screened-in porch to the first floor. We have engaged Steve Ryniewicz, Oak Park owner of Studio R Architecture, to develop a plan we love which will enable us to enjoy our home for hopefully many years to come.

Our Victorian home (which is the second oldest structure north of Chicago Avenue in River Forest) has 3 full floors above ground level of which we rarely use the third-floor attic. We spend most of our time in our 1960's kitchen and small adjacent family room - which is in overdue need of renovation. It's not that we haven't wanted to maintain these spaces - it's just never been clear how to fix the layout of this small space which includes 6 doorways (to the back yard, front foyer, basement, second floor, pantry and dining room.) Currently, there are obstacles to resolving the design issues for the back portion of our house including blocking our backyard view with a staircase, bathrooms, brick chimney and a laundry room. Over the years, we have had multiple designers and architects look at the space to give us ideas about how we could renovate the space. None had answers that solved the flow needs of the house. The proposed design allows our kitchen, family room, and primary bedroom, to look out on our backyard and for our house flow to be much improved.

Our 'hardship' is that our home and garage are both tall structures. The zoning ordinance requires the attic spaces, which account for over 1200 square feet, to be included in our allowable buildable area. The imbalance of vertical living does not translate well to aging in place or to modern home living requirements that newer buyers are looking for in a house.

Currently, our home's small footprint into the backyard ends 25 to 35 feet *in front of* our immediate north & south neighbors. Even with the proposed addition, our home will project less than our neighbors' homes while maintaining a sizable backyard. We have reviewed the proposed addition with our neighbors and have included their letters of support. Our proposed addition will not impair neighboring views or sunlight and we have a permeable paved driveway and front walk, as to mitigate any water concerns. The back of the house will be visually improved by removing a 2nd floor sunporch and replacing it with a beautifully designed and well-suited exterior. And for the broader neighborhood, the addition is not visible from the street so there will be no change to the historic look and feel of the house.

Finally, we understand the concern about precedent. That is why we suggest that you consider our unique conditions:

- 1) Our 1895 Victorian was here before any of the other homes on our block (our 'sister' home at the corner of Augusta and Park was built for our home's original owner's sister and brother-in-law around the same time). *The character of our neighborhood is intertwined with our home.*
- 2) River Forest's current zoning code was not developed with homes built in the 1800's in mind. As evidence, our current home would not pass today's zoning code's building height restriction. *The F.A.R. max poses an inappropriate limit for our tall Victorian home.*

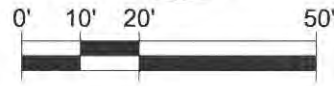
For our house to be maintained for the next 100 years, it will need to be improved to meet 21st century standards. We can point to four teardowns in the last 20 years one block away on the 800 block of Park, which include an architecturally significant Drummond home. Our neighborhood is desirable, but buyers are looking for homes that are livable by modern standards. They are willing to tear down and rebuild, altering the rich history of the neighborhood. This addition would allow Curtis & I to age-in-place and make our home desirable for future owners.

We are willing to invest what it takes to bring this home into the 21st century while still maintaining its historic nature. We respectfully ask that you allow us to do this by granting our variance request.

Thank you!

Kind Regards,

Janet & Curtis Helwig



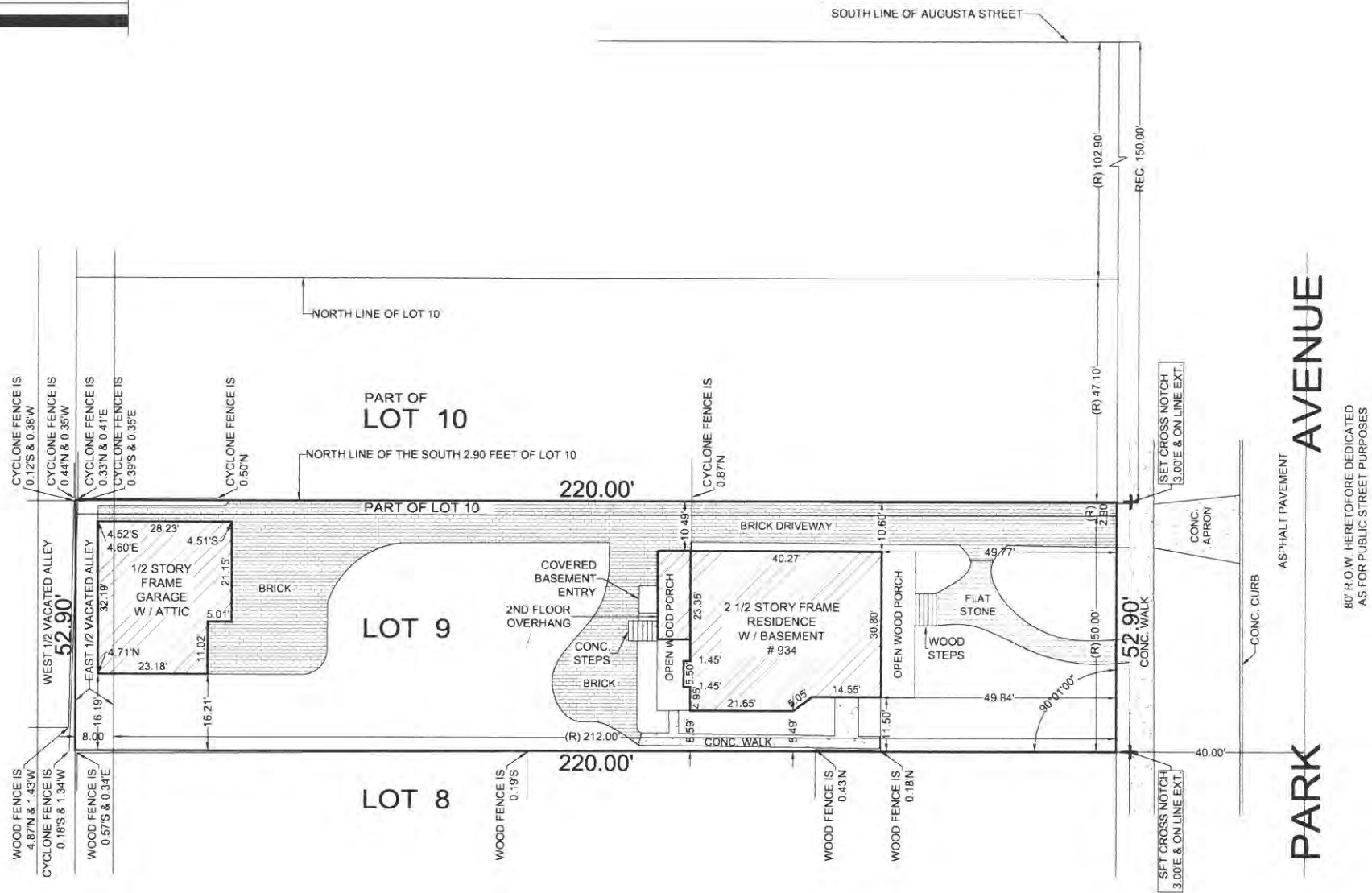
UNITED SURVEY SERVICE, LLC
CONSTRUCTION AND LAND SURVEYORS
7710 CENTRAL AVENUE, RIVER FOREST, IL 60305
TEL.: (847) 299 - 1010 FAX: (847) 299 - 5887
E-MAIL: USURVEY@USANDCS.COM

PLAT OF SURVEY

OF
LOT 9 AND THE SOUTH 2.90 FEET OF LOT 10 AND THE EAST HALF OF
VACATED ALLEY LYING WEST OF AND ADJOINING SAID LOTS IN SKILLINS
SUBDIVISION OF BLOCK 11 IN SNOW AND DICKINSON ADDITION TO RIVER
FOREST, BEING A SUBDIVISION OF PARTS OF SECTION 1 AND SECTION 2,
TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL
MERIDIAN, IN COOK COUNTY, ILLINOIS.

KNOWN AS: 934 PARK AVENUE, RIVER FOREST, ILLINOIS

PERMANENT INDEX NUMBERS:
15 - 01 - 314 - 016 - 0000
15 - 01 - 314 - 025 - 0000



PARK AVENUE

80' R.O.W. HERETOFORE DEDICATED
AS FOR PUBLIC STREET PURPOSES

NOTE:
THE LEGAL DESCRIPTION IS FOUND ON
THE EXISTING DEED TO THE REAL ESTATE.

ORDERED BY: ARCHITECTURE STUDIO		
SCALE: 1" = 20'		
DATE: MAY 5, 2022		
FILE No.:		
2022 - 30074	DATE	REVISION

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

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

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

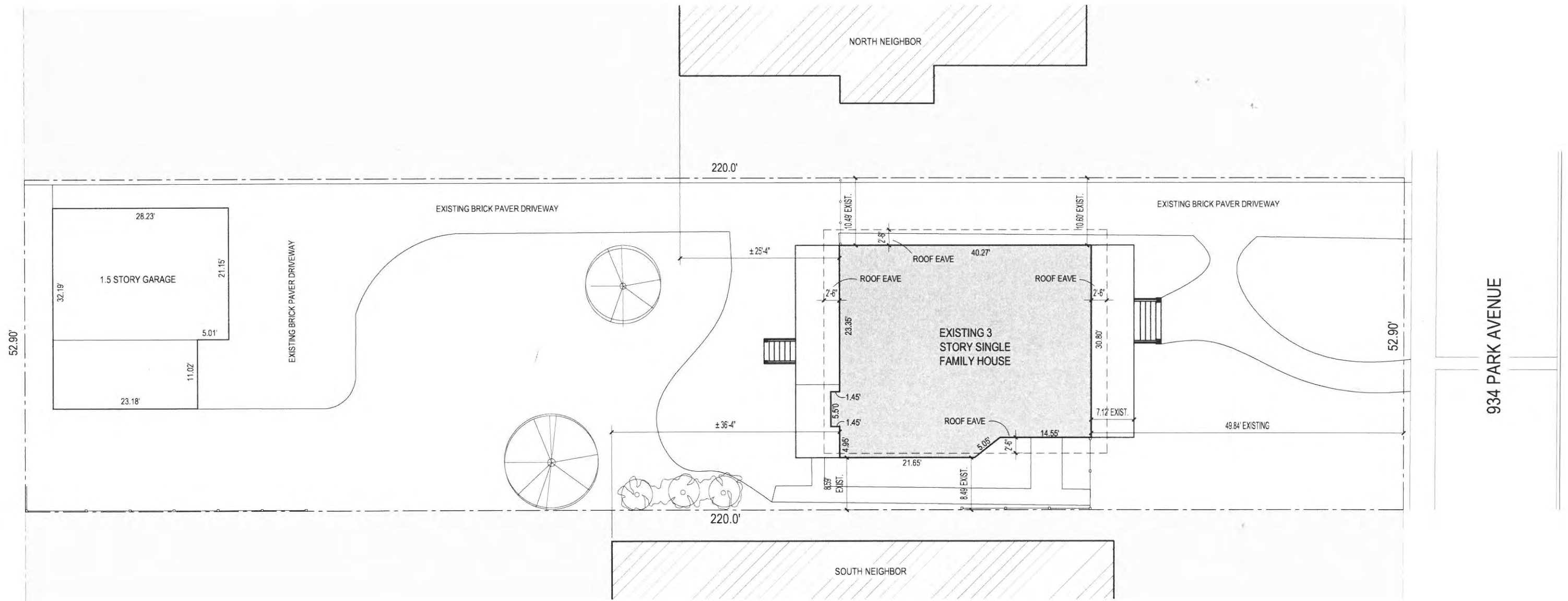
DIMENSIONS ARE SHOWN IN FEET AND DECIMALS AND ARE
CORRECTED TO A TEMPERATURE OF 68° FAHRENHEIT.

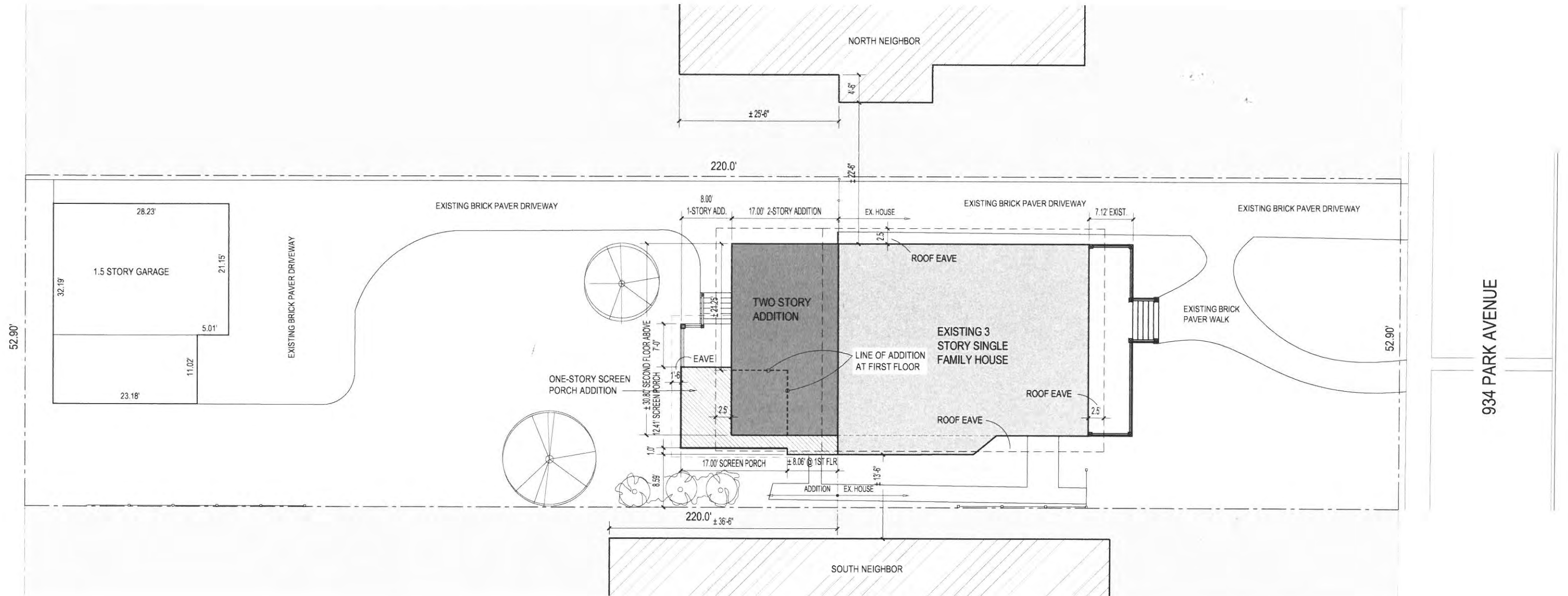
COMPARE THIS PLAT, LEGAL DESCRIPTION AND ALL SURVEY
MONUMENTS BEFORE BUILDING, AND IMMEDIATELY REPORT
ANY DISCREPANCIES TO THE SURVEYOR.

RIVER FOREST, ILLINOIS, MAY 5, A.D. 2022.

BY:
ROY G. LAWNICZAK, REGISTERED ILLINOIS LAND SURVEYOR NO. 35-2290
LICENSE EXPIRES: NOVEMBER 30, 2022
PROFESSIONAL DESIGN FIRM LICENSE NO.: 184-004576
LICENSE EXPIRES: APRIL 30, 2023

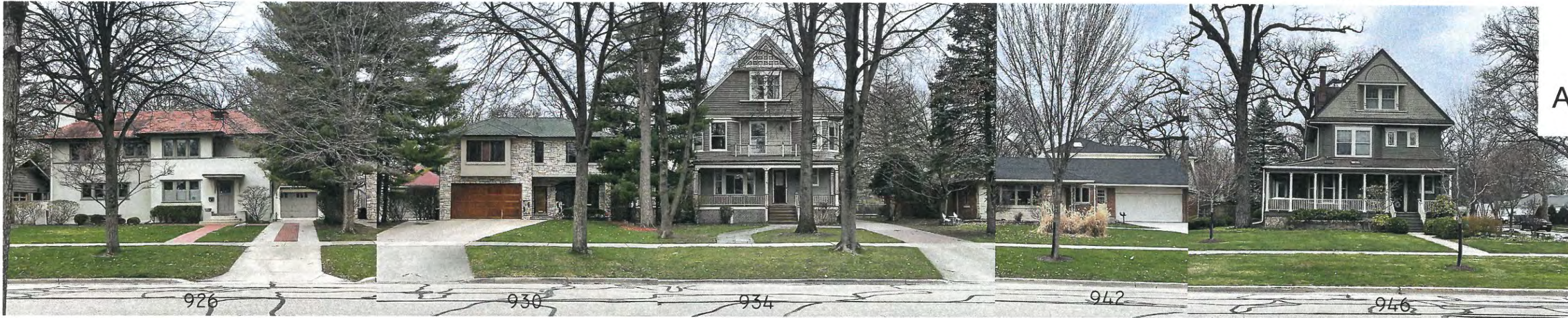






934 PARK ORIGINAL
HOUSE ON THE BLOCK

ORIGINAL HOUSE
ON THE BLOCK



VARIANCE DOES NOT
CHANGE STREET VIEW

3 STREET VIEW - EXISTING
NOT TO SCALE

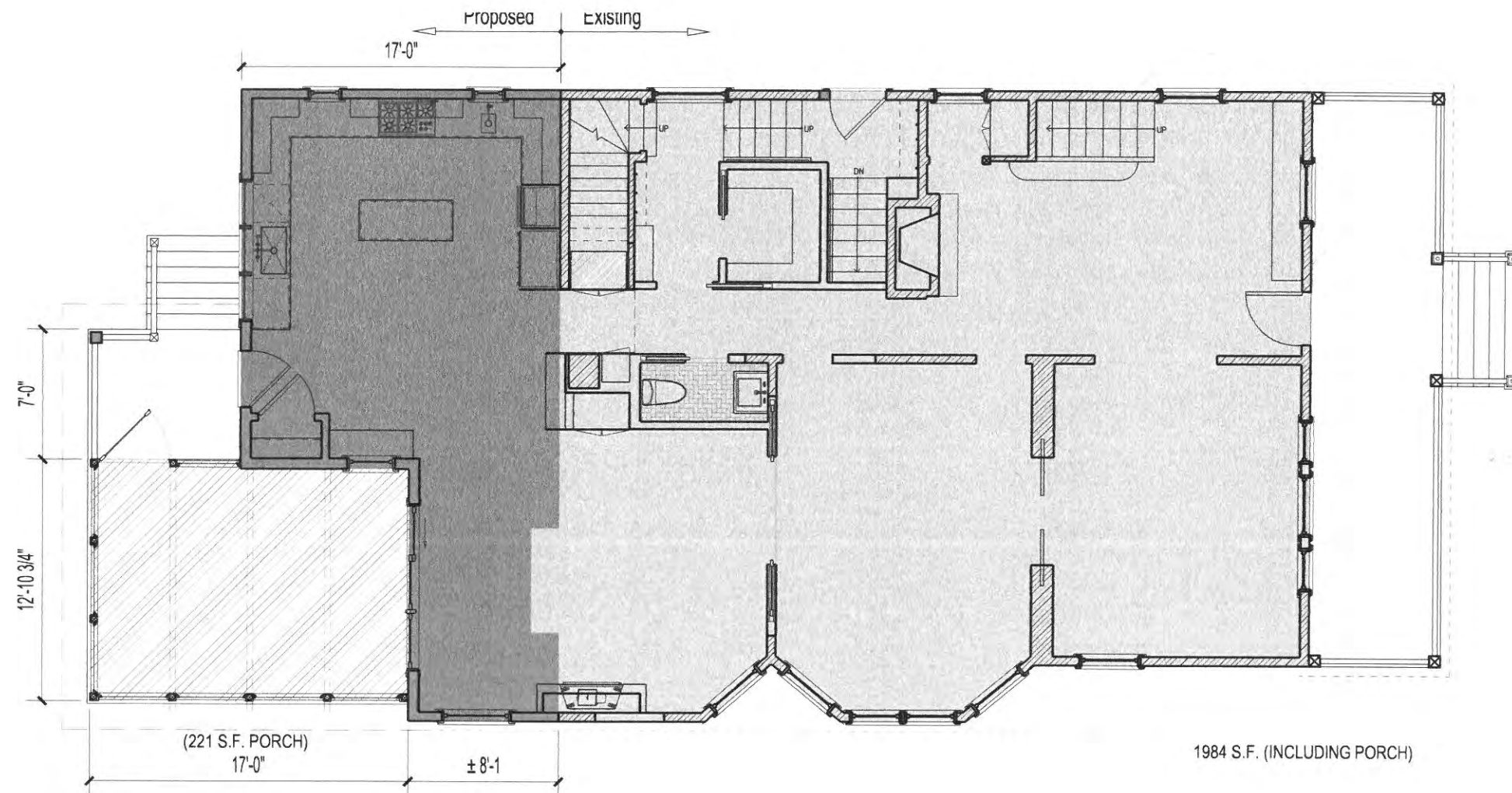


2 AERIAL SITE VIEW - PROPOSED
NOT TO SCALE



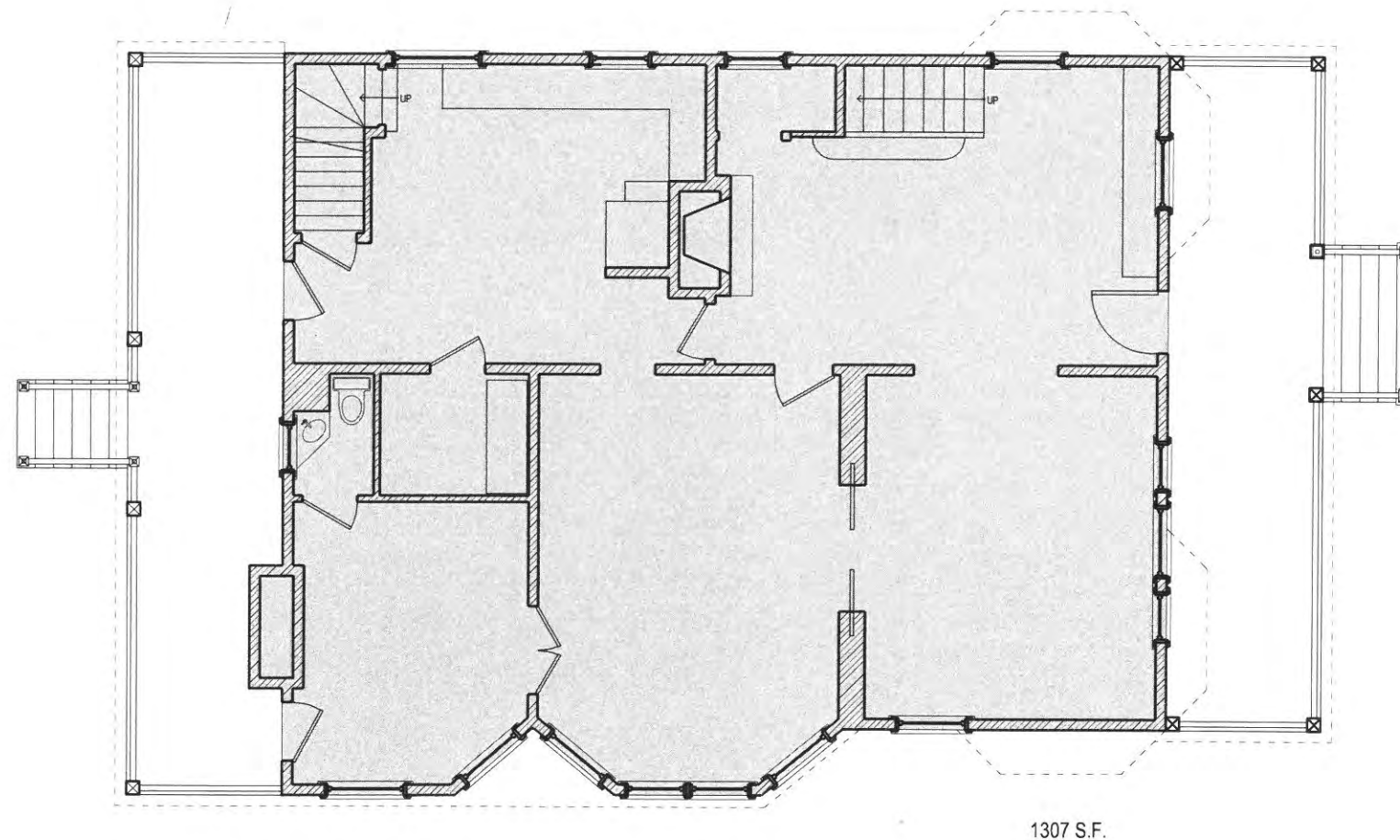
1 AERIAL SITE VIEW - EXISTING
NOT TO SCALE





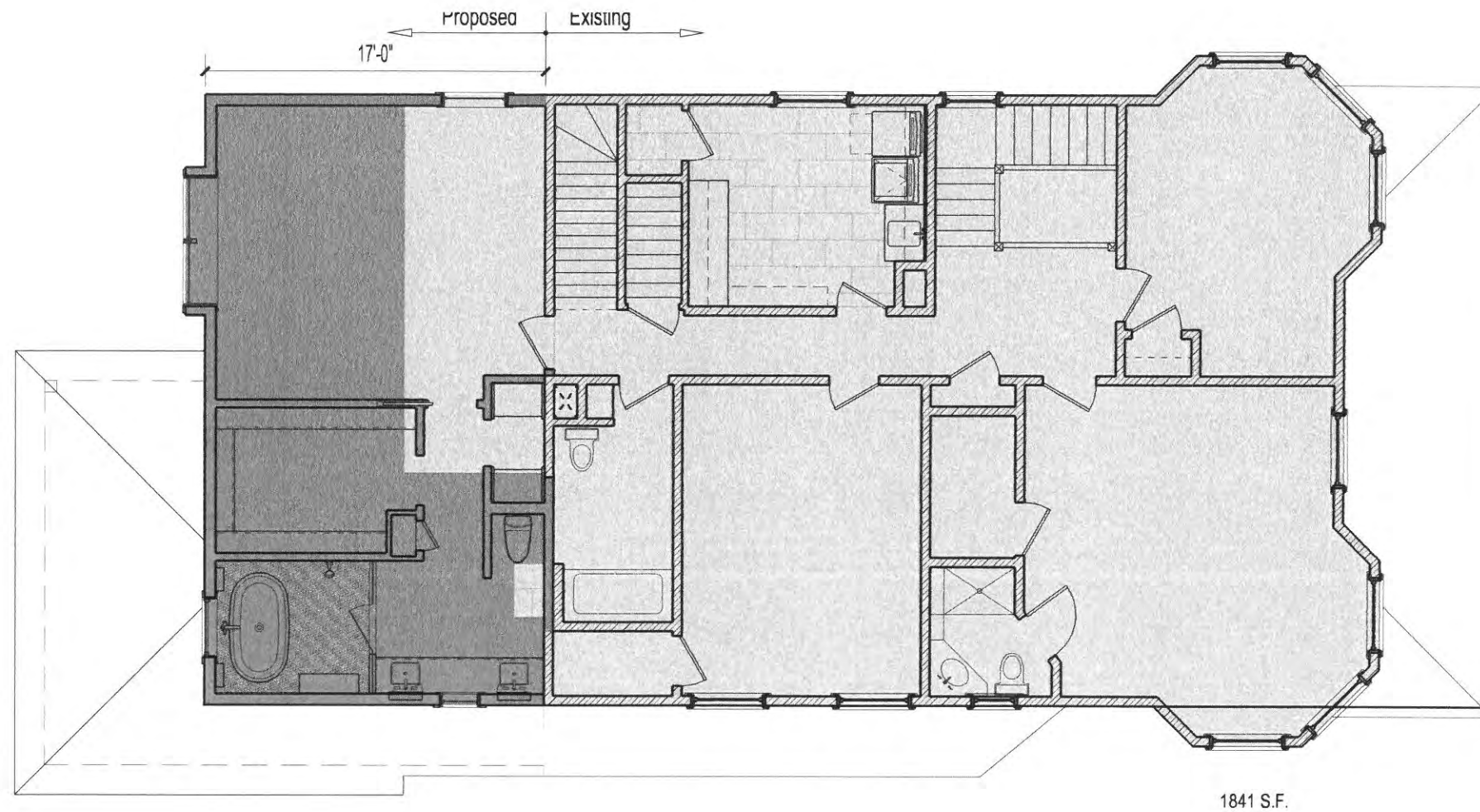
PROPOSED First Floor Plan

Scale: 1/8" = 1'-0"



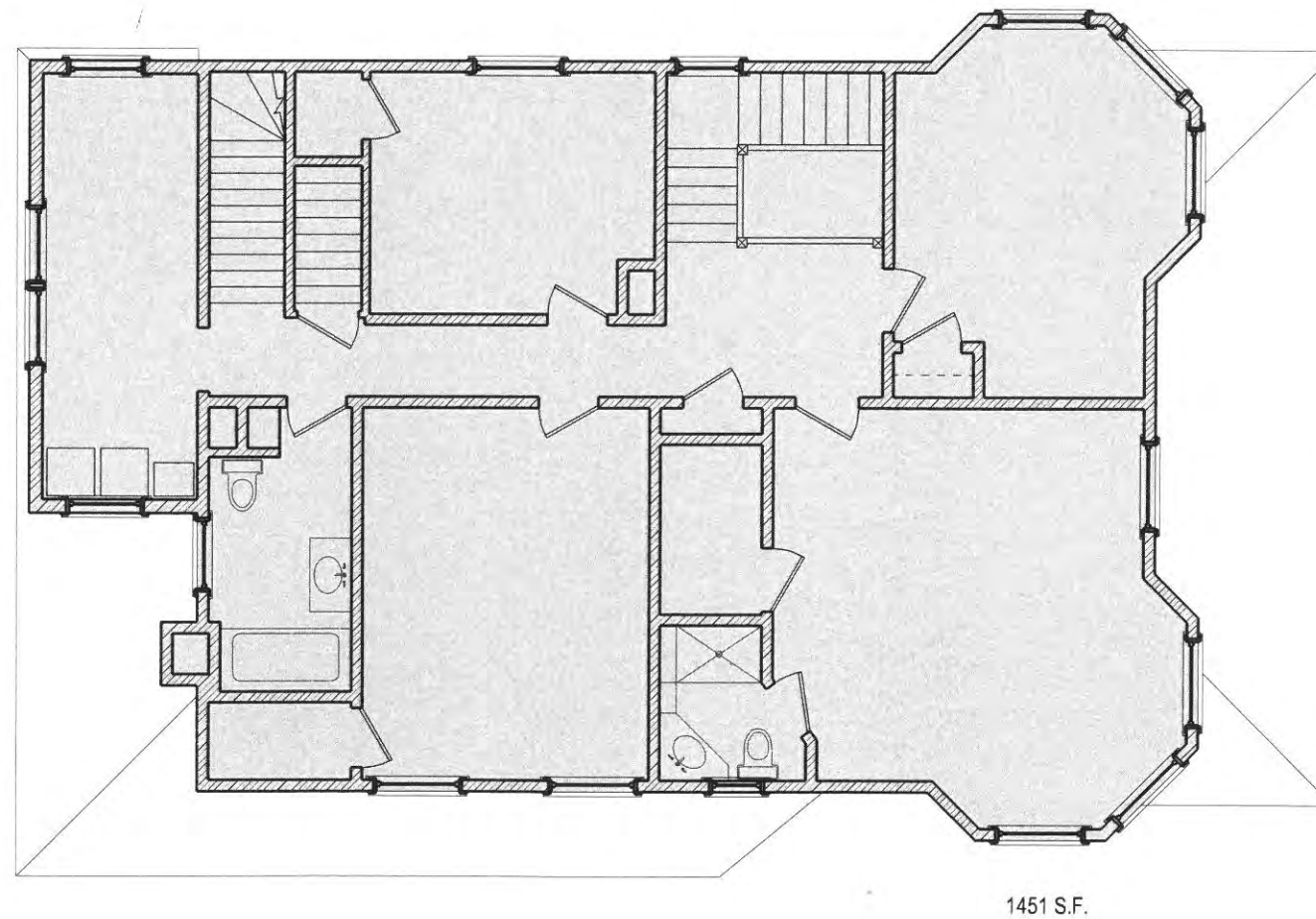
EXISTING First Floor Plan

Scale: 1/8" = 1'-0"



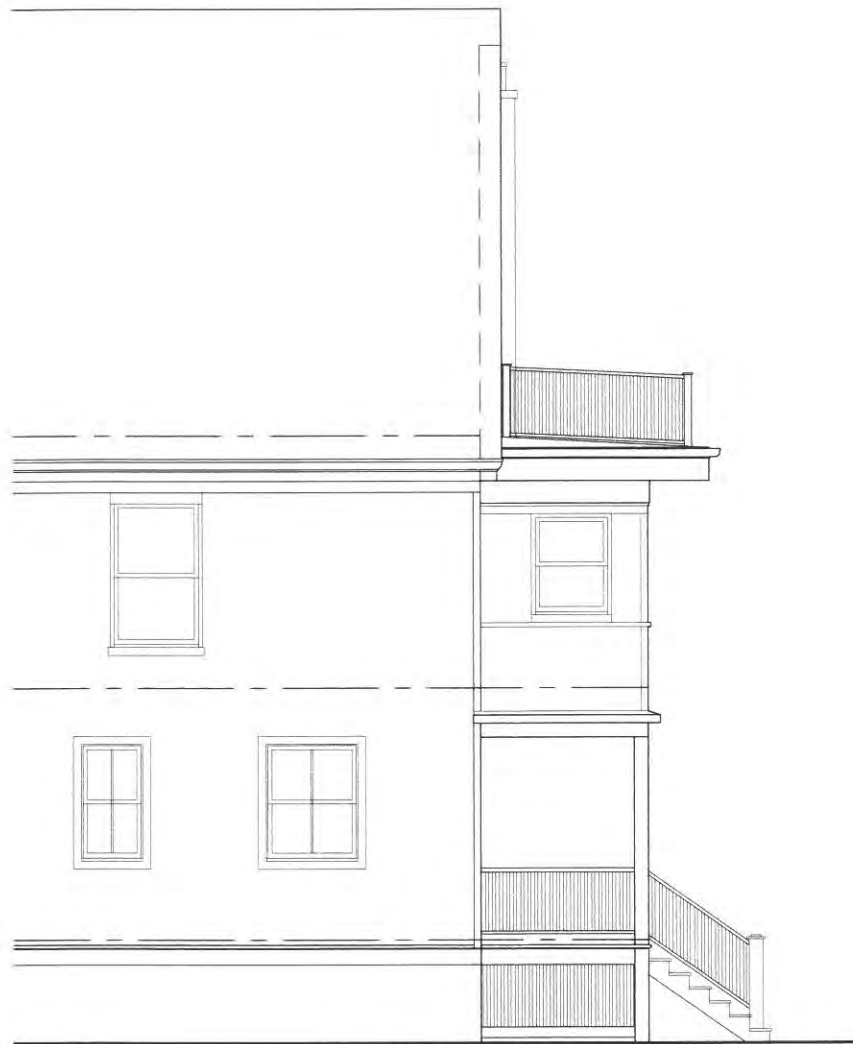
PROPOSED Second Floor Plan

Scale: 1/8" = 1'-0"



EXISTING Second Floor Plan

Scale: 1/8" = 1'-0"



NORTH (partial)



WEST



SOUTH (partial)

EXISTING
Exterior Elevations

Scale: 1/8" = 1'-0"



NORTH (partial)



WEST



SOUTH (partial)

PROPOSED Exterior Elevations



6 VIEW NORTH



5 REAR YARD - SOUTHEAST



4 EXISTING REAR YARD - NORTHWEST

END OF NORTH
NEIGHBOR'S HOUSE



3 REAR YARD - VIEW NORTH

END OF SOUTH
NEIGHBOR'S HOUSE



2 EXISTING REAR YARD - SOUTH



1 EXISTING REAR YARD - WEST



HOUSE SHADOW
LINE - 2PM

ADJACENT NORTH
NEIGHBOR

THE SHADOW LINE HAS
NOT MOVED LATER IN
THE AFTERNOON. THE
PROPOSED ADDITION
ALIGNS WITH THE NORTH
WALL OF THE HOUSE
AND WOULD NOT CAST A
SHADOW ON THE
NEIGHBORING PROPERTY

2 SHADOW STUDY - LATE AFTERNOON
NOT TO SCALE



HOUSE SHADOW
LINE - 11AM

ADJACENT NORTH
NEIGHBOR

EXISTING HOUSE DOES
NOT CAST A SHADOW ON
THE NEIGHBORING
PROPERTY

1 SHADOW STUDY - LATE MORNING
NOT TO SCALE

ZONING INFORMATION & SUMMARY			
ZONING		R-2 SINGLE FAMILY, HISTORIC DISTRICT	
GROSS SITE AREA		11,638 S.F.	
LOT COVERAGE	30% LOT AREA	3,491 S.F. MAX. > 3,136 S.F. PROPOSED (26.9%)	
F.A.R.	.40 FAR MAX	4,655 S.F. < 5,472 S.F. (.47 FAR) (.45 FAR w/o PORCH)	
BUILDING AREA (F.A.R.)		EXISTING	PROPOSED
	FIRST FLOOR	1316 S.F.	1984 S.F. (1773 + 211 PORCH)
	SECOND FLOOR	1439 S.F.	1841 S.F.
	ATTIC FLOOR	892 S.F.	892 S.F.
	GARAGE BASE	854 S.F.	854 S.F.
	GARAGE ATTIC	401 S.F.	401 S.F.
	GARAGE FAR AREA ALLOWANCE	-500 S.F.	-500 S.F.
	TOTAL	4,402 S.F.	5,468 S.F.
BUILDING HEIGHT		35' ALLOWED < EXISTING 43' - NO CHANGE	
ACCESSORY BUILDING HEIGHT		NO CHANGE	
FRONT SETBACK		NO CHANGE	
SIDE SETBACK	15% OF LOT WIDTH	7.9'REQ'D. < 8.63' PROVIDED	
REAR SETBACK	15% OF LOT DEPTH	31.8' REQ'D. < 104.88' PROVIDED	
EXISTING LOT AREA / IMPERV. AREA / RATIO		11,638 S.F. LOT / 2,832 S.F. IMPERV. AREA = 24.3%	
PROPOSED LOT AREA / IMPERV. AREA / RATIO		11,638 S.F. LOT / 3,627 S.F. IMPERV. AREA = 28.5%	



EXISTING HOUSE AREA SUMMARY	
-----------------------------	--

[illegible]

EXISTING GARAGE AREA SUMMARY

LOCATION	DIMENSION E-W	DIMENSION N-S	AREA
	IN FEET	IN FEET	
G1	28.23	21.15	597.06
G2	23.18	11.04	255.91
G3	28.23	10.66	300.93
G4	19.00	5.27	100.13
	Garage total - EXISTING		1254.0

PROPOSED HOUSE AREA SUMMARY

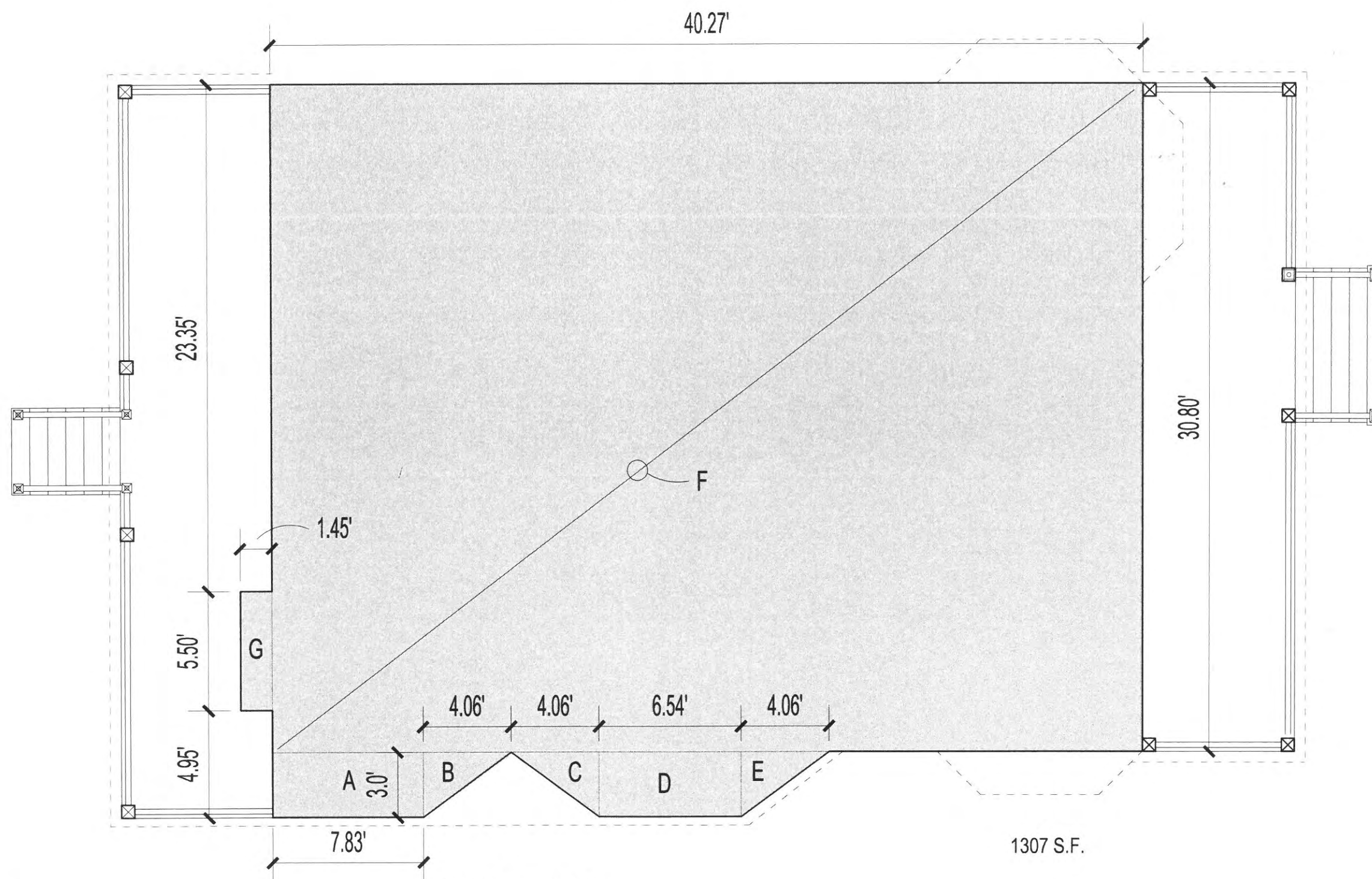
LOCATION	DIMENSION E-W	DIMENSION N-S	AREA
	IN FEET	IN FEET	
A	7.83	3.06	23.96
B	4.06	3	12.18
C	4.06	3	12.18
D	6.54	3	19.62
E	4.06	3	12.18
F	40.27	30.8	1240.32
G	-1.45	5.5	-7.98
H	2.00	2.00	4.00
I	5.48	2.00	10.96
J	2.00	2.00	4.00
K	1.87	1.87	3.50
L	1.87	5.48	10.25
M	1.87	1.87	3.50
N	1.87	1.87	3.50
O	1.87	5.48	10.25
P	1.87	1.87	3.50
Q	2.00	2.00	4.00
R	5.48	2.00	10.96
S	2.00	2.00	4.00
T	40.27	30.8	1240.32
U	-7.06	18.96	-133.86
V	-1.45	2.66	-3.86
W	-1.45	2.66	-3.86
X	12.40	2.96	36.70
Y	17.06	5.33	90.93
Z	42.27	18.00	760.86
AA	17.00	12.41	210.97
BB	8.06	13.45	108.41
CC	17.00	20.25	344.25
DD	1.00	7.42	7.42
EE	17.00	30.62	520.54
	House total WITH VARIANCE		4713.2

REMOVED

REMOVED

REMOVED

REMOVED

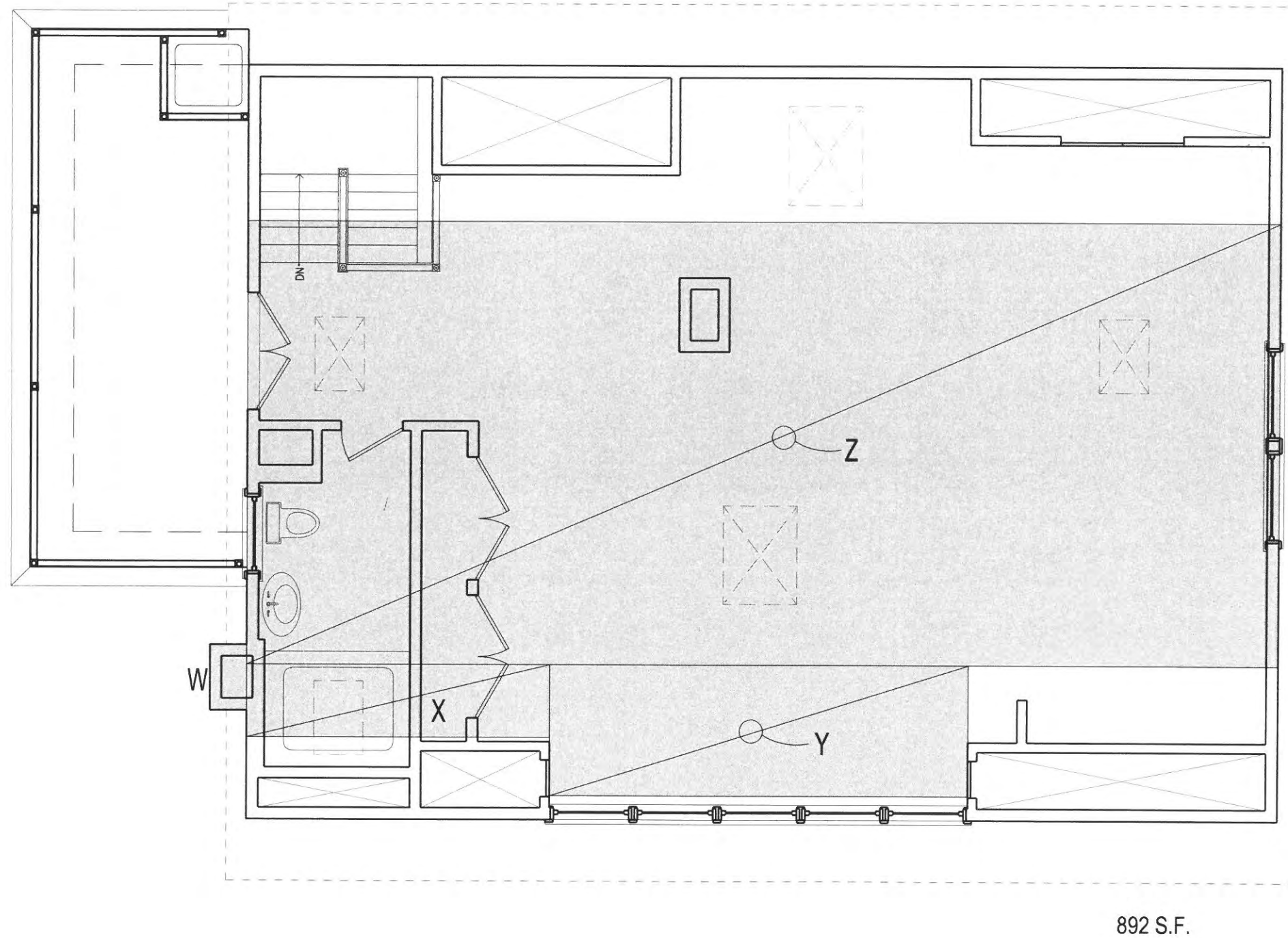


EXISTING First Floor Plan - F.A.R. Calculations

Scale: 3/16" = 1'-0"

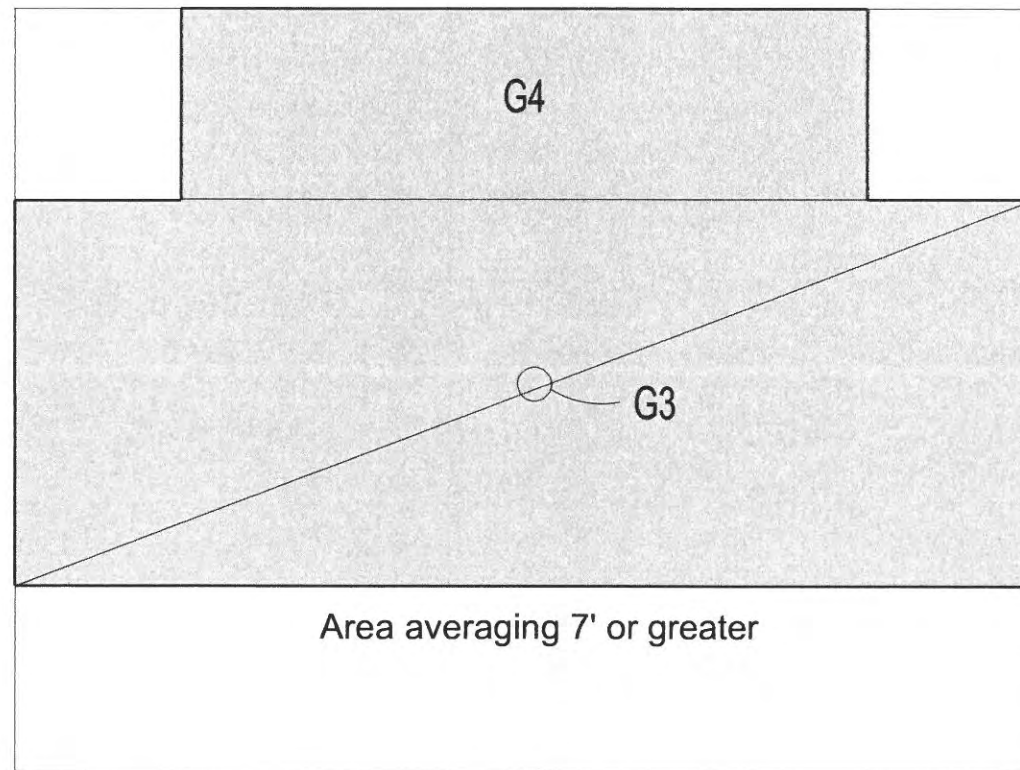


Area averaging 7' or greater

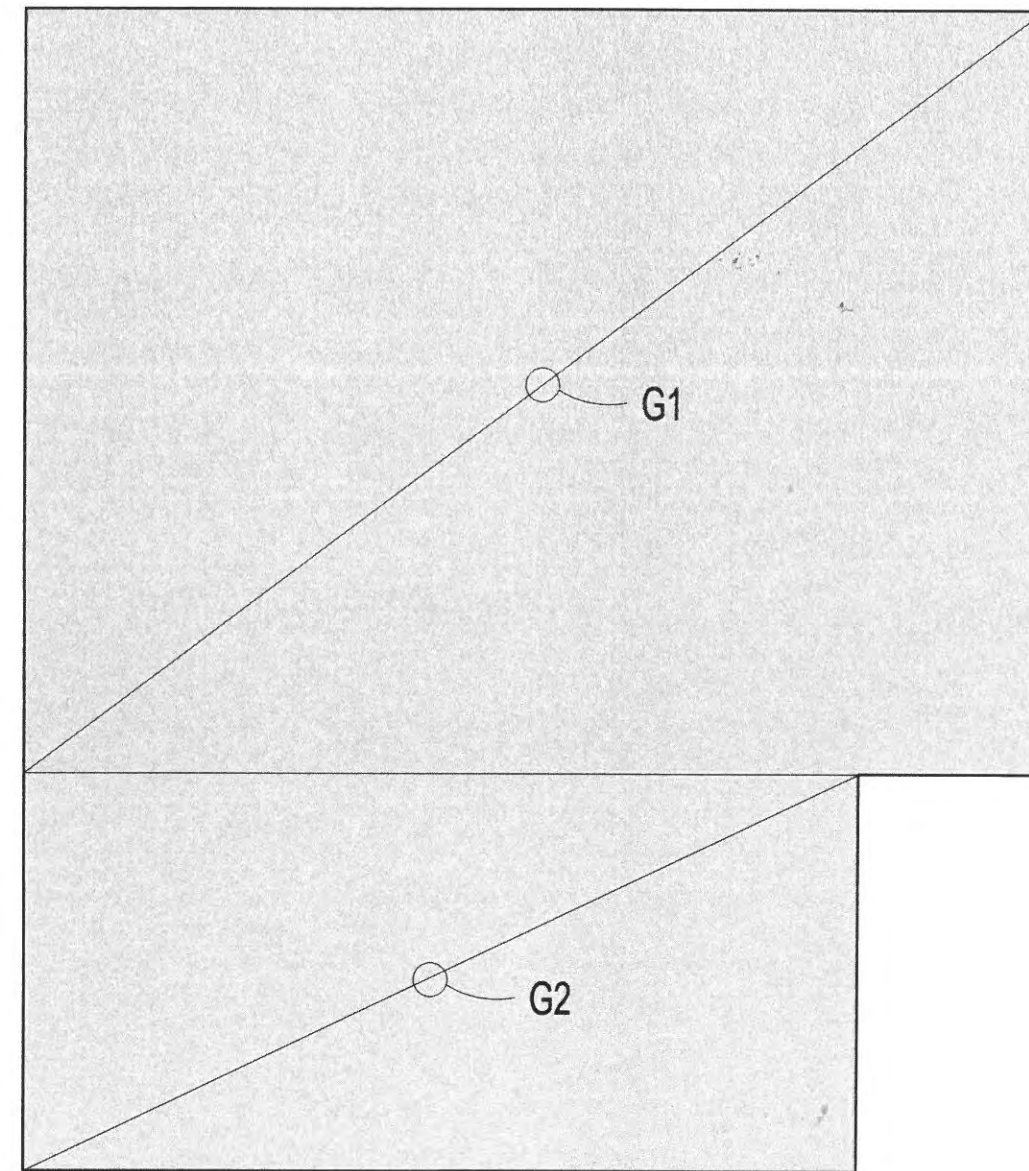


EXISTING Attic Plan - F.A.R. Calculations

Scale: 3/16" = 1'-0"



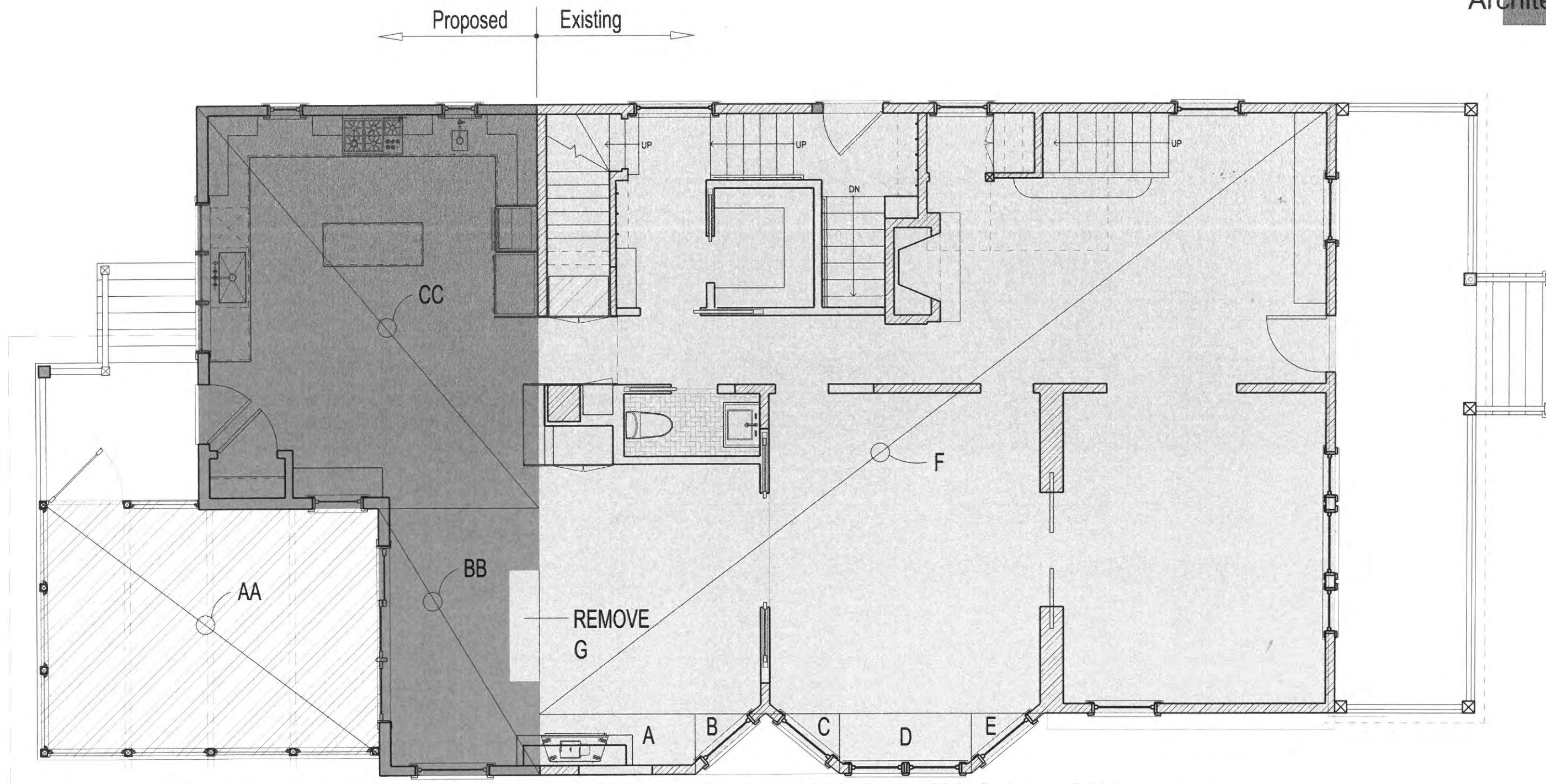
ATTIC PLAN 401 S.F.



FIRST FLOOR PLAN 854 S.F.

EXISTING Garage Plans - F.A.R. Calculations

Scale: 3/16" = 1'-0"



1773 S.F. + 211 S.F. PORCH

PROPOSED First Floor Plan - F.A.R. Calculations

Scale: 3/16" = 1'-0"

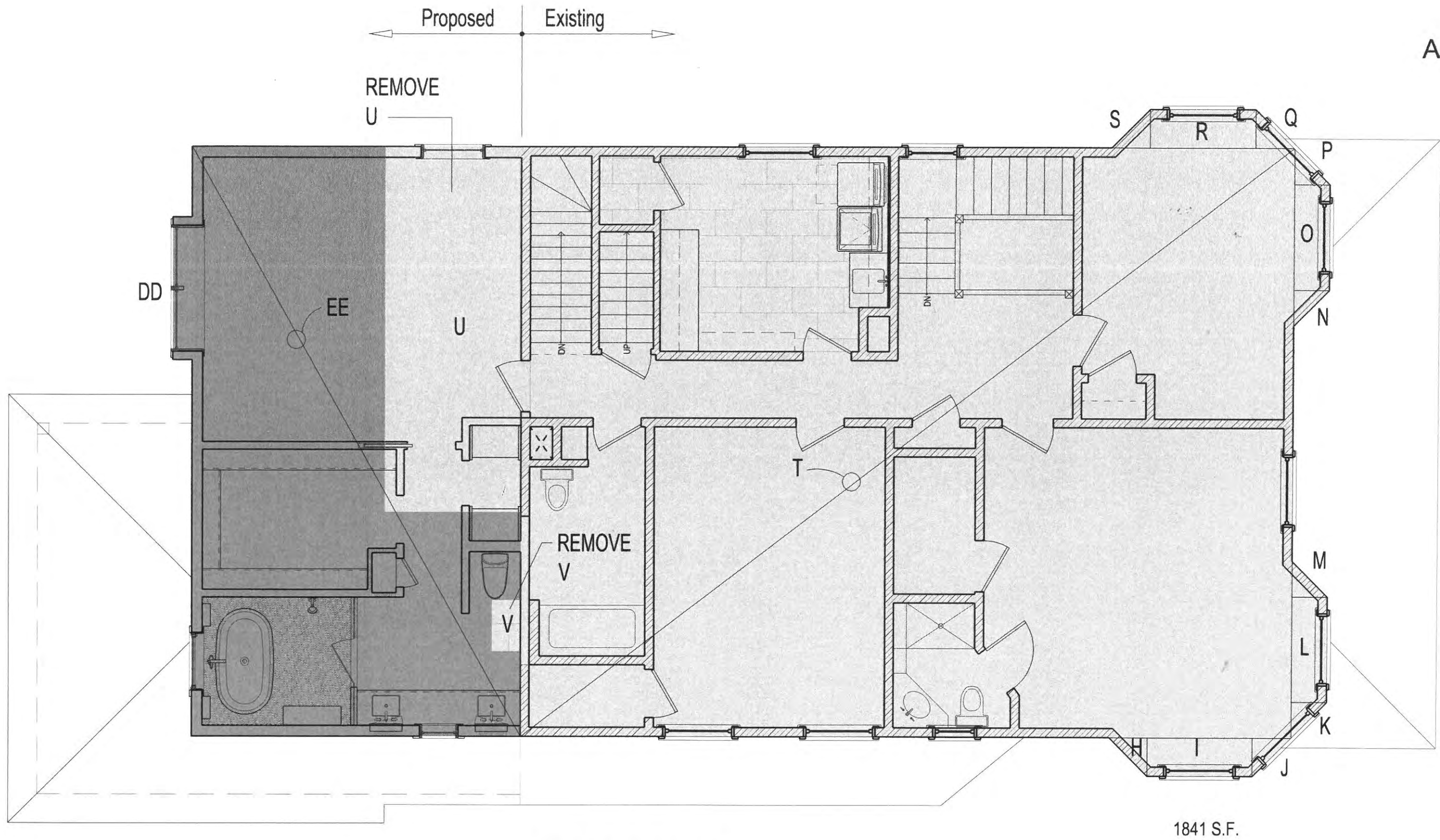
HELWIG RESIDENCE

July 5, 2022

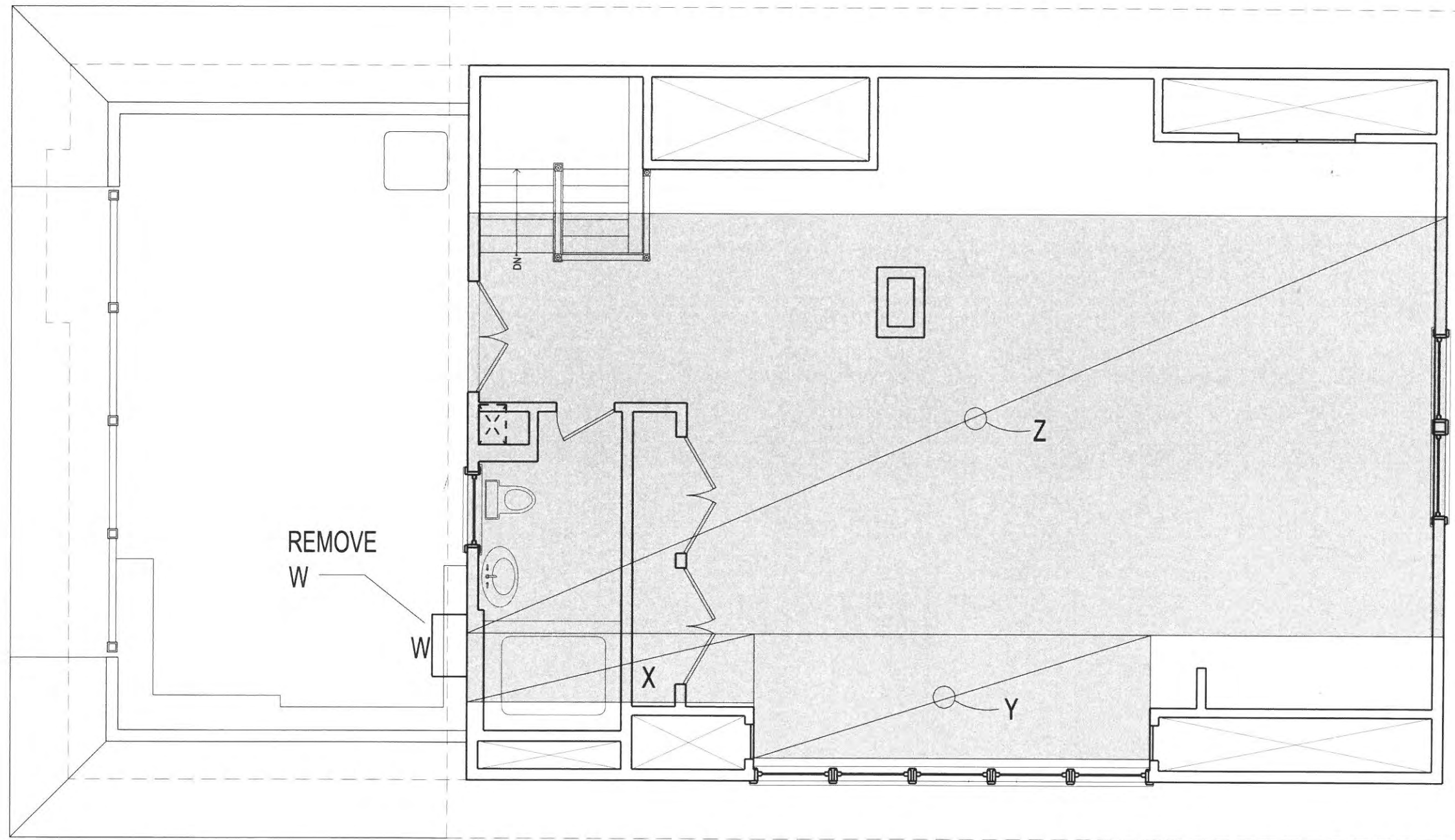


A2.7

SRA Project 21-015



Area averaging 7' or greater



892 S.F.

PROPOSED Attic Plan - F.A.R. Calculations

Scale: 3/16" = 1'-0"



810 south highland

oak park, il 60304

312.446.0133

steve@studiorarchitecture.com

www.studiorarchitecture.com

Village of River Forest
Zoning Board of Appeals
400 Park Avenue
River Forest, IL 60305

Re: Zoning Variation application at 934 Park Avenue,
Standards for major variations: Floor Area, Section 10-8-5 and applicant response

Project 21-015

July 7, 2022

Dear Zoning Committee Members,
Please find the attached responses to the eight standards for a major variation (listed above):

1. The physical surroundings, shape or typographical conditions of the specific property involved with bring a specific hardship upon the owner as distinguished from an inconvenience if the strict letter of the regulations were to be carried out;

Applicant response: Our Victorian house was built in 1895 and is one of two original houses on the block and for the last 28 years we have invested in maintaining the original character our historic home and take pride in its history. The existing house is very tall (approximately 8 feet beyond what the current zoning ordinance allows) and is creating additional FAR in the top level, which is rarely used. We desire to alter and expand the small footprint of our house to allow us to age-in-place and bring the primary living spaces up to current living standards - but the property FAR is limited due to significant area devoted to the attic level. The footprint of our existing house is significantly smaller than the neighboring properties and is well within the lot coverage requirements, both existing and proposed.

2. The aforesaid unique physical condition did not result from an action of any person having an interest in the property, but was created by natural forces or was the result or was the result of governmental action, other than the adoption of this Zoning Ordinance, for which no compensation was paid;

Applicant response: The unique physical condition, the height of our house, is caused by the original house construction dating to 1895, which predates the zoning ordinance.

3. The conditions upon which the petition for variation is based may not be applicable generally to other property within the same zoning classification;

Applicant response: The conditions for this petition for variation are not generally applicable to other properties within the same zoning classification as our house dates to 1895 and is on a smaller lot. The original structure is very tall with a small footprint and was built prior to the enactment of the River Forest Zoning Ordinance.

4. The purpose of the variation is not based predominantly upon a desire for economic gain;

Applicant response: The petition for the variation is requested to update the existing century old house to accommodate current living standards sought by the homeowner. The homeowner would like to modernize the first and second floors with amenities comparable to other houses in their price-point, in this neighborhood and community. The current homeowner of 28 years plans to age-in-place and live in their house many more years.

5. The granting of the variation shall not be detrimental to the public welfare or unduly injurious to the enjoyment, use, or development value of other property or improvements in the neighborhood in which the property is located;

Applicant response: The petition for the variation is supported by the adjacent neighbors and other residents on the block. The variation will not adversely affect the improvement potential of neighboring houses or limit their value, rather, the variation if approved, will allow our house to better align with the adjacent houses in the rear yard. The variation would not change the street view. Our driveway and front walk are made of permeable pavers as to mitigate water runoff from our property. Our impervious ratio is low and the lot coverage ratio is within the zoning regulations.

6. The proposed variation will not impair an adequate supply of light and air to adjacent property, or substantially increase the danger of fire, or otherwise endanger the public safety or substantially diminish or impair property values within the neighborhood;

Applicant response: The petition for the variation will not negatively affect the neighboring property light and air, or substantially increase the danger of fire, or otherwise endanger the public safety. The proposed addition complies with the zoning sideyard setback requirements, so the transfer of fire is not increased. Both our neighbor's houses extend 25-35' beyond our house so the addition would not impair ventilation or affect natural light. We have attached time-lapsed pictures that



Page 3 of 3

show the path of the sun runs parallel to our house and sun shading does not extend to our north neighbor's house.

7. That the granting or the variation would not unduly tax public utilities and facilities in the area;

Applicant response: The petition for the variation will not unduly tax the water, sewer, electricity, police, or fire protection in excess of what any other single-family home in the area might use.

8. That there is no means other than the requested variation by which the alleged hardship or difficulty can be avoided or remedied to a degree sufficient to permit a reasonable use of the subject property.

Applicant response: There is no other reasonable means other than the requested variation by which the hardship can be avoided to permit reasonable use of the property.

The amount of buildable area dedicated to the attic level due to the building height does not allow the homeowner to expand the main living levels to provide a more flexible contemporary floor plan. The imbalance of vertical living does not translate well to aging-in-place. The homeowner has lived in the community for the last twenty-eight years and would like to alter the house to provide more flexible, less vertical, living spaces that will be a benefit them for many years while also providing a house that responds to the demands of future owner's needs.

Kind Regards,

A handwritten signature in black ink, appearing to read 'SRN'.

Steven Ryniewicz ALA LEED AP NCARB
Studio R Architecture

Two handwritten signatures in black ink. The first signature is 'Janet Helwig' and the second is 'Curtis Helwig'.

Janet & Curtis Helwig

June 29, 2022

River Forest Zoning Board of Appeals

River Forest, IL 60305

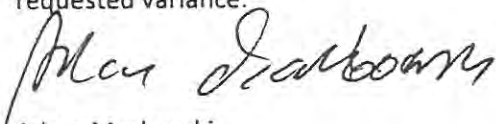
Re: Zoning Variance – 934 Park Ave.

Dear Sirs:

This letter is written in support of the Zoning Variance request currently before the Zoning Board of Appeals for the above referenced property. I am a neighbor living directly to the South of the property. I have reviewed the proposed addition and believe that it would not negatively impact our property. The proposed footprint of the addition is well short of the back of our house and would not be particularly visible from my home.

Additionally, I believe that the granting of the variation will not be detrimental to the public welfare or unduly injurious to the enjoyment, use, or development value of other property or improvements in the neighborhood. Further, I do not believe that the proposed variation will impair the adequate supply of light and air to my adjacent property, or substantially increase the danger of fire, or otherwise endanger the public safety or substantially diminish or impair property values within our neighborhood.

Based on my knowledge of the proposed building addition I believe that it would improve the value of the housing stock in our neighborhood, mine included, and accordingly I support the granting of the requested variance.

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

Adam Maslowski
930 Park Ave.
River Forest, IL 60305

June 29, 2022

River Forest Zoning Board of Appeals

River Forest, IL 60305

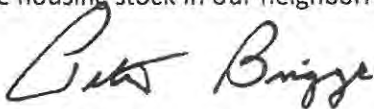
Re: Zoning Variance – 934 Park Ave.

Dear Sirs:

This letter is written in support of the Zoning Variance request currently submitted for the above referenced property. I am a neighbor living directly to the North of the property. I have reviewed the proposed addition and believe that it would not negatively impact our property. The proposed footprint of the addition is well short of the back of our house and would not be particularly visible from my home.

Additionally, I believe that the granting of the variation will not be detrimental to the public welfare or unduly injurious to the enjoyment, use, or development value of other property or improvements in the neighborhood. Further, I do not believe that the proposed variation will impair the adequate supply of light and air to my adjacent property, or substantially increase the danger of fire, or otherwise endanger the public safety or substantially diminish or impair property values within our neighborhood.

Based on my knowledge of the proposed building addition I believe that it would improve the value of the housing stock in our neighborhood and accordingly I support the granting of the requested variance.

A handwritten signature in black ink, appearing to read "Peter Briggs". The signature is fluid and cursive, with the first name "Peter" and last name "Briggs" clearly distinguishable.

Peter Briggs
942 Park Ave.
River Forest, IL 60305

June 30, 2022

River Forest Zoning Board of Appeals

River Forest, IL 60305

Re: Zoning Variance – 934 Park Ave.

Dear Sirs:

This letter is written in support of the Zoning Variance request currently before the Zoning Board of Appeals for the above referenced property. I am a neighbor living across the street from 934 Park. I have reviewed the proposed addition and believe that it would not negatively impact my property as the entire addition would be behind the Helwig's current house and consequently, not visible from anywhere on my property.

Additionally, I believe that the granting of the variation will not be detrimental to the public welfare or unduly injurious to the enjoyment, use, or development value of other property or improvements in the neighborhood. Further, I do not believe that the proposed variation will impair the adequate supply of light and air to my property, or substantially increase the danger of fire, or otherwise endanger the public safety or substantially diminish or impair property values within our neighborhood.

Based on my knowledge of the proposed building addition I believe that it would improve the value of the housing stock in our neighborhood, mine included, and accordingly I support the granting of the requested variance.

A handwritten signature in black ink that reads "Larry R. Raymond". The signature is written in a cursive style with a large, stylized "L" and "R".

Larry Raymond
939 Park Ave.
River Forest, IL 60305

June 30, 2022

River Forest Zoning Board of Appeals

River Forest, IL 60305

Re: Zoning Variance – 934 Park Ave.

Dear Sirs:

This letter is written in support of the Zoning Variance request currently before the Zoning Board of Appeals for the above referenced property. We are the neighbors living directly across the street from 934 Park. We have reviewed the proposed addition and believe that it would not negatively impact our property as the entire addition would be behind the Helwig's current house and consequently, not visible from anywhere on our property.

Additionally, we believe that the granting of the variation will not be detrimental to the public welfare or unduly injurious to the enjoyment, use, or development value of other property or improvements in the neighborhood. Further, we do not believe that the proposed variation will impair the adequate supply of light and air to our property, or substantially increase the danger of fire, or otherwise endanger the public safety or substantially diminish or impair property values within our neighborhood.

Based on our knowledge of the proposed building addition we believe that it would improve the value of the housing stock in our neighborhood, and accordingly we support the granting of the requested variance.

Two handwritten signatures in black ink, one on the left and one on the right, separated by a vertical line. The signatures are stylized and appear to be of the same person or couple.

Ethan and Anna Sterk
937 Park Ave.
River Forest, IL 60305

June 30, 2022

River Forest Zoning Board of Appeals

River Forest, IL 60305

Re: Zoning Variance – 934 Park Ave.

Dear Sirs:

This letter is written in support of the Zoning Variance request currently before the Zoning Board of Appeals for the above referenced property. We are neighbors living two houses south of the 934 Park property at 926 Park. We have reviewed the proposed addition and believe that it would not negatively impact our property as the entire addition would be hidden from view by the house directly north of ours.

Additionally, we believe that the granting of the variation will not be detrimental to the public welfare or unduly injurious to the enjoyment, use, or development value of other property or improvements in the neighborhood. Further, we do not believe that the proposed variation will impair the adequate supply of light and air to my property, or substantially increase the danger of fire, or otherwise endanger the public safety or substantially diminish or impair property values within our neighborhood.

Based on our knowledge of the proposed building addition we believe that it would improve the value of the housing stock in our neighborhood, and accordingly we support the granting of the requested variance.

Art Goldberg and Phyllis Voosen
926 Park Ave.
River Forest, IL 60305

The block contains two handwritten signatures. The top signature is 'Phyllis Voosen' in a cursive script. Below it is a second signature, 'Art Goldberg', also in cursive. The signatures are written in dark ink.



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

MEMORANDUM

Date: September 12, 2022

To: Catherine Adduci, Village President
Village Board of Trustees

From: Matt Walsh, Assistant to the Village Administrator

Subj: Request for Zoning Variation – 138 Keystone Avenue

Issue: Stewart Weiner, owner of the property at 138 Keystone Avenue, has submitted an application for a variation from the Village's requirement in Section 10-8-8 that requires the construction of a two-car garage servicing the home on the property. Mr. Weiner intends to demolish the existing garage on the site and not replace the garage. Instead, Mr. Weiner proposes to use a new three-car garage on the neighboring property at 142 Keystone, which Mr. Weiner also owns. Section 10-9-8 of the Zoning Code requires that two enclosed parking spaces be provided on each lot.

Zoning Board of Appeals Findings: In March 2021, the Village Zoning Administrator informed Mr. Weiner that the proposed plan to demolish the garage at 138 Keystone was not acceptable due to the requirement of two enclosed parking spaces for each lot. On May 4, 2021, Mr. Weiner submitted a formal request to appeal the Zoning Administrator's decision. On June 10, 2021, the Zoning Board of appeals voted 4-0 to affirm the decision of the Zoning Administrator. The minutes from that Zoning Board meeting are attached.

In May 2022, Mr. Weiner submitted a variation request. On July 14, 2022, the Zoning Board of Appeals held a public hearing and voted 3-3 to recommend approval of the variation. The vote failed to obtain the necessary votes to recommend approval, and therefore the recommendation is to deny the variation. The variation requires a favorable vote of 2/3 of the Board of Trustees to be passed.

History of Similar Variations: Staff's review of variation requests found no similar examples.

Requested Action: If the Village Board of Trustees wishes to approve the requested variation, the following motion would be appropriate: Motion to approve an Ordinance granting the requested variation to Section 10-9-8 of the Zoning Ordinance at 138 Keystone Avenue. The Board may consider adding all or some of the conditions to the approval as

listed below. These conditions were not included in the recommendation from the Zoning Board of Appeals, however they were discussed during the public hearing.

The following conditions of approval shall apply to the Variation granted in this Ordinance:

A. The Variation is personal to the Petitioner and shall not run with title to the Property.

B. The Variation shall expire at the earliest of:

1. The Petitioner no longer owning both the Property and the adjoining property at 142 Keystone Avenue; or

2. There no longer being a three (3) car, or larger, garage at 142 Keystone Avenue; or

3. The Petitioner building a two (2) car, or larger, garage on the Property.

C. Upon the expiration of the Variation, the owner of the Property shall immediately construct a two (2) car, or larger, garage on the Property.

D. The Petitioner shall advise any purchaser of the Property of the requirement that they build a two (2) car, or larger, garage on the Property immediately upon their purchase of the Property.

Because this matter proceeds to the Village Board of Trustees as a recommendation not to approve the requested variation, a 2/3 majority of the Board must vote in favor of granting the requested variation and the Village President may not vote.

Document(s) Attached:

- Ordinance
- Findings of Fact
- Minutes of the Zoning Board of Appeals July 14, 2022 Public Hearing
- Report from the Zoning Board of Appeals Application
- Minutes of the Zoning Board of Appeals June 10, 2021 meeting

ORDINANCE NO. _____

**AN ORDINANCE APPROVING A VARIATION RELATED TO THE OFF-STREET
PARKING REQUIREMENT AS APPLIED TO A PROPERTY AT 138 KEYSTONE
AVENUE**

WHEREAS, Stewart Weiner (“Petitioner”), owner of the property located at 138 Keystone Avenue in the Village of River Forest (“Property”), requested a variation from the Village of River Forest’s requirement in Section 10-8-8 of the Village of River Forest Zoning Ordinance (“Zoning Ordinance”), that requires the construction of a two-car garage servicing the home on the Property, where the Petitioner would like to demolish the currently existing garage (“Variation”). The Property is located in the R-2 Single-Family (Detached) Residential Zoning District; and

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

WHEREAS, the Application was referred to the Village of River Forest Zoning Board of Appeals (“ZBA”) and was processed in accordance with the Zoning Ordinance; and

WHEREAS, on July 14, 2022, the ZBA held a public hearing on the Application pursuant to notice thereof given in the manner required by law, and, after considering all of the testimony and evidence presented at the public hearing, the ZBA recommended denial of the Variations, by a vote of three (3) to three (3), as the Variation failed to receive at least four (4) votes in favor, per Section 10-5-4(E)(3) of the Zoning Ordinance, all as set forth in the Findings and Recommendation of the ZBA in this matter (“Findings and Recommendation”), a copy of which is attached hereto as **Exhibit B** and made a part hereof; and

WHEREAS, the President and Board of Trustees of the Village of River Forest have duly considered the Findings and Recommendation of the ZBA, and all of the materials, facts and circumstances affecting the Application, and find that the Application satisfies the standards set forth in the Zoning Ordinance relating to the Variations;

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 are incorporated into Section 1 as though set forth herein.

SECTION 2: Approval. That the President and Board of Trustees of the Village, acting pursuant to the authority vested in them by the laws of the State of Illinois and the Zoning Ordinance: (i) find that the Application meets the standards for the Variation

requested therein, and (ii) approve the Variation with respect to the demolition proposed to occur on the Property as set forth in the Application.

SECTION 3: Recording. That Village staff is directed to record the Ordinance on title to the Property with the Cook County Recorder of Deeds.

SECTION 4: Violation. That any violation of any term or condition stated in this Ordinance or of any applicable code, ordinance, or regulation of the Village shall be grounds for the rescission of the approvals made in this Ordinance, in addition to all other remedies available to the Village.

SECTION 5: 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 6: Repeal. That all ordinances, resolutions, motions or parts thereof in conflict with this Ordinance shall be and the same are hereby repealed.

SECTION 7: Effectiveness. That this Ordinance shall be in full force and effect after its approval and publication in pamphlet form as provided by law.

[THIS SPACE INTENTIONALLY LEFT BLANK]

ADOPTED this 24th day of May, 2021, pursuant to a roll call vote pursuant to a roll call vote of at least two-thirds (2/3) of the Board of Trustees of the Village of River Forest, per Section 10-5-4(E)(3) of the Zoning Ordinance.

AYES: _____

NAYS: _____

ABSENT: _____

APPROVED by me this 24th day of May, 2021.

Catherine Adduci, Village President

ATTEST:

Jon Keller, Village Clerk

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

By: _____
Titleholder of Record of the Property

By: _____
Titleholder of Record of the Property

Date: _____

Date: _____

EXHIBIT A

LEGAL DESCRIPTION

THE NORTH 50 FEET OF LOT 2 AND THE EAST 1/2 OF VACATED ALLEY LYING WEST OF AND ADJOINING SAID LOT IN BLOCK 6 IN GALE AND BLOCK'S SUBDIVISION OF THE WEST 1/2 OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 12, TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

EXHIBIT B

FINDINGS OF FACT AND RECOMMENDATION

(attached)

**VILLAGE OF RIVER FOREST ZONING BOARD OF APPEALS
FINDINGS OF FACT AND RECOMMENDATION REGARDING
A VARIATION RELATED TO THE OFF-STREET PARKING REQUIREMENT
AS APPLIED TO A PROPERTY AT 138 KEYSTONE AVENUE**

WHEREAS, Stewart Weiner ("Petitioner"), owner of the property located at 138 Keystone Avenue in the Village of River Forest ("Property"), requested a variation from the Village of River Forest's requirement in Section 10-8-8 of the Village of River Forest Zoning Ordinance ("Zoning Ordinance"), that requires the construction of a two-car garage servicing the home on the Property, where the Petitioner would like to demolish the currently existing garage ("Variation"). The Property is located in the R-2 Single-Family (Detached) Residential Zoning District; and

WHEREAS, the Village of River Forest Zoning Board of Appeals ("ZBA") held a public hearing on the question of whether the requested Variation should be granted on July 14, 2022, and the hearing was held as in accordance with Section 10-5-4(E) of the Zoning Ordinance. At the public hearing, all persons present and wishing to speak were given an opportunity to be heard and all evidence that was tendered was received and considered by the ZBA; and

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

WHEREAS, at the public hearing, the Petitioner provided information regarding the requested Variation, testifying, among other things, that he owned the neighboring property at 142 Keystone where he and his family used a three-car garage, and that the current garage at 138 Keystone was heavily dilapidated; and

WHEREAS, at the public hearing no residents or other members of the public testified with regard to the proposed Variation; and

WHEREAS, six (6) members of the ZBA were present for the public hearing, which constituted a quorum of the ZBA that is required to convene a meeting of the ZBA, and allow for the public hearing to proceed; and

WHEREAS, after the close of public comment, the ZBA discussed and deliberated the application for the Variation; and

WHEREAS, following discussion and deliberation, the ZBA, having considered the criteria set forth in Section 10-5-4 of the Zoning Ordinance, voted 3-3 to recommend approval of the Variation;

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

FINDINGS OF FACT

1. **The physical surroundings, shape or topographical conditions of the Property constitute a specific hardship upon the owner as distinguished from an inconvenience if the strict letter of the regulations were to be carried out.** Three ZBA members found that this standard has been met. The garage at the Property is heavily dilapidated and cannot currently function as a useful structure without danger to the residents. Three ZBA members found that this standard has not been met. The garage could be repaired or replaced, and continue to exist at the Property, in compliance with the Zoning Ordinance.
2. **The aforesaid unique physical condition did not result from any action of any person having an interest in the property, but was created by natural forces or was the result of governmental action, other than the adoption of the Village's Zoning Regulations, for which no compensation was paid.** Three ZBA members found that this standard has been met. The garage at the Property is heavily dilapidated and cannot currently function as a useful structure without danger to the residents, and the Petitioner did not originally allow the structure to fall into this condition under his ownership. Three ZBA members found that this standard has not been met. The Petitioner could have repaired the garage as soon as he realized it no longer was safe for use, or could replace it now.
3. **The conditions of the Property upon which the petition for Variation is based may not be applicable generally to other property within the same zoning classification.** Three ZBA members found that this standard has been met. The Petitioner owns both 138 Keystone and the neighboring 142 Keystone, and the garage at 138 Keystone is not needed for his personal use. Three ZBA members found that this standard has not been met, as while the Petitioner currently owns 138 Keystone, he may at some point sell it, and the new owner would be required to build a garage at the Property.
4. **The purpose of the Variation is not based predominately upon a desire for economic gain.** The ZBA members found that this standard has not been met. One of the reasons for the Petitioner seeking the Variation is so as not to have to build a new garage on the Property, at significant cost.
5. **The granting of the Variation is not detrimental to the public welfare or unduly injurious to the enjoyment, use, or development value of other property or improvements in the neighborhood in which the Property is located.** Three ZBA members found that this standard has been met. The Petitioner would be able to park his vehicles in the garage at 142 Keystone, and utilize the driveways on both of his properties, without parking any vehicle on the adjacent streets. Three ZBA members found that this standard has not been met, as the lack of a garage at the Property could require vehicles

to be parked on the adjacent streets or in nearby public parking lots at some point in the future, and could reduce the value of the Property if marketed for sale in the future.

6. **The granting of the Variation will not impair an adequate supply of light and air to adjacent property, or substantially increase the danger of fire, or otherwise endanger the public safety or substantially diminish or impair property values within the neighborhood.** The ZBA found that this standard has been met. The lack of a garage at the Property would increase the supplies of light or air to nearby properties if the garage were removed.

7. **The granting of the Variation will not unduly tax public utilities and facilities in the area of the Property.** The ZBA found that this standard has been met. The removal of the garage will not unduly tax public utilities or facilities in the area of the Property.

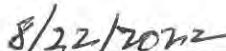
8. **There are no means other than the requested Variation by which the hardship or difficulty can be avoided or remedied to a degree sufficient to permit a reasonable use of the Property.** Three ZBA members found that this standard has been met. The garage at the Property is heavily dilapidated and cannot currently function as a useful structure without danger to the residents. Three ZBA members found that this standard has not been met. The garage could be repaired or replaced, and continue to exist at the Property.

RECOMMENDATION

The Board, by a vote of 3-3, for the reasons stated above, failed to obtain the necessary number of votes to recommended to the Village President and Board of Trustees that the proposed Variation be approved. Therefore, the recommendation of the Board is that the Village President and Board of Trustees deny the requested Variation. Further, pursuant to Section 10-5-4(E)(3) of the Zoning Ordinance, any such variation which fails to receive a recommendation for approval of four (4) members of the Zoning Board of Appeals shall not be passed except by the favorable vote of two-thirds (2/3) of the Board of Trustees.



Frank Martin
Chairman


Date

Ordinance. Mr. Ryniewicz explained that the most significant issue was deciding how much of the property's historic construction would have to be removed.

A MOTION was made by Member Lucchesi, second by Member Plywacz to recommend approval of the proposed zoning variation to the Village Board of Trustees.

Ayes: Chairman Pro Tem Dombrowski, Members Davis, Lucchesi, Plywacz, Shoemaker and Smetana.

Nays: None

The Motion carried.

V. PUBLIC HEARING – ZONING VARIATION REQUEST FOR 138 KEYSTONE AVENUE – OFF STREET PARKING.

Mr. Stewart Weiner explained that him and his wife, property owners of 138 Keystone Avenue, submitted an application for a variation to the Off-Street Parking regulations (Section 10-9-8) of the Zoning Ordinance. The Weiners propose to demolish the existing detached garage structure on their property and not replace it. Section 10-9-8 requires that no building may be erected without a minimum of two enclosed parking spaces.

Mr. Weiner explained that he and his wife own the adjacent property at 142 Keystone Avenue and plan to continue parking their cars in the 3-car garage on this property. To counter the Village's previous contention that this variance would set a precedent for other Village residents to remove their garages, Mr. Weiner explained that the additional garage on 142 Keystone Avenue set his situation apart from others. To address the issue of selling one or both properties with the risk of one not having a garage, Mr. Weiner stated that he has no plans to sell either property in the near future. Mr. Weiner further elaborated that the garage at 138 Keystone Avenue is dilapidated and likely to fall apart any day now, so they would like to remove it.

Member Lucchesi questioned how Mr. Weiner could guarantee that there would be a two-car garage should the Weiners sell the property on 138 Keystone Avenue in the future. Mr. Weiner responded that if they leave the garage, then the next homeowner would build a new garage regardless. The members further discussed the pros and cons of having a garage at the property, considering the current dilapidated condition of the current garage.

A MOTION was made by Member Lucchesi, second by Member Plywacz to recommend approval of the proposed zoning variation to the Village Board of Trustees for 138 Keystone Avenue.

Ayes: Chairman Pro Tem Dombrowski, Members Lucchesi and Plywacz.

Nays: Members Davis, Shoemaker and Smetana

The Motion failed.

VI. TEXT AMENDMENT REQUEST – CONTINUATION OF THE PUBLIC HEARING REGARDING THE FOLLOWING PROPOSED AMENDMENTS TO THE VILLAGE OF RIVER FOREST ZONING ORDINANCE:

- a. A Text Amendment to Section 10-3 (Definitions) of the Zoning Ordinance to define solar energy systems; and**
- b. A Text Amendment to Section 10-21 (Land Use Chart) of the Zoning Ordinance to designate solar energy systems as a permitted accessory use in all Zoning Districts.**

Assistant to the Village Administrator Matthew Walsh explained that Village Planning Consultant John Houseal incorporated the comments from the June 9, 2022 Zoning Board of Appeals Meeting into an updated proposed amendment to Chapter 7: Regulations of General Applicability.

Mr. Eric Simon, Chairman of the Village’s Sustainability Committee, stated that the proposed text amendments would add a new section 10-7-6 establishing standards for ground mounted solar energy collection systems in subsection A, and standards for roof mounted solar energy collections systems in subsection B. The proposal would also amend the land use chart in Section 10-21-3: Appendix A to include “ground mounted solar energy collection system” and “roof mounted solar energy collection system” under the “Accessory Uses” section of the chart.

Member Plywacz questioned whether sprinklers would be required to control potential fires caused by solar energy systems. Mr. Simon clarified that this would be addressed in the River Forest Fire Code. Mr. Plywacz also questioned if there was a height requirement for these systems, which Mr. Simon answered was five feet.

A MOTION was made by Member Plywacz and seconded by Member Dombrowski to recommend the proposed changes to Sections 10-7-6 and 10-21-3 of the Zoning Ordinance concerning the regulation of Solar Energy Collection systems.

Ayes: Members Davis, Dombrowski, Lucchesi, Plywacz, Shoemaker and Smetana.

Nays: None

The Motion carried.

VII. ADJOURNMENT.

Member Lucchesi made a MOTION to dismiss, seconded by Member Plywacz.

Ayes: Chairman Pro Tem Dombrowski, Members Davis, Lucchesi, Plywacz, Shoemaker and Smetana.

Nays: None

The Motion carried.

Meeting Adjourned at 8:19pm.

Respectfully Submitted:



Clifford E. Radatz, Secretary



Frank Martin, Chairman
Zoning Board of Appeals

Date: 8/22/2022



MEMORANDUM

DATE: July 8, 2022

TO: Zoning Board of Appeals

FROM: Clifford E. Radatz *ceR*
Building Official

SUBJECT: Variation Request – 138 Keystone Avenue

Stewart Weiner, owner of the property at 138 Keystone Avenue, has submitted the attached application for a variation to the Off-Street Parking regulations (Section 10-9-8) of the Zoning Code. The applicant proposes to demolish the existing detached garage structure, and not replace the enclosed parking spaces.

Section 10-9-8 of the Zoning Code requires a that a minimum two enclosed parking spaces be provided.

If the Zoning Board wishes to recommend the approval of this variation to the Village Board of Trustees, the following motion should be made:

Motion to recommend to the Village Board of Trustees the approval of the variation to Section 10-9-8 of the Zoning Code at 138 Keystone Avenue.

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



LEGAL NOTICE
ZONING BOARD OF APPEALS
RIVER FOREST, ILLINOIS

Public Notice is hereby given that a public hearing will be held by the Zoning Board of Appeals (ZBA) of the Village of River Forest, County of Cook, State of Illinois, on Thursday, July 14, 2022 at 7:30 p.m. in the First Floor Community Room of the River Forest Village Hall, 400 Park Avenue, River Forest, Illinois on the following matter:

The ZBA will consider an application for a major zoning variation submitted by Stewart Weiner, owner of the property at 138 Keystone Avenue, who is proposing to demolish an existing detached garage building, and not construct a replacement structure.

Section 4-8-5 of the Village Code provides the Zoning Board of Appeals jurisdiction to hold public hearings and offer recommendations to the Village Board concerning variations to Zoning Ordinance.

The applicant is requesting a major variation to Section 10-9-8 that requires the provision of two enclosed parking spaces.

The legal description of the property at 138 Keystone Avenue is as follows:

THE NORTH 50 FEET OF LOT 2 AND THE EAST 1/2 OF VACATED ALLEY LYING WEST OF AND ADJOINING SAID LOT IN BLOCK 6 IN GALE AND BLOCK'S SUBDIVISION OF THE WEST 1/2 OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 12, TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

A copy of the application will be available to the public at Village Hall and on the Village's website at www.vrf.us/zoningvariation no less than 15 days prior to the public hearing. The Zoning Board of Appeals meeting packet will also be available at www.vrf.us/meetings no less than 48 hours prior to the public hearing.

All interested persons will be given the opportunity to be heard at the public hearing. **For public comments to be considered by the Zoning Board of Appeals and Village Board of Trustees in their decision, they must be included as part of the public hearing record.** Interested persons can learn more about how to participate in the hearing by visiting www.vrf.us/zoningvariation.

Sincerely,
Clifford Radatz
Secretary, Zoning Board of Appeals

CHECKLIST OF STANDARDS FOR MAJOR VARIATIONS

Name of Commissioner: _____

Date of Public Hearing: _____

Application: _____

Address _____

Standards:

Met? ¹	Standard
<div>Yes</div> <div>No</div>	<p>1. The physical surroundings, shape, or topographical conditions of the specific property involved will bring a specific hardship upon the owner as distinguished from an inconvenience if the strict letter of the regulations were to be carried out;</p> <p>Notes: _____</p> <p>_____</p> <p>_____</p>
<div>Yes</div> <div>No</div>	<p>2. The aforesaid unique physical condition did not result from any action of any person having an interest in the property, but was created by natural forces or was the result of governmental action, other than the adoption of this Zoning Title, for which no compensation was paid;</p> <p>Notes: _____</p> <p>_____</p> <p>_____</p>
<div>Yes</div> <div>No</div>	<p>3. The conditions upon which the petition for variation is based may not be applicable generally to other property within the same zoning classification;</p> <p>Notes: _____</p> <p>_____</p> <p>_____</p>
<div>Yes</div> <div>No</div>	<p>4. The purpose of the variation is not based predominantly upon a desire for economic gain;</p> <p>Notes: _____</p> <p>_____</p> <p>_____</p>
<div>Yes</div> <div>No</div>	<p>5. The granting of the variation shall not be detrimental to the public welfare or unduly injurious to the enjoyment, use, or development value of other property or improvements in the neighborhood in which the property is located; or</p> <p>Notes: _____</p> <p>_____</p> <p>_____</p>

¹ If a standard has not been met, indicate the reasons why in the notes section for that standard.

CHECKLIST OF STANDARDS FOR MAJOR VARIATIONS

Yes No	6. The proposed variation will not impair an adequate supply of light and air to adjacent property, or substantially increase the danger of fire, or otherwise endanger the public safety or substantially diminish or impair property values within the neighborhood; Notes: _____ _____ _____
Yes No	7. That the granting of the variation would not unduly tax public utilities and facilities in the area; Notes: _____ _____ _____
Yes No	8. That there is no means other than the requested variation by which the alleged hardship or difficulty can be avoided or remedied to a degree sufficient to permit a reasonable use of the subject property; Notes: _____ _____ _____

If any of the standards have not been met, what changes could be made to the application so it meets all the standards?

From the Desk of
Patricia R. Johnson, JD

To: Village of River Forest Zoning Board of Appeals
Re: Variance request for 138 Keystone Garage Removal
From: Patricia Johnson, JD

Please find the attached materials for the request for variance for the homeowners living at 138 Keystone.

The homeowners are seeking approval for a variance related to zoning rule 10-8-8: Off Street Parking. Specifically, the homeowners would like to deconstruct the garage at 138 Keystone without replacement.

While the rule in its clear language is applicable only to new construction, the city advises that the rule has been interpreted to include the maintenance of an existing garage. Further, it is understood that the intention of the rule is to maintain sufficient off-street parking for each property and property owner.

Considering the interpretation and the intention of the rule, the variance request is due to:

- The homeowners have plenty of off-street parking including the driveway, parking pad area and the 3 car garage at 142 Keystone which the homeowners own; and
- The existing garage is in such disrepair that it is nearly unusable and does not support two cars



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

Address of Subject Property: 138 Keystone

Date of Application: 5/27/2022

Applicant		Architect/ Contractor	
Name: Stewart Weiner		Name:	
Address: 138 Keystone Ave		Address:	
City/State/Zip: River Forest, IL, 60305		City/State/Zip:	
Phone: (773) 899-4852	Fax:	Phone:	Fax:
Email: weiner.stewart@gmail.com		Email:	

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

Zoning District of Property: ☐ R7 ☒ R2 ☐ R3 ☐ RM ☐ C1 ☐ C2 ☐ C3 ☐ OPR1 ☐ OPRC

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

☒ Zoning Code

☐ Building Code (fence variations only)

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

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

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

SIGNATURES:

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

Owner: [Signature] Date: 5/27/2022
Applicant (if other than Owner): _____ Date: _____

Application Fee: A non-refundable fee of \$750.00 must accompany every application for variation, which includes the cost of recording the variation with the County. Checks should be made out to the Village of River Forest.

APPLICATION FOR ZONING VARIATION

Address of Subject Property 138 Keystone

Date of Application 5/27/2022

Summary of Requested Variation(s):

[illegible]

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

Section 10-5-4 Variations

Standards for Major Variations: A major variation shall be recommended by the Zoning Board of Appeal only if it makes findings, based upon the evidence presented to it, that each of the following standards has been met:

1.	<p>The physical surroundings, shape, or topographical conditions of the specific property involved will bring a specific hardship upon the owner as distinguished from an inconvenience if the strict letter of the regulations were to be carried out;</p>
	<p>The current garage on the 138 Keystone property is obviously very old, is too small, and has deteriorated to a virtually unusable, unsafe condition, and the homeowners would like to remove it. The 138 homeowners also own the adjacent property (142 Keystone) and park their cars in the existing 3-car garage on this adjacent property, which was intentionally built to be shared between the two properties. Therefore, the homeowners of the adjacent properties have no need to replace the garage on the 138 Keystone property. In fact, to do so would be a waste of green space and serve no practical purpose not already served by the garage on the adjacent property.</p>
2.	<p>The aforesaid unique physical condition did not result from any action of any person having an interest in the property, but was created by natural forces or was the result of governmental action, other than the adoption of this Zoning Title, for which no compensation was paid;</p>
	<p>The village's zoning ordinance looks, from its clear language, to be applicable <i>only</i> to construction of a new house. There is no new house being constructed in this case. 138 Keystone was built around 1887 and this case relates only to a very old home where there is no need to replace the existing garage—an old building that is virtually unusable and should be removed. (See Appendix "138 Garage")</p>
3.	<p>The conditions upon which the petition for variation is based may not be applicable generally to other property within the same zoning classification;</p>
	<p>Regardless of the applicability of the ordinance, it appears to be intended to promote public safety, health, convenience, appearance, comfort, preservation of property values, and general welfare of the Village. If indeed this would be a variance from the ordinance—something the 138 Keystone property owners continue to dispute—its purpose would be to remove a non-functional, unsightly, and possibly unsafe garage. Removal would promote the safety of area residents and neighbors. It would improve the comfort of neighbors who have had to look</p>

	<p>at an unsightly and aging building. Further, off-street and covered parking is entirely adequate for the needs of the two adjacent properties, so there is no visual compromise. Clearly, the neighborhood (and its property values) would be better served by expanding more green space. Indeed, the overall purpose of most of the zoning ordinances is to limit reduction of greenspace with the encroachment of buildings.</p>
4.	<p>The purpose of the variation is not based predominantly upon a desire for economic gain;</p> <p>There is no economic gain to the homeowners except they would not have to replace the current unusable garage with another that is not needed—which would be a distinctive and unnecessary hardship, given the availability of garage space on the adjacent property they also own.</p>
5.	<p>The granting of the variation shall not be detrimental to the public welfare or unduly injurious to the enjoyment, use, or development value of other property or improvements in the neighborhood in which the property is located; or,</p> <p>The granting of this variance will likely improve the enjoyment of neighbors who would prefer not to look at a dilapidated garage and would prefer to see more green/natural space. In fact the neighbors support the removal of the garage without replacement (see Appendix: “Neighbor Support”)</p>
6.	<p>The proposed variation will not impair an adequate supply of light and air to adjacent property, or substantially increase the danger of fire, or otherwise endanger the public safety or substantially diminish or impair property values within the neighborhood;</p> <p>The proposed variation will positively impact the supply of light and air to this and all adjacent properties, and will likely decrease the danger of fire, or endangerment of public safety. Further, it would likely property values within the neighborhood. (see Appendix “138/142 Keystone Layout)</p>
7.	<p>That the granting of the variation would not unduly tax public utilities and facilities in the area;</p> <p>Granting the variation would not impact public utilities and facilities in the area, except to reduce the need for wiring to the demolished garage.</p>

8.	That there is no means other than the requested variation by which the alleged hardship or difficulty can be avoided or remedied to a degree sufficient to permit a reasonable use of the subject property.
	Zoning ordinance 10-8-8 may well not in fact even apply to this case, but if it does, the aim seems to be to maintain a satisfactory amount of off-street parking. The homeowners (of both 138 and 142 Keystone) have plenty of off-street parking provided by the 3 car garage behind the 142 Keystone property, including also the driveway between the two properties and the <i>very</i> large parking aprons behind both homes. (see Appendix "Off-Street Parking")

Zoning Analysis Table

Zoning Analysis Table

Project Address: 138 KEYSTONE
 Prepared by: STEWART WERNER Date: 6/28/2022
 Telephone Number: 773-899-7852
 Zoning District: R2
 Use: Residential

Line #

Lot Area

Using a current Plat of Survey,
 calculate the area of the Lot in
 1 square feet

Lot Width

Lot Depth

Lot Area

Lot Coverage

2 See Lot Coverage Worksheet

Allowed

2A

Existing

2B

Existing +
Proposed

2C

Floor Area Ratio

3 See Floor Area Worksheet

Allowed

3A

Existing

3B

Existing +
Proposed

3C

Building Height at Roof Ridge

4 Height above "grade" in feet

Allowed

4A

Existing

4B

Proposed at
Addition

4C

5 Story Height

5A

5B

5C

Off-Street Parking

6 Garage spaces

Required

6A

Existing

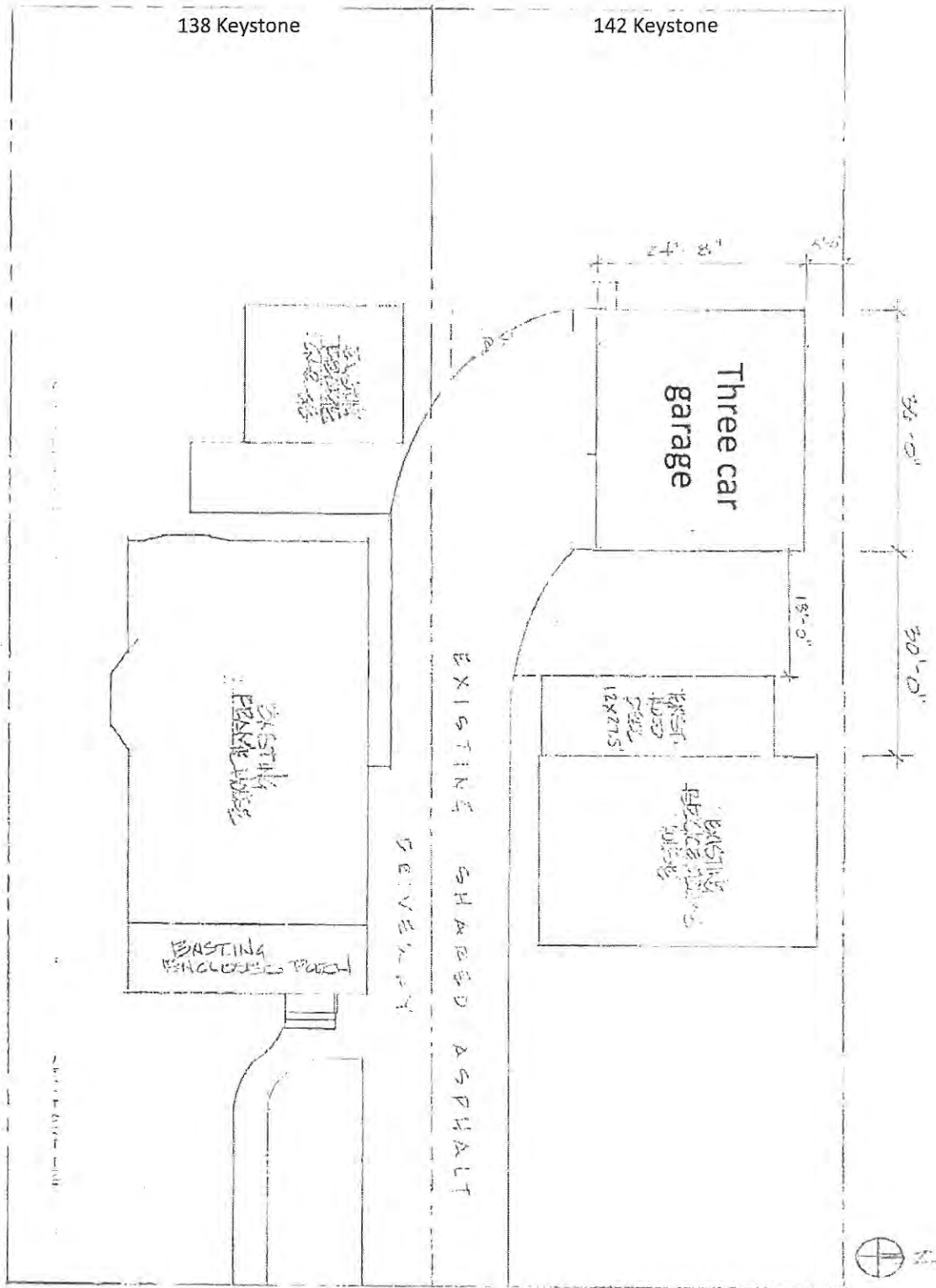
6B

Proposed

6C

Appendix

Existing 138/142 Keystone Layout



Proposed 138/142 Keystone Layout



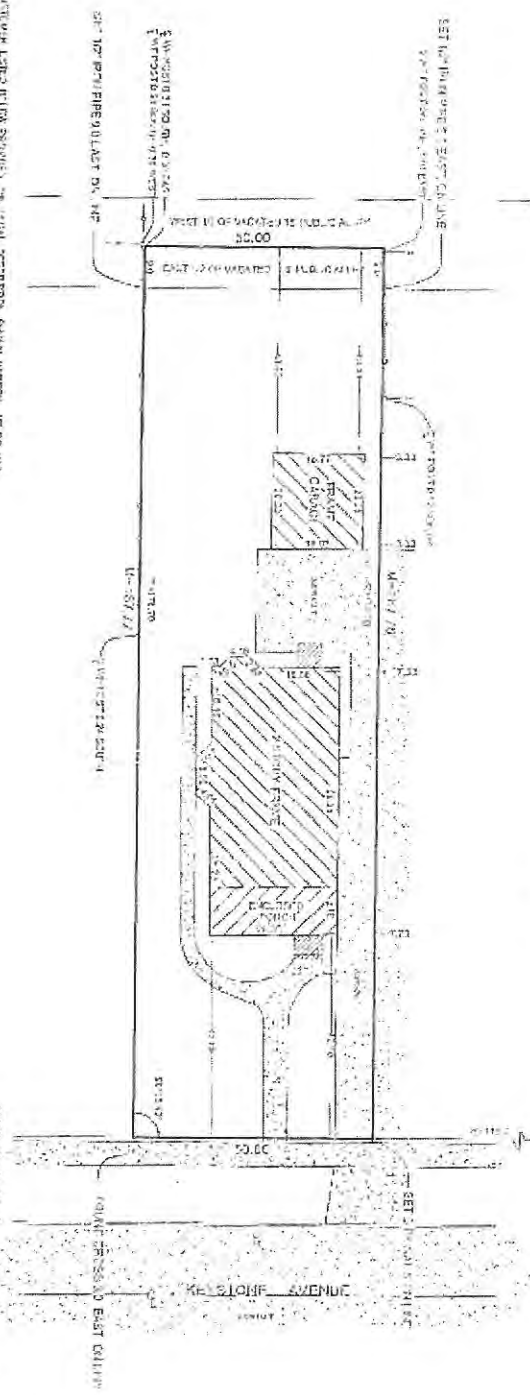
SCHOMIG LAND SURVEYORS, LTD.

FLAT OF SURVEY

[illegible]

CONVONALDCHESSE: LE REVENUE MALLIE RIVER FOREST.

POSTAGE WILL BE PAID BY ADDRESSEE

[illegible]

DATE: 01/27/2012
 BUILDING: 12345678
 ORDERED BY: CLASS ACTION ATTORNEY
 FLAT NUMBER: 21405

TABLE 1



LEGEND

EL.	ELONGATION
FLUE	FLUE
P.	PERCENT
CE.	CENT
WT.	WEIGHT



Dr. Donald W. Schaefer
PROFESSIONAL OFFICE AND STUDENT UNION BUILDING
622-6746

STATE OF TEXAS)
COUNTY OF COCK) ss. JAMES M. HARRIS, Clerk of the Court.
I, JAMES M. HARRIS, Clerk of the Court, do hereby certify that the within and foregoing instrument is the legal, correct copy of the said
IN WITNESS WHEREOF, I have hereunto set my hand and the seal of said Court, at Houston, Texas, this 14th day of January, 1907.

(Pre-3 car garage)



Neighbor Support

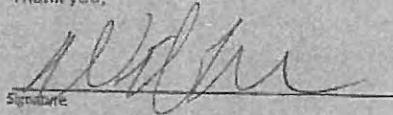
To Whom It May Concern:

I, William Konfay, living at 134 Keystone, have reviewed and understand the plans below for removal of the garage at 138 Keystone (without replacement on the property) along with the construction of a 3 car garage facing south on the adjacent property at 142 Keystone.

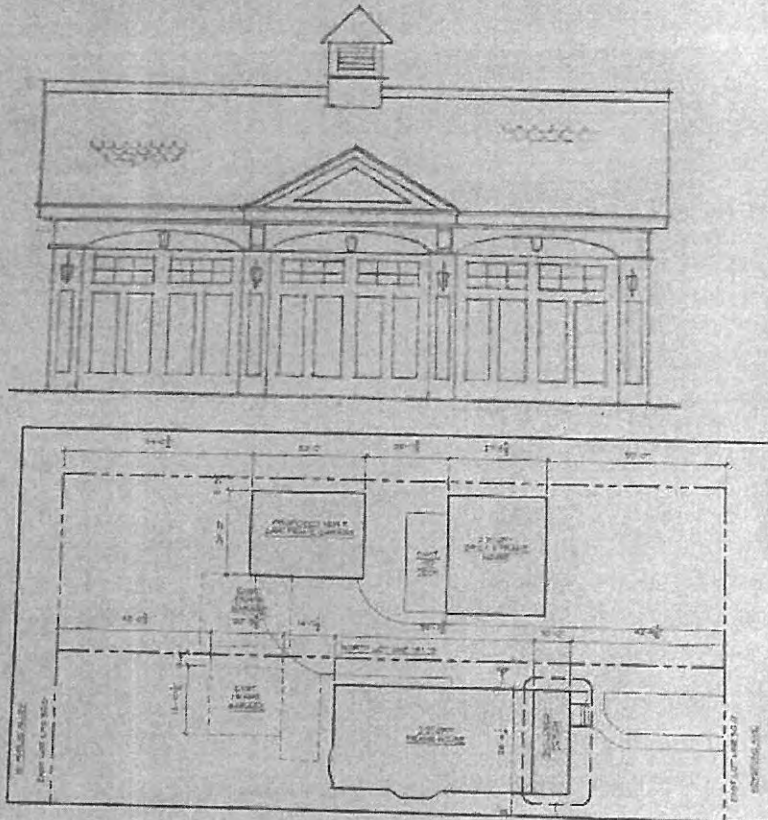
I have no reservations about, or objections to this plan.

Additional Comments:

Thank you,


Signature

5/1/0021
Date

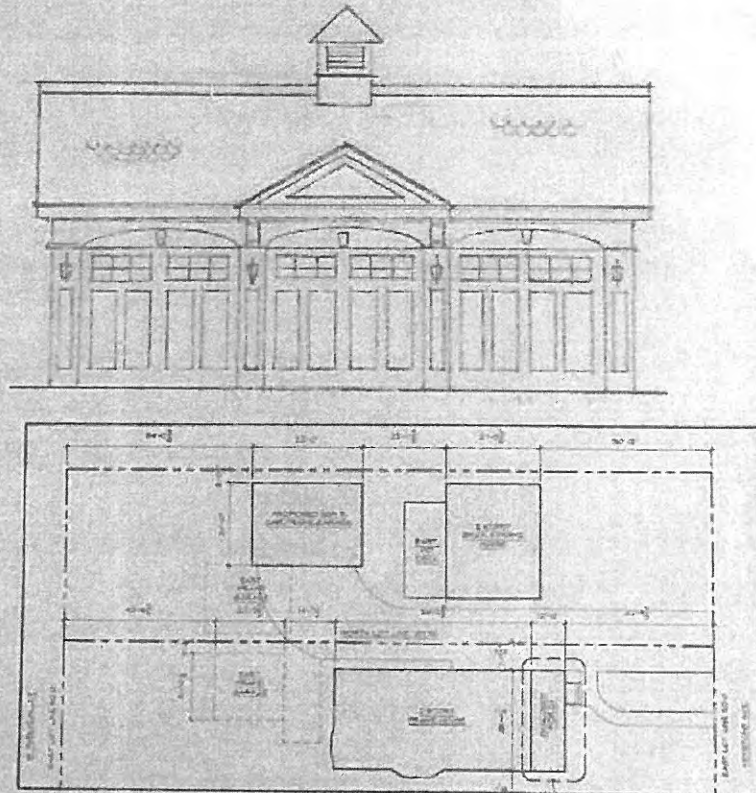


Paul Albrecht, living at 139 Gable, have reviewed and understand the plans below for removal of the garage at 138 Keystone (without replacement on the property) along with the construction of a 3 car garage facing south on the adjacent property at 142 Keystone.

Additional Comments:

Signature: Ray Allen

5/1/21
Date



To Whom It May Concern:

Heidi Schmidt Witting, living at 146 Keystone Ave, have reviewed and understand the plans below for removal of the garage at 138 Keystone (without replacement on the property) along with the construction of a 3 car garage facing south on the adjacent property at 142 Keystone.

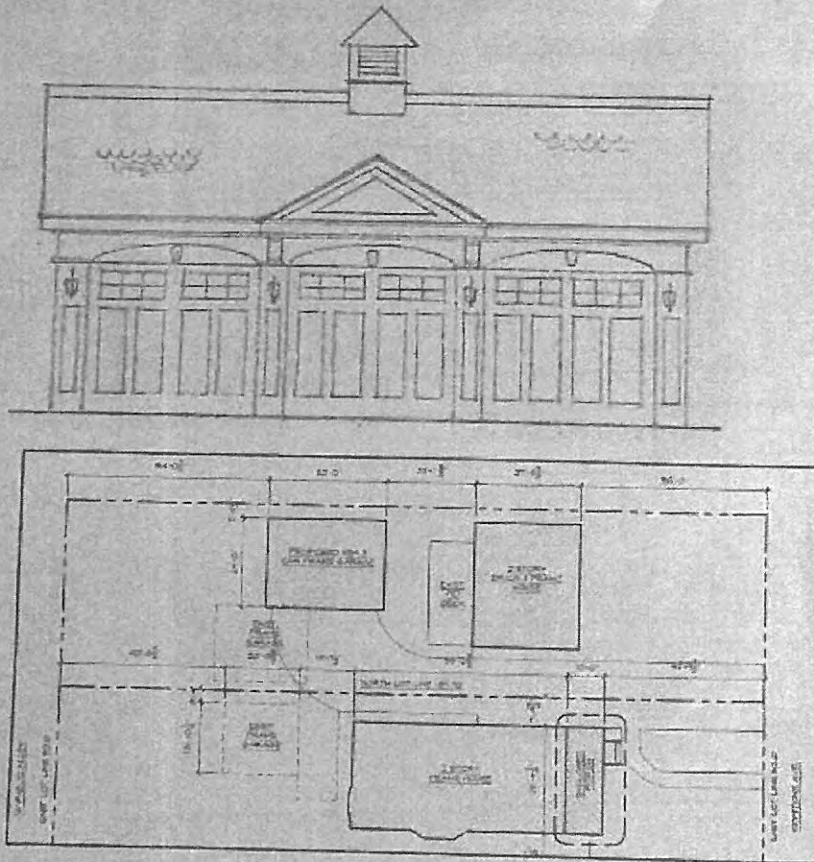
I have no reservations about, or objections to this plan.

Additional Comments:

Thank you,

Heidi Schmidt Witting
Signature

5/2/21
Date



To Whom It May Concern:

I, John SULLIVAN, living at 143 GALE AVE, have reviewed and understand the plans below for removal of the garage at 138 Keystone (without replacement on the property) along with the construction of a 3 car garage facing south on the adjacent property at 142 Keystone.

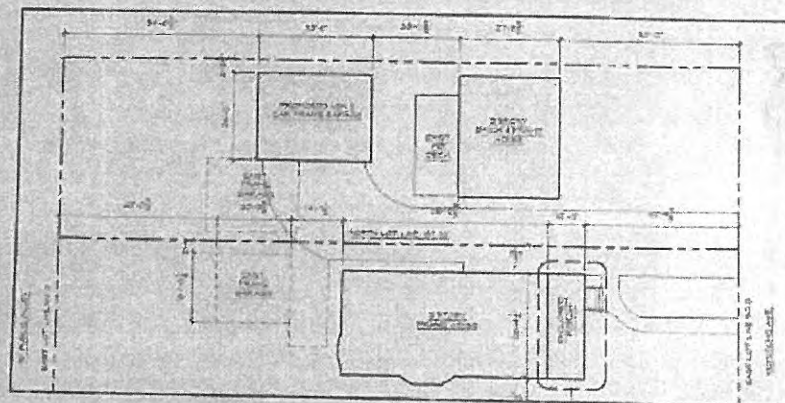
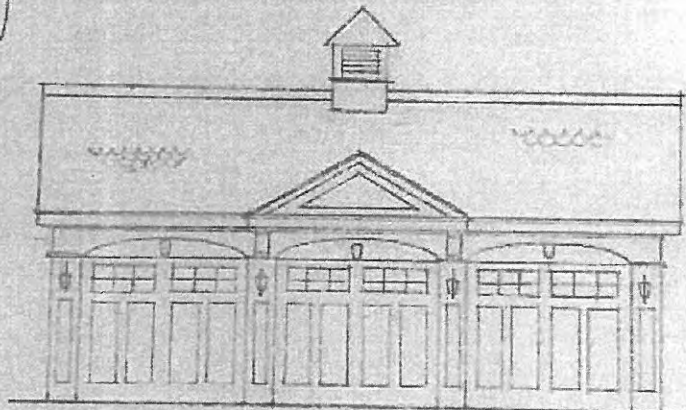
I have no reservations about, or objections to this plan.

Additional Comments:

Thank you,

Signature

Date



138 Garage



Off-Street Parking



IV. APPEAL OF THE ZONING ADMINISTRATOR - 138 AND 142 KEYSTONE AVENUE

Secretary Radatz swore in all parties wishing to speak.

Stuart Weiner, owner of 138 and 142 Keystone Avenue, explained that he is appealing the decision of the Zoning Administrator who has determined that he is unable to replace garages at both 138 and 142 Keystone Avenue with three-car garage at 142 Keystone that would provide off-street parking for both properties in order to achieve a greater amount of green space on his properties. Mr. Weiner stated that Mr. Radatz probably made the right decision and has applied the decision several times before, however, as the property owner of both lots he is in a unique position and will meet the intent of the Zoning Ordinance requirement, which is to provide sufficient off-street parking.

Secretary Radatz summarized that the Zoning Ordinance Sections 10-9-8 and 10-8-8 contain the same off-street parking requirements for the R1 and R2 Zoning District, which is that each lot must contain two enclosed parking spaces for passenger automobiles. He continued that every time a new house is built it must include two enclosed parking spaces. He said there are some lots in the Village that do not provide two enclosed parking spaces that may have been built before the Zoning Ordinance was enacted and perhaps also before automobiles. Mr. Radatz stated that during his tenure the purpose of the Zoning Ordinance has always been to maintain two enclosed spaces per lot. When building permits are received for garage demolition there must also be a plan to replace those two spaces in kind. The Village has always done its best to enforce the enclosed off-street parking requirement. Mr. Radatz acknowledged that it is unique for there to be one owner on two independent lots of record. However, he could sell either lot at which point one lot would have a three-car garage and one lot would have no enclosed parking spaces. He said that if the property owner's interpretation of the Zoning Ordinance is accepted that there is no requirement to maintain the two enclosed parking spaces then a property owner could construct a new home and then immediately file for a permit to demolish the garage and provide no enclosed parking.

Village Attorney Forte confirmed that Mr. Radatz followed the plain language of the Zoning ordinance and correctly applied it in this case. He said that the Village has historically and consistently applied the code correctly in the R1 and R2 zoning districts to require two enclosed parking spaces per lot to provide sufficient off-street parking facilities. He stated that overturning the Zoning Administrator's ruling in this case would be to ignore the plain language of the Zoning Ordinance. Mr. Forte noted that four affirmative votes are needed by the Zoning Board of Appeals to overturn the Zoning Administrator's ruling. He stated that the Zoning Board's ruling is final in this case and appealable to the Circuit Court.

Acting Village Administrator Scheiner noted, and Mr. Forte confirmed, that the role of the Zoning Board of Appeals in these matters is to determine if the Zoning Administrator has incorrectly interpreted the Zoning Ordinance.

In response to a question from Member Berni, Mr. Weiner stated that he rents one of the properties and it is currently occupied by tenants who would be allowed to utilize the garage at 142 Keystone. Mr. Berni noted that the property owner is only proposing to construct a three-car garage at 142 Keystone, not a four-car garage. Mr. Weiner said that is true.

Mr. Weiner reiterated that he meets the intent of the Zoning Ordinance to provide covered parking and has pictures of multiple properties where cars are not parked in the garage. If the intent of the rule is to provide covered parking it is not working. He said he is sure the Village correctly applied the rule but hopes that logic will prevail.

A MOTION was made by Martin and SECONDED by Berni to reverse the decision of the Zoning Administrator.

Ayes: None

Nays: Lucchesi, Dombrowski, Berni, Martin

Motion Fails.

A MOTION was made by Berni and SECONDED by Lucchesi to affirm the decision of the Zoning Administrator.

Ayes: Lucchesi, Dombrowski, Berni, Martin

Nays: None

Motion Passed.

V. DISCUSSION & DIRECTION: POTENTIAL AMENDMENTS TO THE RIVER FOREST ZONING ORDINANCE REGARDING ACCESSORY DWELLING UNITS

Secretary Radatz swore in all parties wishing to speak.

Chairman Martin recapped the presentation at the May meeting of the Zoning Board of Appeals.

Jaemi Jackson, Senior Planner from the Chicago Metropolitan Agency for Planning, reviewed her presentation from the May meeting.

Ryan Gilbert, a River Forest resident who works at home, spoke in support of accessory dwelling units as they would provide the ability to use space above their two car garage for home office space with a kitchenette and bathroom.

David Crosby, Plan Commission Chair, provided information regarding the genesis of this matter as outgrowth of the Comprehensive Plan and Affordable Housing Plan. The Zoning Board of Appeals is asked to consider amendments to the Zoning Ordinance to implement components of the Affordable Housing Plan.



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

MEMORANDUM

Date: September 12, 2022

To: Catherine Adduci, Village President
River Forest Board of Trustees

From: Matt Walsh, Assistant to the Village Administrator

Subj: Proposed Text Amendments – Solar Energy Collection Systems

Issue & Background: At its April 25, 2022 meeting, the Village Board of Trustees directed the Village Administrator to petition the Zoning Board of Appeals to consider a text amendment to the Zoning Ordinance regarding solar energy collection systems. A public hearing was held on June 9, 2022 and continued to July 14, 2022. The Zoning Board of Appeals voted 6-0 to recommend approval of the text amendment.

Petition: Pursuant to Section 10-5-5 of the River Forest Zoning Ordinance, the Village Board of Trustees has petitioned the Zoning Board of Appeals to consider text amendments to amend Chapter 7 and Chapter 21 of the Zoning Ordinance to create standards for solar energy collection systems and to define the accessory use allowance in each zoning district. The petition is in response to a Sustainability Commission recommendation. One of the goals of the Sustainability Commission is to obtain the SolSmart Silver Designation for the Village. A requirement for the Silver designation is a zoning clarification letter that declares solar energy systems as an accessory use, however staff is unable to issue such a letter without first amending the Zoning Code.

The proposed amendments add standards for roof mounted and ground mounted solar energy collection systems to Chapter 7 of the Zoning Code. The Ordinance also amends the land use chart to state that roof mounted systems are permitted in every zoning district, and that ground mounted systems are special use in every zoning district.

Attachments:

1. Ordinance & Findings of Fact
2. Planning Consultant Houseal Lavigne Memo for July 14, 2022 ZBA Hearing
3. June 9, 2022 ZBA Minutes
4. July 14, 2022 ZBA Minutes

ORDINANCE NO. _____

**AN ORDINANCE AMENDING THE RIVER FOREST
ZONING ORDINANCE REGARDING REGULATION OF SOLAR ENERGY
COLLECTION SYSTEMS**

WHEREAS, the Village of River Forest (“Village”), based upon direction from the Village President and Board of Trustees, referred consideration of a proposed text amendment (“Text Amendment”) regarding to solar energy collection systems; and

WHEREAS, the Application was referred to the Village of River Forest Zoning Board of Appeals (“ZBA”) and was processed in accordance with the Zoning Ordinance; and

WHEREAS, the ZBA held a public hearing, on June 9, 2022 and July 14, 2022, on the question of whether the proposed Text Amendment should be made, at which time all persons present were afforded an opportunity to be heard; and

WHEREAS, on July 14, 2022, the ZBA voted to favorably recommend the proposed Text Amendment, by a vote of six (6) to zero (0) to the Village Board; and

WHEREAS, on August 18, 2022, the ZBA approved its findings and recommendation regarding the Text Amendment to the Village Board, and the Village Board has duly considered said findings of fact and recommendation, a copy of which is attached hereto as **EXHIBIT A** and made a part hereof; and

WHEREAS, the Corporate Authorities, pursuant to their statutory zoning authority, and the findings of fact and recommendation of the ZBA, have determined that it is in the best interests of the health, welfare and safety of residents of the Village to adopt the Text Amendment as set forth below;

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.

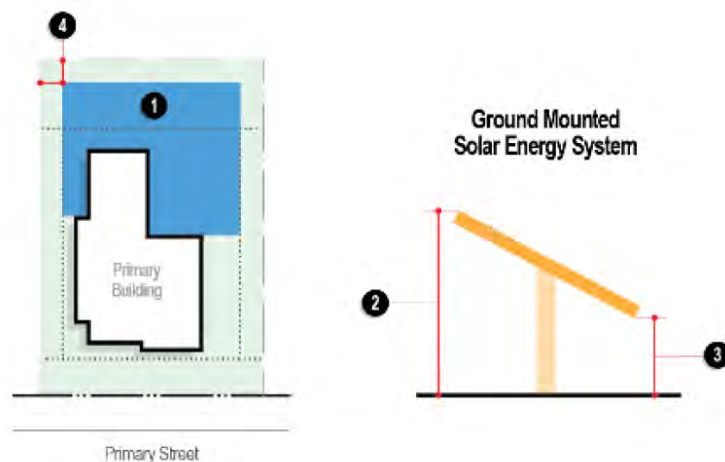
SECTION 2: Approval of Findings and Recommendation. That the President and Board of Trustees of the Village of River Forest approve and adopt the findings of fact and recommendation of the ZBA in **EXHIBIT A**.

SECTION 3: Amendments. That Section 10-7 of the Zoning Ordinance, entitled “Regulations of General Applicability,” is amended to include a new Section 10-7-6, as follows:

10-7-6: Solar Energy Collection Systems Standards

A. Ground Mounted Solar Energy Collection System.

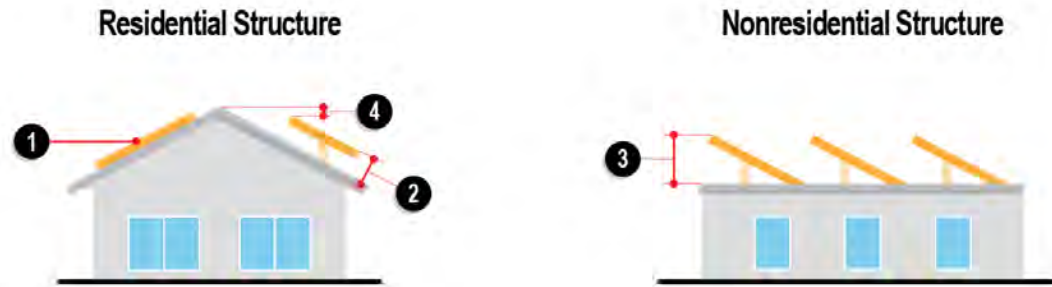
1. Ground mounted solar energy collection systems shall be permitted in the rear yard only.
2. The maximum height of ground mounted solar energy collection systems shall be five (5) feet in height, measured from the grade at the base of the support structure to the highest edge of the system.
3. Minimum clearance between the lowest point of the system and the surface on which the system is mounted is twelve (12) inches.
4. All parts of the freestanding system shall be set back ten (10) feet from the side and rear lot lines and shall not be located in a public utility easement.
5. Any necessary battery, battery storage, or generator equipment accessory to the ground mounted solar energy collection system and its standard operation shall be permitted subject to meeting all applicable standards of Village of River Forest's codes and ordinances.



B. Roof Mounted Solar Energy Collection System

1. Roof mounted solar energy collection systems may be located on any roof face of principal or accessory buildings. Systems should be flush mounted when possible.
2. Systems on residential structures shall not extend beyond twelve (12) inches parallel to the roof surface of a pitched roof or flat roof.
3. Systems on nonresidential structures shall not extend beyond thirty-six (36) inches parallel to the roof surface of a pitched roof or flat roof.
4. Systems on all structures shall not extend above the highest peak of a pitched roof. Height is measured from the roof surface on which the system is mounted to the highest edge of the system.

5. All materials used for racking, mounts, mounting clamps, and flashings shall be of a color consistent with the color of the roof surface to minimize visibility.
- C. Any necessary battery, battery storage, or generator equipment accessory to the roof mounted solar energy collection system and its standard operation shall be permitted subject to meeting all applicable standards of Village of River Forest's codes and ordinances.



The Land Use Chart in Section 10-21-3, Appendix A of the Zoning Ordinance, is amended as follows, with new note language underlined:

Land Use	R1 and R2	R3	R4	C1	C2	C3	ORIC	PRI
Accessory Uses								
Ground mounted solar energy collection system ²	S	S	S	S	S	S	S	S
Roof mounted solar energy collection system ²	P	P	P	P	P	P	P	P

Note:

1. Small wireless facilities, as defined and regulated by title 5, chapter 16, "Small Wireless Facilities", of this Code, are permitted uses in all rights-of-way within the Village, and are allowed outside of the right-of-way as specified in this table.
2. Ground mounted solar energy collection systems and roof mounted solar energy collection systems shall be subject to the standards established in Section 10-7-6.

SECTION 4: Continuing Effect. That all parts of the Zoning Ordinance not amended herein shall remain in effect.

SECTION 5: 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 6: Repeal. That all ordinances, resolutions, motions or parts thereof in conflict with this Ordinance shall be and the same are hereby repealed.

SECTION 7: Effectiveness. That this Ordinance shall be in full force and effect upon its passage and approval according to law.

PASSED this 12th day of September, 2022 by the Village President and Board of Trustees pursuant to a roll call vote as follows:

AYES:

NAYS:

ABSENT:

APPROVED by me this 12th day of September, 2022.

Catherine Adduci, Village President

ATTEST:

Jonathan Keller, Village Clerk

EXHIBIT A

**FINDINGS OF FACT AND RECOMMENDATION
FROM THE ZBA**

(attached)

**VILLAGE OF RIVER FOREST ZONING BOARD OF APPEALS
FINDINGS OF FACT AND RECOMMENDATION REGARDING
A PROPOSED TEXT AMENDMENT TO THE VILLAGE OF RIVER FOREST
ZONING ORDINANCE REGARDING REGULATION OF
SOLAR ENERGY COLLECTION SYSTEMS**

WHEREAS, petitioner the Village of River Forest (“Village”), based upon direction from the Village President and Board of Trustees, has requested consideration of, and a public hearing on, an amendment to the Village of River Forest Zoning Ordinance (“Zoning Ordinance”), which was summarized as follows in the published public hearing notice as:

1. A Text Amendment to Section 10-3 (Definitions) of the Zoning Ordinance to define solar energy systems; and
2. A Text Amendment to Section 10-21 (Land Use Chart) of the Zoning Ordinance to designate solar energy systems as a permitted accessory use in all Zoning Districts.

The above-listed amendments are more fully expanded on and described below as the “Proposed Text Amendments.”

WHEREAS, the Village’s Zoning Board of Appeals (“ZBA”) held a public hearing on the question of whether the Proposed Text Amendments should be made on June 9, 2022 and July 14, 2022, as required by Section 10-5-5 of the Zoning Ordinance, at which time all persons present and wishing to speak were given an opportunity to be heard and all evidence that was tendered was received and considered by the ZBA; and

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

WHEREAS, at the public hearing, Assistant to the Village Administrator Matt Walsh, Village Planning Consultant John Houseal and Village Sustainability Committee Chairman Eric Simon presented the Proposed Text Amendments on behalf of the Village; and

WHEREAS, at the public hearing, opportunity was provided for public comments, and no Village residents or other members of the public testified for or against the Proposed Text Amendment; and

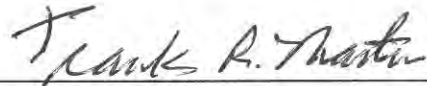
WHEREAS, after the close of the public hearing, the ZBA discussed and deliberated the Proposed Text Amendments, and on July 14, 2022, voted on recommendations regarding the Proposed Text Amendments; and

WHEREAS, following discussion and deliberation, the ZBA, pursuant to Section 10-5-5(B)(2) of the Zoning Ordinance, recommended the Village President and Board of Trustees approve the Proposed Text Amendments, as set forth in Exhibit A attached hereto and made a part hereof ("Recommended Text Amendment");

NOW THEREFORE, the ZBA makes the following findings of fact and recommendations pursuant to Section 10-5-5(B)(2) of the Zoning Ordinance:

FINDINGS OF FACT AND RECOMMENDATIONS

By a vote of 6-0, the ZBA recommends APPROVAL of the Proposed Text Amendments in Exhibit A. These Proposed Text Amendments are found to be in the best interests of the Village and its residents and property owners.



Frank Martin
Chairman



Date

EXHIBIT A

RECOMMENDED TEXT AMENDMENTS

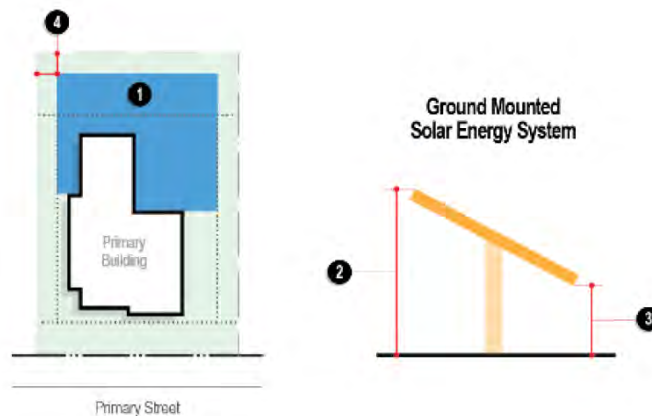
(attached)

Section 10-7 of the Zoning Ordinance, entitled “Regulations of General Applicability,” is amended to include a new Section 10-7-6, as follows:

“10-7-6: Solar Energy Collection Systems Standards

A. Ground Mounted Solar Energy Collection System.

1. Ground mounted solar energy collection systems shall be permitted in the rear yard only.
2. The maximum height of ground mounted solar energy collection systems shall be five (5) feet in height, measured from the grade at the base of the support structure to the highest edge of the system.
3. Minimum clearance between the lowest point of the system and the surface on which the system is mounted is twelve (12) inches.
4. All parts of the freestanding system shall be set back ten (10) feet from the side and rear lot lines and shall not be located in a public utility easement.
5. Any necessary battery, battery storage, or generator equipment accessory to the ground mounted solar energy collection system and its standard operation shall be permitted subject to meeting all applicable standards of Village of River Forest’s codes and ordinances.”

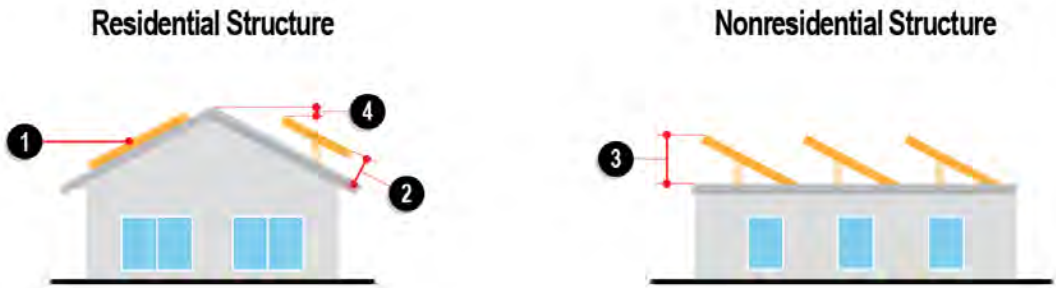


B. Roof Mounted Solar Energy Collection System

1. Roof mounted solar energy collection systems may be located on any roof face of principal or accessory buildings. Systems should be flush mounted when possible.
2. Systems on residential structures shall not extend beyond twelve (12) inches parallel to the roof surface of a pitched roof or flat roof.
3. Systems on nonresidential structures shall not extend beyond thirty-six (36) inches parallel to the roof surface of a pitched roof or flat roof.
4. Systems on all structures shall not extend above the highest peak of a

pitched roof. Height is measured from the roof surface on which the system is mounted to the highest edge of the system.

5. All materials used for racking, mounts, mounting clamps, and flashings shall be of a color consistent with the color of the roof surface to minimize visibility.
- C. Any necessary battery, battery storage, or generator equipment accessory to the roof mounted solar energy collection system and its standard operation shall be permitted subject to meeting all applicable standards of Village of River Forest's codes and ordinances."



The Land Use Chart in Section 10-21-3, Appendix A of the Zoning Ordinance, is amended as follows:

Land Use	R1 and R2	R3	R4	C1	C2	C3	ORIC	PRI
Accessory Uses								
Ground mounted solar energy collection system ²	S	S	S	S	S	S	S	S
Roof mounted solar energy collection system ²	P	P	P	P	P	P	P	P

Note:

1. Small wireless facilities, as defined and regulated by title 5, chapter 16, "Small Wireless Facilities", of this Code, are permitted uses in all rights-of-way within the Village, and are allowed outside of the right-of-way as specified in this table.
2. Ground mounted solar energy collection systems and roof mounted solar energy collection systems shall be subject to the standards established in Section 10-7-6.



MEMORANDUM

Date: July 7, 2022

SENT VIA EMAIL

To: Village of River Forest
Brian Murphy, Village Administrator

From: Houseal Lavigne Associates
John Houseal, FAICP, Partner
Jackie Wells, AICP, Project Manager

Re: Solar Energy Collection Systems
Zoning Ordinance Text Amendment - Revised Per ZBA Discussion

The attached revised draft zoning ordinance amendment language reflects discussion and direction given by the Zoning Board of Appeals at their June 9th meeting. The proposed text amendment is to update Chapter 7: Regulations of General Applicability with a new Section 10-7-6 establishing standards for ground mounted solar energy collection systems in subsection A and standards for roof mounted solar energy collections systems in subsection B.

The land use chart, included in Section 10-21-3: Appendix A – Land Use Chart is also proposed to be amended to include “Ground mounted solar energy collection system” and “Roof mounted solar energy collection system” under the “Accessory Uses” section of the chart. Note “2” is proposed to accompany the accessory uses to clarify that the systems are required to comply with all applicable River Forest codes and ordinances. The new language proposed to be added to the table is presented in blue in the attached.

Also included as an attachment to this memorandum are photos of examples of residential scale ground mounted solar collections systems. These examples are for illustrative purposes only.

Changes from the previous draft include the following:

- Elimination of a maximum allowable area for ground mounted solar panels.
- Clarification/alignment between the text and illustration showing the “rear yard” where ground mounted solar systems can be located.
- Changing the Land Use Chart to designate “Ground mounted solar energy collection system” as a Special Use in all districts.
- Changing the text in 10-7-6 A.5 and 10-2-6 B 6 from “...all applicable standards of this ordinance” to “...all applicable standards of Village of River Forest’s codes and ordinances”.

HOUSEAL LAVIGNE
ASSOCIATES, LLC

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

www.hlplanning.com
info@hlplanning.com

CHAPTER 7

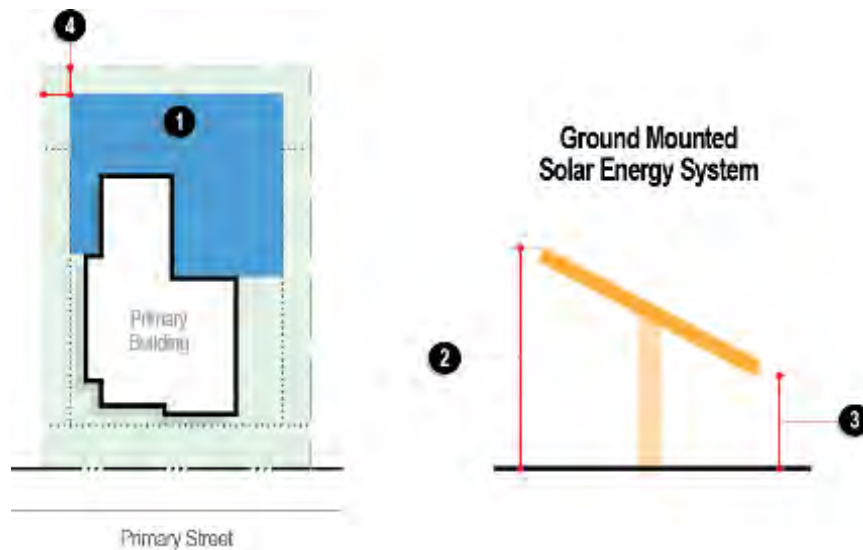
REGULATIONS OF GENERAL APPLICABILITY

10-7-6: Solar Energy Collection Systems Standards

A. Ground Mounted Solar Energy Collection System.

1. Ground mounted solar energy collection systems shall be permitted in the rear yard only.
2. The maximum height of ground mounted solar energy collection systems shall be five (5) feet in height, measured from the grade at the base of the support structure to the highest edge of the system.
3. Minimum clearance between the lowest point of the system and the surface on which the system is mounted is twelve (12) inches.
4. All parts of the freestanding system shall be set back ten (10) feet from the side and rear lot lines and shall not be located in a public utility easement.
5. Any necessary battery, battery storage, or generator equipment accessory to the ground mounted solar energy collection system and its standard operation shall be permitted subject to meeting all applicable standards of Village of River Forest's codes and ordinances.

Ground Mounted Solar Energy Collection System



B. Roof Mounted Solar Energy Collection System

1. Roof mounted solar energy collection systems may be located on any roof face of principal or accessory buildings. Systems should be flush mounted when possible.
2. Systems on residential structures shall not extend beyond twelve (12) inches parallel to the roof surface of a pitched roof or flat roof.
3. Systems on nonresidential structures shall not extend beyond thirty-six (36) inches parallel to the roof surface of a pitched roof or flat roof.
4. Systems on all structures shall not extend above the highest peak of a pitched roof. Height is measured from the roof surface on which the system is mounted to the highest edge of the system.
5. All materials used for racking, mounts, mounting clamps, and flashings shall be of a color consistent with the color of the roof surface to minimize visibility.
6. Any necessary battery, battery storage, or generator equipment accessory to the roof mounted solar energy collection system and its standard operation shall be permitted subject to meeting all applicable standards of Village of River Forest's codes and ordinances.

Roof Mounted Solar Energy Collection System

Residential Structure



Nonresidential Structure



CHAPTER 21

LAND USE CHART

10-21-3: APPENDIX A – LAND USE CHART

LAND USES	DISTRICTS							
	R1 And R2 Low Density Residential	R3 Medium Density Residential	R4 High Density Residential	C1 Commercial	C2 Commercial	C3 Central Commercial	ORIC Office / Research / Industrial / Commercial	PRI Public / Private Recreational Institutional
ACCESSORY USES								
Child daycare center	N	N	N	N	N	N	N	S
Child daycare home	P	P	P	N	P	P	N	N
Commissaries for students and faculty	N	N	N	N	N	N	N	P
Dormitories	N	N	N	N	N	N	N	P
Garages, parking facilities, and similar off street parking	P	P	P	P	P	P	P	P
Rectories, parsonages and parish houses	N	N	P	N	P	P	N	P
Small wireless facilities ¹	S	S	S	P	S	S	S	S
Other accessory structures for mechanical equipment, storage of mechanical equipment and vehicles and athletic fields and stands	P	P	P	N	N	N	N	P
Ground mounted solar energy collection system ²	S	S	S	S	S	S	S	S
Roof mounted solar energy collection system ²	P	P	P	P	P	P	P	P

P = Permitted use S = Special use N = Prohibited use PD = Planned development required

Note:

1. Small wireless facilities, as defined and regulated by title 5, chapter 16, "Small Wireless Facilities", of this Code, are permitted uses in all rights-of-way within the Village, and are allowed outside of the right-of-way as specified in this table.

2. Ground mounted solar energy collection systems and roof mounted solar energy collection systems shall be subject to the standards established in Section 10-7-6.

Examples: Ground Mounted Solar

These photographs are provided to give an example of ***residential scaled ground-mounted solar systems*** that could be similar to ones proposed in River Forest. Any ground-mounted system would require approval as a Special Use and would therefore require more detailed plans to be submitted specific to the property in question, showing location, dimensions, and type of system proposed.



IV. TEXT AMENDMENT REQUEST – PUBLIC HEARING REGARDING AMENDMENTS TO THE VILLAGE OF RIVER FOREST ZONING ORDINANCE

Mr. Walsh explained that the River Forest Sustainability Committee's goal was to increase the Village's current SolSmart designation from "Bronze" to "Silver" by improving accessibility to solar panel installation. The Sustainability Committee requested that the Zoning Board of Appeals review the language regarding solar energy systems in the Zoning Ordinance.

Mr. Eric Simon, Chairman of the Village's Sustainability Commission explained that the designation allows easier access to solar energy for Village residents and would make installing rooftop solar energy systems easier.

Mr. Houseal explained that the primary objectives are to lower the barrier of entry for as-of-right solar installation by writing Zoning Ordinance language allowing rooftop and ground-mounted solar systems. The language amendment would permit as-of-right rooftop mounted solar panels in every district, ground-mounted solar panels as-of-right for single family districts, and ground-mounted solar panels as a special use in all other districts. These would be the minimum changes in the Zoning Ordinance to accomplish the promotion from the "Bronze" to "Silver" designation under SolSmart. Mr. Houseal stated that any nominal changes to site plans or structural appearance on commercial properties still would have to be approved for a special use application.

Chairman Martin asked if Section A of the proposed text amendment were removed, would there be any limitation on installation of ground solar panels. Mr. Houseal clarified that there is no limitation because the solar panels are restricted to the permitted backyard area of a property, with numerous limitations already in place.

Member Plywacz asked if there is any requirement to install a sprinkler system in case a fire breaks out from the high temperatures in the solar panels or their battery collection systems. Mr. Houseal said that all installations must comply with all Village ordinances, including fire safety. Chairman Martin requested that compliance all Village codes and ordinances be referenced in the proposed text amendment so that there was no language ambiguity.

Chairman Martin asked if the Village would have a later opportunity to increase their designation from "Bronze" to "Silver". Mr. Simon clarified that the request for the Zoning Ordinance change was made off-schedule because it was the only barrier in the way of increasing the Village's accessibility to solar energy systems. Mr. Simon also stated that the Department of Energy conducts these designations once a year, but the Village's Sustainability Committee has been hoping to complete this designation for some time now.

Member Smetana commented that this use should be subject to a special use permit as opposed to being a permitted use. He also commented that the ground mounted system be made a special use in every zoning category. Members Plywacz and Dombrowski agreed. Member Davis asked if this would affect the ability of the Village to rise from the "Bronze" to "Silver" designation.

Member Davis asked if there was high demand for solar collection systems in the Village. Chairman Martin responded that there are no current issues preventing Village residents from installing solar panels.

Chairman Martin asked if this discussion could continue at the July meeting, and if this would affect the Village's application for the "Silver" designation. Mr. Simon said the matters could be discussed at the next meeting.

Mr. Houseal discussed the requested changes to the proposed text amendments, as discussed by the members.

A MOTION was made by Member Plywacz and seconded by Member Davis to continue the hearing regarding the proposed text amendments to the July 14th meeting.

Ayes: Chairman Martin, Members Davis, Dombrowski, Lucchesi, Plywacz, Shoemaker, and Smetana

Nays: None.

Motion Passed.

V. ADJOURNMENT

Member Plywacz made a MOTION to dismiss, seconded by Member Lucchesi.

Ayes: Chairman Martin, Members Davis, Dombrowski, Lucchesi, Plywacz, Shoemaker, and Smetana


Nays: None.

Motion Passed.

Meeting Adjourned at 8:16 p.m.

Respectfully Submitted:


Clifford E. Radatz, Secretary


GERALD M. DOMBROWSKI
Chairman Pro Tem

Date: 7/14/22

Zoning Board of Appeals

Nays: Members Davis, Shoemaker and Smetana

The Motion failed.

VI. TEXT AMENDMENT REQUEST – CONTINUATION OF THE PUBLIC HEARING REGARDING THE FOLLOWING PROPOSED AMENDMENTS TO THE VILLAGE OF RIVER FOREST ZONING ORDINANCE:

- a. A Text Amendment to Section 10-3 (Definitions) of the Zoning Ordinance to define solar energy systems; and**
- b. A Text Amendment to Section 10-21 (Land Use Chart) of the Zoning Ordinance to designate solar energy systems as a permitted accessory use in all Zoning Districts.**

Assistant to the Village Administrator Matthew Walsh explained that Village Planning Consultant John Houseal incorporated the comments from the June 9, 2022 Zoning Board of Appeals Meeting into an updated proposed amendment to Chapter 7: Regulations of General Applicability.

Mr. Eric Simon, Chairman of the Village’s Sustainability Committee, stated that the proposed text amendments would add a new section 10-7-6 establishing standards for ground mounted solar energy collection systems in subsection A, and standards for roof mounted solar energy collections systems in subsection B. The proposal would also amend the land use chart in Section 10-21-3: Appendix A to include “ground mounted solar energy collection system” and “roof mounted solar energy collection system” under the “Accessory Uses” section of the chart.

Member Plywacz questioned whether sprinklers would be required to control potential fires caused by solar energy systems. Mr. Simon clarified that this would be addressed in the River Forest Fire Code. Mr. Plywacz also questioned if there was a height requirement for these systems, which Mr. Simon answered was five feet.

A MOTION was made by Member Plywacz and seconded by Member Dombrowski to recommend the proposed changes to Sections 10-7-6 and 10-21-3 of the Zoning Ordinance concerning the regulation of Solar Energy Collection systems.

Ayes: Members Davis, Dombrowski, Lucchesi, Plywacz, Shoemaker and Smetana.

Nays: None

The Motion carried.

VII. ADJOURNMENT.

Member Lucchesi made a MOTION to dismiss, seconded by Member Plywacz.

Ayes: Chairman Pro Tem Dombrowski, Members Davis, Lucchesi, Plywacz, Shoemaker and Smetana.

Nays: None

The Motion carried.

Meeting Adjourned at 8:19pm.

Respectfully Submitted:



Clifford E. Radatz, Secretary



Frank Martin, Chairman
Zoning Board of Appeals

Date: 8/22/2022



MEMORANDUM

Date: September 8, 2022

To: Catherine Adduci, Village President
Village Board of Trustees

From: Brian Murphy, Village Administrator

Subject: Planned Development Minor Amendment –Addition of Metal Ornamental Fencing at Priory Park Williams Street Entrance

Issue: The River Forest Park District is seeking a minor amendment to its planned development permit (#2643) for adding ornamental metal fencing at the Priory Park William Street entrance.

Analysis:

The River Forest Park District wishes to install 40 feet of ornamental metal fencing to the William Street entrance to match the aesthetics of the street in front of most of the Village's parks and to direct foot traffic to the paved path eliminating the short-cut trail. The proposed fencing will consist of a powder-coated finish in color black with a height of 4 feet from the ground to the top. Furthermore, the proposed fencing will consist of solid pickets three-quarters of an inch wide with a 4-inch gap between pickets. The proposed fencing will be no less than 5 feet from the property to the north. Finally, the proposed fencing will match the 375 feet of fencing that runs along Division Street. On August 12, 2022, the Park District submitted written notice to residents residing north and south of the parcel of Priory Park and have not received any comments.

The proposed fence meets the fence standards in the PRI zoning district outlined in section 4-8-4-C-1 of the Village code. The proposed fence is made out of fabricated metal, is under the six-foot maximum height threshold above the established grade, and is at least 80 percent open to view.

In 2012, the Village Board granted a request for a minor amendment to Priory Park for the installation of batting cages.

Action Required: Consider a MOTION to direct the Village Administrator to process the River Forest Park District request for a minor amendment to the planned development permit #2643 for the installation of ornamental metal fencing at the William Street Entrance to Priory Park.

Attachment(s):

- Materials from the River Forest Park District
- Rendering of Proposed Ornamental Fencing
- Village Zoning Map
- Ordinance 2643



River Forest Park District

August 15, 2022

Village of River Forest
Brian Murphy, Village Administrator
400 Park Avenue
River Forest, Illinois 60305

Dear Mr. Murphy,

The River Forest Park District is requesting a minor amendment to the Priory Park Planned Development Ordinance to allow the adding of 40 LF of metal ornamental fencing at the park's William Street entrance. The fence would be no closer than 5' from the north property. The metal ornamental fence would match the 375 LF of Priory Park fencing that runs along Division Street. Please see attachments.

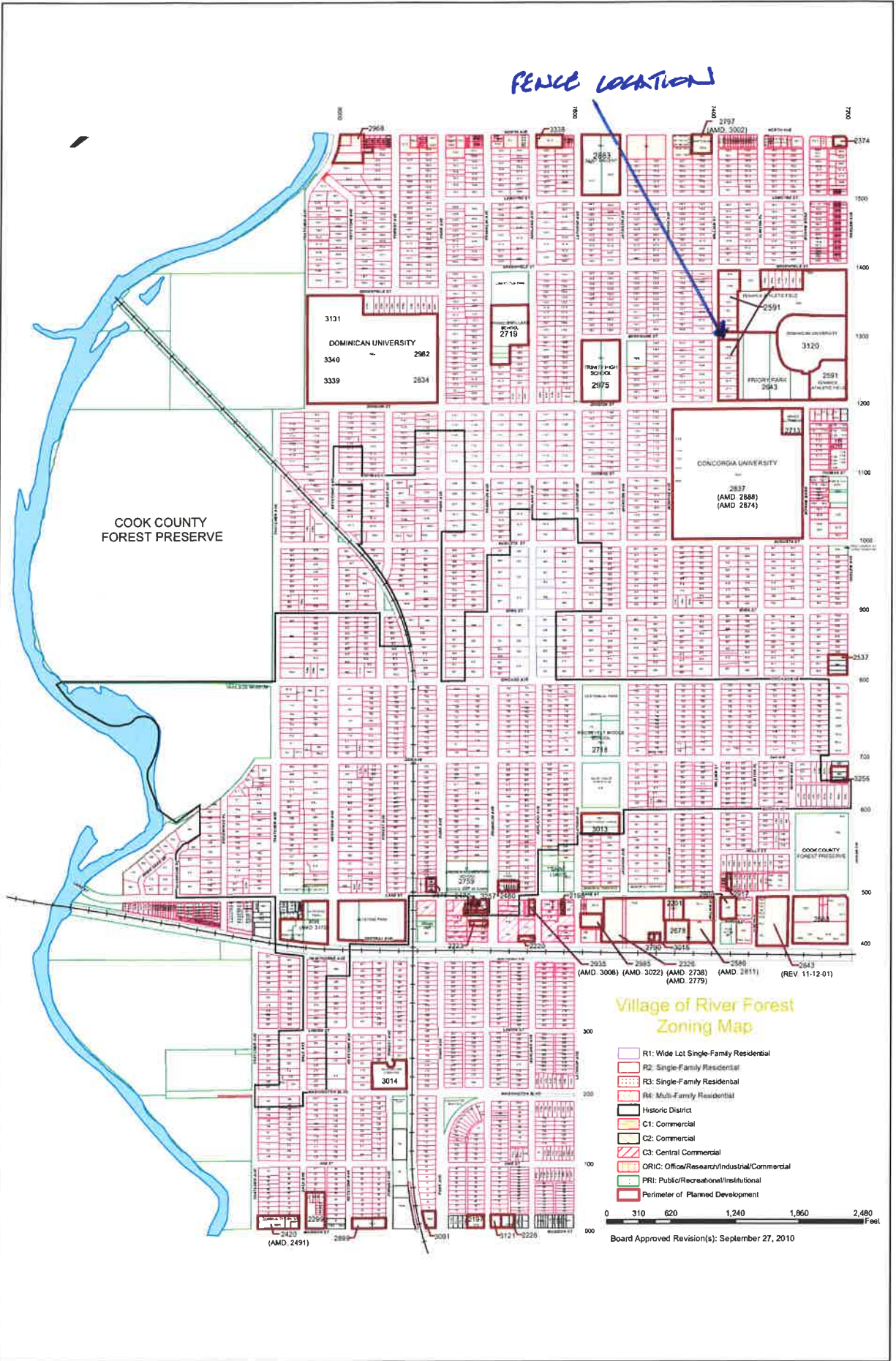
The Park District wishes to install the fence for a couple of reasons: to match the aesthetics of this section of park with the street front of most of our other parks; and to direct foot traffic to the paved path and eliminate the short-cut trail at this entrance.

On August 12th, the Park District submitted written notice to the residents living both north and south of this parcel of park of our intentions, and we have not received any comments.

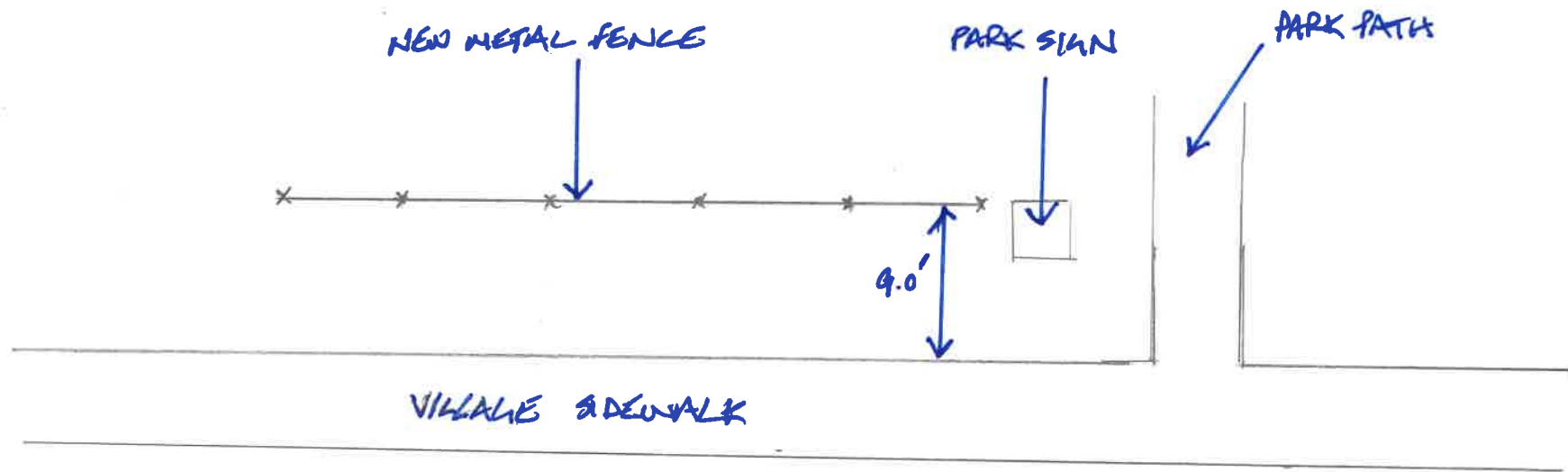
If you have any questions, please feel free to contact me.

Thank you.

Michael Sletten
Executive Director



PRIORY PARK WILLIAMS ST. ENTRANCE



You are currently running an experimental version of Earth.

[Learn more](#)

[Send feedback](#)



Google Earth

20 m

Camera: 417 m 41°54'11"N 87°48'37"W

205 m

**AN ORDINANCE GRANTING A PLANNED DEVELOPMENT PERMIT
FOR THE PRIORY PARK**

WHEREAS, a petition for the granting of a planned development permit for certain real estate, as more fully described below, has been filed with the Village Clerk of this Village and has been referred to the Plan Commission of this Village and has been processed in accordance with the Zoning Ordinance of the Village of River Forest, as amended; and

WHEREAS, the Plan Commission of this Village held a public hearing on May 23, 1995 and a continuation of said public hearing on June 1, 1995 on whether the requested 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 Chicago Tribune, a newspaper of general circulation in this Village, there being no newspaper published in this Village; and

WHEREAS, the Plan Commission of this Village has filed its report of findings and recommendations, including the minutes of the aforesaid hearings, that the proposed planned development permit be granted with this President and Board of Trustees, and this Board of Trustees has duly considered said reports and findings and recommendations;

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: All exhibits submitted at the aforesaid public hearing are hereby incorporated by reference as fully as if attached hereto. This Board of Trustees finds that the proposed planned development permit is in the public good and in the best interests 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 permit 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, in relation to the proposed planned development permit, that the development meets the standards set forth in Section 10-14-3 of the Zoning Ordinance of the Village of River Forest of 1981, as follows:

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

The proposed use is consistent with the goals and policies of the Comprehensive Plan as noted in the application. In addition to advancing a number of other goals and policies the proposed park will directly meet the sixth performance standard for the development of the Dominican Priory site which states, "a portion of the site should be a public park or

public recreational facility." The proposed park will also directly satisfy Goal 2 under Other Public Facilities and Services which is to "provide increased open space and recreational facilities." Therefore, 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 public park will enhance the public health, safety, comfort, morals and general welfare of the residents of River Forest and will improve the quality of life of many Village residents. Therefore, 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 the Zoning Ordinance of the Village;

The Park District has positioned the proposed ball fields, provided landscape buffering and adequate parking, so that the proposed park will not diminish the use or enjoyment of other property in the vicinity. Therefore, 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;

As noted on Exhibit J of the application, the properties surrounding the proposed park are developed or being developed as single family residential (Priory Estates Subdivision), institutional (Concordia University and Dominican Priory) and recreational (Fenwick athletic fields) uses. The proposed park will not impede the orderly development of these uses and in fact was included as part of the approved master plan for the entire Priory site. Therefore, this standard has been met.

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

As evidenced by the quality of housing being built in the Priory Estates Subdivision, the proposed park will not diminish property values in the vicinity. Therefore, 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;

Adequate utilities, road access, police and fire services already exist or will be provided to serve the proposed park as evidenced by the written reports of the Chief of Police, Fire Chief and Director of Public Works. Further, the Park District is strongly encouraged to follow the recommendations contained in Village staff's written reports.

The proposed use conforms to this standard provided that final site grading and landscaping are submitted to the Development Review Board for approval prior to site grading. Further, the elevations of existing drainage structures shall not be modified.

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 development of the park includes access to a parking lot with fifty spaces owned by the Park District and the availability of unused spaces in the Priory's fifty space parking lot. The provision of this off street parking will minimize congestion on the surrounding public streets.

The Park District's acquisition of Lot 15 will provide excellent pedestrian ingress and egress to residents wishing to access the park by foot from the north and west. Therefore, this standard has been met.

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

The proposed public park is consistent with the residential character of the Village. Therefore, 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;

The proposed park will enhance any historical significance of the Dominican Priory. Therefore, 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 site plan and landscape plan have taken into consideration the relationship of the proposed park and the surrounding area and both will serve to minimize adverse effects on adjacent property. Provided that the architectural design and type of building materials are submitted to the Development Review Board for approval as a site plan review, the proposed use meets this standard.

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

The proposed network of illuminated pathways and accessibility of facilities to physically disabled individuals will promote a safe and comfortable pedestrian environment. Therefore, this standard has been complied with.

The Park District should strongly consider the use of a material other than asphalt for the

paths throughout the proposed park.

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 applicant has the financial capacity to complete the proposed park and related improvements, as evidenced in the financial documents provided in the application. The applicant has retained a professional land planner and landscape architect thus exhibiting the technical capacity to complete the proposed development. Therefore, 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 Park District is a separate taxing body which has levied and will continue to levy for funding adequate to maintain and operate the proposed park. The benefits derived by the Village in maintaining open space and gaining recreational facilities far outweigh any financial burden the proposed park might have. Therefore, this standard has been met.

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

The proposed park meets all the objectives and requirements set forth in this Section. Therefore, this standard has been met.

Section 3: A planned development permit is hereby granted to permit the development of the subject real estate in accordance with the approved site plan identified in Section 2 above and under the terms and conditions set forth in Section 2 above.

Section 4: The Permittee hereunder shall at all times comply with the terms and conditions of the planned development permit, including full compliance with the conditions set forth in Section 2 above, and in the event of non-compliance, said permit shall be subject to revocation by appropriate legal proceedings.

Section 5: That the zoning map of the Village of River Forest, Cook County, Illinois, be amended so as to be in conformance with the granting of this planned development permit as aforesaid.

Section 6: That this Ordinance shall be in full force and effect from and after its passage, approval and publication as provided by law. The Village Clerk is hereby directed to

publish this Ordinance in pamphlet form.

PASSED on First Reading this _____ day of _____, 1995.

First Reading waived by action of the Board of Trustees this 12th day of June, 1995.

PASSED on Second Reading this 12th day of June, 1995, by the following roll call:

AYES: Trustees Dillon, Graham, Heppes, Rider and Rigas

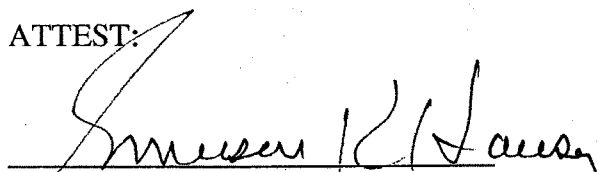
NAYS: None

ABSENT: Trustee Sullivan

APPROVED this 12th day of June, 1995.


Village President

ATTEST:


Village Clerk

PUBLISHED in Pamphlet Form on June 12, 1995.

June 12, 1995



STATE OF ILLINOIS}
COUNTY OF COOK}

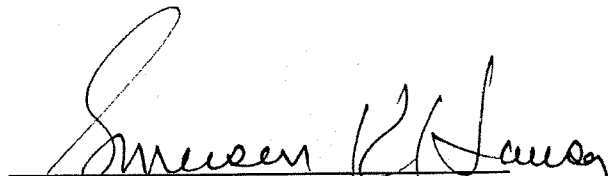
**Village Board
of Trustees**

Frank M. Paris
President
Nancy C. Dillon
Trustee
Robert B. Graham
Trustee
Joann N. Heppes
Trustee
Dale Rider
Trustee
P. Rigas
ice
Gary M. Sullivan
Trustee
Emerson K. Houser
Village Clerk
Charles J. Biondo
Village Administrator

I, Emerson K. Houser, 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 June 12, 1995, the Corporate Authorities of such municipality passed and approved **Ordinance No. 2643** entitled **AN ORDINANCE GRANTING A PLANNED DEVELOPMENT PERMIT FOR THE PRIORY PARK** which provided by its terms that it should be published in pamphlet form as provided by law.

By:


Village Clerk



Printed on
recycled paper.

Administration



MEMORANDUM

DATE: September 12, 2022

TO: President Adduci and Village Board of Trustees

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

SUBJECT: Update of River Forest Building Codes from 2003 to 2018 Edition

Issue: Staff is seeking approval to update the Village's current 2003 Building Codes to the 2018 edition.

Analysis: At meetings in August and September of 2021, Staff presented proposed Building Code updates to the Village Board for review and consideration. These presentations were focused on the concept of updating the Village's current 2003 Building Codes to their respective 2018 editions. Unfortunately, due to Staff vacancies the final stages of this effort were not realized. The information contained in the attached packet includes that which was presented at both meetings in 2021, along with some additional information that has been collected in the subsequent months. It is the intent of Staff to present this material on September 12th for adoption. All State-required notifications have previously been addressed, leaving the formal adoption of this code update as the only remaining task.

The attached ordinance is the same as was presented in 2021, with no additional changes having been made. Since previously presenting this information to the Village Board, Staff has worked with the Village's Plan Review Consultant to provide some context on how this update may (or may not) impact various types of development that are common in River Forest. Three projects were selected at random for review, which included a new residence, a residential addition/remodel and a commercial interior remodel. Reviews of these projects had been previously performed under current Building Code requirements. Additional reviews were then performed under the proposed 2018 Building Code requirements. While review comments were generated for each review under each Building Code version, the comments listed below represent only those comments that were made under the 2018 review that were *not* made on the 2003 review to represent "new" efforts that will be required when the proposed ordinance is adopted:

New Residential

(International Residential Code)

1. Submit detailed plans, specifications, shop drawings, cut sheets and hydraulic calculations for the required automatic sprinkler system for review under a separate report. The local authority shall verify plans are received when the information becomes available. Section: R313.3.
2. Top of all foundation walls shall be minimum of eight inches (8") above the exterior finished grade. Section: R403.1.7.3 as amended.

3. Provide TJI (I-joists) manufactures structural calculations for floor joists for review, indicate size and spans. The structural calculations shall be signed and sealed by a Structural Engineer, licensed in the State of Illinois. Section: R502.1.4, R106.1.1.
4. Indicate on plans the brace wall lines and where they are located. Show in detail the method of wall bracing. Section: R602.10.2.
5. Provide garage portal framing detail including hold down method, anchorage, and nailing pattern. Section: R602.10.6.4.
6. The residence is within five feet (5') of the lot line and requires fire resistant rated construction. Section: R302.1(1).
7. The garage is required to be separated from the residence by five-eighths of an inch (5/8") type X gypsum or equivalent. Revise the design accordingly. Section: R302.6 as amended.
8. The four-inch (4") curb does not appear to be well defined on the plans. The detail for the garage slab on sheet 8 does appear to show an exterior foundation wall being higher than the slab but no dimension or indication it is required on the dwelling / garage unit separation. Section: R309.1 as amended.
9. The reinforcement within the foundation walls is required to be within twelve inches (12") of the top and near the third points. Section: R404.1.2.

(National Electric Code)

10. Indicate on the plans electrical load calculation, submit a panel schedule showing all circuits and sizes for each room. Provide all grounding details. Section: R106.1.1.
11. The electrical plans do not indicate where arc-fault protection (AFCI) is to be provided. Section: NEC 210.12.
12. Receptacle spacing does not conform to the standard spacing of "2/6/12". The following locations were found to have spacing deficiencies: Section: NEC 210.52 (A)
 - o family room receptacle spacing is too far from the terrace doors
 - o basement bedroom
 - o craft shelves
 - o basement
 - o master bedroom
13. The kitchen receptacles are missing near the range. Section: NEC 210.52 (C).
14. The hall bath on the second floor requires a receptacle within three feet (3') of each sink. Section: NEC 210.52 (D).
15. Garage receptacles are required to be located for each vehicle bay either relocate one (1) of the receptacles or provide an additional one (1) for the plan south parking space. Section: NEC 210.52 (G).

(Mechanical)

16. Provide kitchen over range hood vent details including exhaust cfm. If the system exhausts 400 cfm or more, the system shall mechanically or passively provided with makeup air at a rate approximately equal to the exhaust air rate. Section: M1503.6.

Residential Addition/Remodel

(International Residential Code)

1. Provide smoke alarms throughout the residence. Those where wall coverings or access behind cannot be achieved allows for battery powered smoke alarms otherwise they are required to be hard wired. Section: R314.1.1 as amended.

2. Smoke alarms are not permitted to be installed within twenty feet (20') of the cooking appliances unless the smoke alarm is equipped with alarm silencing means or be of photoelectric type detection. Section: NFPA 72 29.8.4(4).

(National Electric Code)

3. Revise the electrical panel schedule as the basement bathroom appears to be on a shared circuit. Bathrooms are required to be on a dedicated twenty (20) amp. Article: NEC 210.11(C) (3).
4. Indicate on the plans kitchens, family rooms, dining rooms, living rooms, parlors, libraries, dens, bedrooms, sun-rooms, recreations rooms, closets, hallways, laundry areas and similar rooms shall be arc-fault circuit interrupter protected: Article: NEC 210.12(B).

(Mechanical)

5. Exhaust openings shall terminate not less than three inches (3') from operable windows. Show dimensions on plans to show compliance. Section: M1504.3(2) .
6. Provide details on kitchen exhaust hood including the total CFM output. If output exceeds four hundred (400) CFM, makeup air shall be provided either mechanically or passively. Section: M1503.6.

Commercial Interior Remodel

The documents submitted for this work relative to current Building Codes (which were ultimately approved) already meet all requirements for the proposed code update. No additional efforts or changes would be required in order to meet the proposed 2018 code updates.

As can be seen by the representative comments listed above, the permit associated with new construction has a greater amount of required changes or detail requested, as can be expected given the context of the review. Comments associated with the remodel/addition permits are much less invasive and are focused on life-safety matters.

At this time Staff is seeking the approval of the attached ordinance with the intent to make the changes effective January 1, 2023. As has been previously discussed, Staff will spend fall/winter months assembling literature and informing the general public and building community as to the changes and how they may impact projects submitted after the effective date. Staff training will also continue as opportunities arise to ensure clear communication with permittees after the update is made.

Recommendation: Staff recommends approval of the attached ordinance amending Title 4 of the River Forest Village Code regarding building codes applicable in the Village of River Forest.

Attachments: Cover Memo from the 9/8/21 VBOT Presentation
Cover Memo from the 8/4/21 VBOT Presentation
Village Ordinance Updating Title 4 of the Building Code to 2018 standards



Village of River Forest
Village Administrator's Office

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

MEMORANDUM

Date: September 8, 2021

To: Catherine Adduci, President Adduci
Village Board of Trustees

From: Michael D'Onofrio, Consultant
Kurt Bohlmann, Fire Chief
Lisa Scheiner, Acting Village Administrator

Subj: Update of River Forest Building Codes from 2003 to 2018 Edition

Issue: At its August 9, 2021 meeting, Staff introduced the matter of updating the Village's building codes from the 2003 edition to the 2018 edition. At its September 13, 2021 meeting, the Village Board of Trustees will hear from the Village's consultant, Michael D'Onofrio regarding the code updates. The Village is required to file a notice of code update with the State at least 30 days before the updates are adopted. As a result, this matter will return to the Village Board of Trustees in October for a final vote and the new building codes will be updated to the ICC Code Series 2018 edition effective January 1, 2022.

Attachments

- August 9, 2021 Village Board of Trustees Meeting materials



Village of River Forest

Village Administrator's Office

400 Park Avenue
River Forest, IL 60305

Tel: 708-366-8500

MEMORANDUM

Date: August 4, 2021

To: Catherine Adduci, President Adduci
Village Board of Trustees

From: Michael D'Onofrio, Consultant
Kurt Bohlmann, Fire Chief
Lisa Scheiner, Acting Village Administrator

Subj: Update of River Forest Building Codes from 2003 to 2018 Edition

Issue: At its August 9, 2021 meeting, Staff will introduce the matter of updating the Village's building codes from the 2003 edition to the 2018 edition. Updates to more current editions of the building codes are common among municipalities. The Village retained the services of a consultant, Michael D'Onofrio of GovHR, to oversee the project. Mr. D'Onofrio is unable to attend the meeting on August 9th but will return in September to review the matter with the entire Village Board of Trustees.

The purpose of the discussion on August 9 will simply be to introduce this matter to the public. These updates will be publicized via the Village's communication channel and questions/comments will be accepted. No Village Board action is required on August 9. The Village Board will be asked to approve these updates in September prior to the Fire Chief's retirement. Although adopted, the codes would not take effect until January 1, 2022. Any permit applications filed prior to the effective date would be reviewed under the existing code and any permits filed on or after the effective date would be reviewed under the new code. The Village will distribute this information to the residents and building community well in advance of the change.

Analysis: The purpose of building codes is to ensure that the built environment is constructed in such a manner so as to protect the health, safety and welfare of the public. Building codes can be traced back to 1772 BC, when Babylonian Emperor Hammurabi, enacted the Code of Hammurabi, a portion of which regulated building construction. It goes without saying that in the intervening years building codes have evolved to cover the many facets of building construction. Fast forwarding to today, there are model building codes that cover all aspects of construction. Throughout the region and the nation, these model building codes are developed and promulgated by the International Code Council (ICC). The ICC is an international

organization of model codes and standards and building safety that also provides product evaluation, accreditation, technology, training and certification.

In order to achieve its goal, the ICC issues an updated model code series every three years. The codes are updated in order ensure that construction is performed in such a fashion as to take advantage of most recent improvements in the building industry.

Currently, the village operates under the ICC Code Series, 2003 Edition. In that there have been five model code updates since the 2003 Code Series was issued, it is being proposed that the village update and adopt the ICC 2018 Code Series. The code series itself includes a number of individual codes, each covering a specific type of construction. Following is a list of individual codes that make up the ICC Code Series, 2018 Edition.

- International Building Code (IBC)
- International Existing Building Code (IEBC)
- International Fire Code (IFC)
- International Fuel Gas Code (IFGC)
- International Mechanical Code (IMC)
- International Property Maintenance (IPM)
- International Residential Code (IRC)
- International Solar Energy Code (ISEC)
- International Swimming Pool and Spa Code (ISPSC)
- International Wildlife-Urban Interface Code (IWUIC)

In addition to the ICC codes, the village also operates under several other model and state codes. The other model code that the village operates under is the National Electrical Code (NEC), 2005 Edition. The State of Illinois has also issued several building related codes that it requires municipalities to adopt, including the following:

- State of Illinois Accessibility Code, 2019 Edition
- State of Illinois Plumbing Code, 2014 Edition
- State of Illinois Energy Conservation Code

While the ICC has issued a code for 2021, recommendation of the most recent code is not adopted. There are typically questions that arise when codes are issued. The 2018 code has been vetted and revised. It is a generally accepted practice for municipalities to adopt “one code behind”.

Code Update Process: Updating the village building codes involved a number of steps, including the input of a number of parties. First, the village engaged the services of two consultants, B&F Construction Code Services, Inc. and GovTemps, both of whom have been recently involved with building and development activities in the village. Rich Piccolo of B&F, was responsible for the technical aspects of the code update, including drafting of the original amendments. Michael D’Onofrio of GovTemps, coordinated with B&F and also worked with village staff to review the proposed amendments, ensuring they cover local building code related matters. He also was responsible for reviewing, editing and preparing the final draft of the code amendments.

A major component of the update was involving staff to have them review the existing adopted codes and the proposed 2018 ICC and state codes. This included staff from the building division, as well as the Village Engineer, Fire Marshal, Fire Chief and Acting Village Administrator.

In addition to obtaining staff input, the update process included a detailed review of the village's current building code amendments, which is based on the 2003 ICC Code Series. Based on these reviews, a second document was developed and includes adoption and amendments to the 2018 ICC code series and associated building codes, which is attached.

Updated Building Codes

Prior to identifying the proposed building code adoptions and amendments, there are several format items that need mentioning and are as follows:

Format

- Included in the agenda packet is a marked up copy of all the building codes (ICC 2018 Code Series, 2017 NEC and state of Illinois codes) proposed to be adopted. This copy represents the codes to be adopted and proposed amendments to each. It does not include the individual codes themselves, which comprise 13 individual publications and thousands of pages of text.
- Within the document there are edits and notes. The edits are highlighted within in the text. In the right margin of the document, there are a series of notes. These notes identify whether or not the proposed 2018 amendments were in the 2003 adopted codes.
- The document includes all 18 Chapters of Title 4 Building Regulations of the Village Code.
 - The actual building codes are found in Chapter 1, Building Codes. It is in this part of the document where the vast majority of amendments are found.
 - Chapters 2 thru 18 are related to the building codes in a more ancillary way, in that they regulate building in some fashion other than building codes, i.e. building permits, signage, floodplain regulations, grading permits, etc. Because of this and the fact that language in these chapters ties back to Chapter 1, it is necessary to include them.
- In Chapter 1, in each of Sections 4-1-3 thru 4-1-16, the first amendment – item “A” - has language adopting the individual code – *“The 2018 Edition of the International Building Code is hereby adopted by reference ...”*. Item “B” which follows, identifies the amendments to the particular code – *“The following are amendments to the...Building Code, 2018 Edition”*. In tandem, items A and B, result in adoption of the individual codes and amendments to them.

Adoption of New Codes – since the adoption of the 2003 ICC Code series, several new ICC codes have been developed and promulgated. It is recommended that the 2018 Edition of the these be adopted and include the following:

- International Existing Building Code
- International Solar Energy Code
- International Swimming Pool and Spa Code
- International Wildlife-Urban Interface Code

General Amendments – these are amendments that are found throughout Chapter 1, Sections 4-1-3 thru 4-1-16. Following are a number of the more significant amendments:

- Enforcement Agency - all ICC codes require identification of an “enforcement agency”. In the 2003 ICC code amendments, the department of public works was identified as the agency. In the 2018 ICC code amendments, the Department of Public Works and Development Services is listed as the enforcement agency.
 - The head of the department of is also identified as the building official.
- Appeals Process - all ICC codes require an appeals process for building permit applicants who disagree with code interpretations by the building official. In 2011, the Village Board adopted an appeals process and as such, this appeals language has been included as an amendment.
- Title – all ICC codes require the insertion of the Village of River Forest in order for the codes to be identified as the “code for the Village of River Forest.”

Specific Significant Amendments – there are a number of types of amendments that fall under this category and include the following:

- Work Exempt from Permit - in the 2003 ICC codes, the number of types of permits exempted from permits was reduced from ten to four. This amendment will remain in place. The rationale behind this change is to address the actual types of improvements made in the village exempting those that are either: (1) regulated by other village regulations (such as fences, or retaining walls); (2) not the type of improvement found in the village (such as oil derricks, or water tanks); or (3) not necessary to regulate based on the fact that they have little or no impact on residents to of the use and enjoyment of their property.
- Automatic Fire Sprinkler Systems – when the village adopted the 2003 ICC codes (IBC, IFC and IRC) it amended and adopted its own requirements for installation of automatic fire sprinkler systems. Subsequently, in November 2018, it adopted revised standards for single family residences. These new standards are included in the 2018 amendments (Section R3.1.3 Automatic Fire Sprinkler Systems).
- Prefabricated Wood I Joists – the use of this type of construction material was prohibited in the 2003 ICC amendments by the village. It is proposed to be allowed in the 2018 ICC amendments.
- Smoke Alarms – as part of the adopted revised automatic fire sprinkler system amendments adopted in November, 2018, a number of regulations pertaining to smoke alarms were also adopted. These requirements are included in the 2018 amendments (Section R3.4 Smoke Alarms).
- Deletion/Update of Outdated References – there are a small number of references in Chapters 2 thru 18 which need to be modified in that they are no longer in effect, or do not reflect current practice. These include the following types of items:
 - Reference is made in the Director of Public Works and Development Services being the responsible individual, when it should be the building official.
 - Deleting amendments in certain sections of the village code and relocating them to the appropriate sections.
 - Eliminating references to the village clerk or health commissioner and replacing with the appropriate Village staff.

- Updating references to outdated codes and replacing with current ones.
- Although not a specific building code amendment, Chapter 5 Sign Regulations, has been significantly modified. This change is necessary due to the fact that on November 9, 2020 the Village Board adopted all new sign regulations. Therefore, the previous sign regulations found in Chapter 5, have been deleted and will be replaced by the recently adopted new sign regulations (attached).

Miscellaneous Amendments – there are a number of types of amendments that fall under this category and include the following:

- Thickness of Gypsum – in several sections of the ICC codes, the reference to the thickness of gypsum has been changed from 1/2 to 5/8 inches. This amendment is being proposed for two reasons; first, to have consistency throughout all the ICC codes, which in certain code sections, requires 1/2 inch and in others, 5/8 inch. Second, and more importantly, 5/8 inch provides more fire safety, than does 1/2. To this point, when a fire separation wall is required in the ICC codes, it requires the installation of 5/8-inch drywall.
- International Property Maintenance Code – several amendments were made to in effect “fill in the blanks”, i.e., maximum allowable heights of weeds, or add “to and from dates” i.e., when insect screens are required.
- Permit Applications - added the requirement that email addresses be provided on permit applications.
- ICC Plumbing Code – deleted all references to this code and replaced with: State of Illinois Plumbing Code, 2014 Edition.

Conclusion

Upon adoption of the ICC Code Series, 2018 Edition, along with the NEC and three other codes promulgated by the state of Illinois, the Village will have an updated building code that allows for construction to occur which is current with today’s standards, materials and safety requirements. Additionally, with the proposed amendments, it will allow for construction that takes into account the built environment in the village and requires that those current standards be met. Finally, with the adoption of the model codes and amendments, it ensures that the public’s health, safety and welfare in the built environment will be achieved and maintained.

Attachments

- Proposed Building Code and Amendments
- Sign Regulations (previously approved by the Village Board of Trustees and incorporated into the revised code)

ORDINANCE NO. _____

**AN ORDINANCE AMENDING TITLE 4 OF THE
RIVER FOREST VILLAGE CODE REGARDING BUILDING CODES
APPLICABLE IN THE VILLAGE OF RIVER FOREST**

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 Title 4 of the River Forest Village Code ("Village Code"), the Village has adopted nationally accepted building codes, with modifications, to regulate the construction, maintenance and alteration of property, buildings and structures in the Village; and

WHEREAS, the Village has not substantially updated Title 4 of the Village Code for several years, and nationally accepted building codes have been refined and advanced during that time; and

WHEREAS, the President and Board of Trustees of the Village find that amending the Village Code as set forth in **EXHIBIT A** attached hereto and made a part hereof, with respect to Chapters 4-1, 4-3, 4-4, 4-6, 4-7, 4-8, 4-9, 4-10, 4-11, 4-15, 4-16, 4-17 and 4-18 ("Amendments"), to update the nationally accepted building codes applicable in the Village, with modifications, and other requirements for buildings and structures, best serves the interests of the Village, its residents and the public's health, safety and welfare; and

WHEREAS, pursuant to Section 1-3-2 of the Illinois Municipal Code, 65 ILCS 5/1-3-2, a copy of the Amendments have been on file with the office of the Village Clerk for at least thirty (30) calendar days prior to the approval date of this Ordinance and have, during that time, been available for public use, inspection and examination, and, in addition, pursuant to Section 1-2-3.1 of the Illinois Municipal Code, 65 ILCS 5/1-2-3.1, the Village has notified the Illinois Capital Development Board of the Amendments at least thirty (30) calendar days prior to their adoption by the Village Board;

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

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

SECTION 2: Amendments. That Chapters 4-1, 4-3, 4-4, 4-6, 4-7, 4-8, 4-9, 4-10, 4-11, 4-15, 4-16, 4-17 and 4-18 of the Village Code are amended and shall read as set forth in the Amendments in **EXHIBIT A**.

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.

PASSED this 12th day of September, 2022 by the Village President and Board of Trustees pursuant to a roll call vote as follows:

AYES: _____

NAYS: _____

ABSENT: _____

APPROVED by me this 12th day of September, 2022.

Catherine Adduci, Village President

ATTEST:

Jonathan Keller, Village Clerk

EXHIBIT A
AMENDMENTS
(attached)

Chapter 1

BUILDING CODES

4-1-1: INTENT AND PURPOSE:

The village wishes to provide modern, safe and generally accepted building codes. As such, the building codes as adopted herein provide for use of nationally accepted codes with minimal modifications. These building codes include performance based regulations which make possible the acceptance of new materials and methods of construction that may not be specifically recognized in the most recently adopted editions of these national codes, provided such materials and methods satisfy nationally recognized standards as the criteria for evaluation of minimum safe practice and further provided that such use of alternative materials or practices are recognized and approved by a licensed professional architect, engineer or structural engineer in the state.

The village recognizes that alterations and repairs to existing structures represent the overwhelming majority of building activity within the village and that such activity may occur without requiring the existing structure to comply with all the requirements of the code, providing the existing structure is maintained in a safe and sanitary condition.

4-1-2: RESERVED

4-1-3: INTERNATIONAL BUILDING CODE, 2018 EDITION:

- A. The 2018 Edition of the International Building Code is hereby adopted by reference as the building code of the village, except for such additions, insertions, deletions or changes as hereinafter prescribed in Subsection B of this section.
- B. The following are amendments to the International Building Code, 2018 Edition:

101.1 Title. Insert "the Village of River Forest".

101.4.3Plumbing. Delete the words "International Plumbing Code" from this section and substitute "current edition of the State of Illinois Plumbing Code".

Add the following sections:

101.4.8 NFPA 101 Life Safety Code. For all buildings and structures which are subject to this code, the means of egress must also comply with the requirements of the Life Safety Code, the same edition as currently enforced by the Illinois Office of the State Fire Marshal.

103.1 Creation of enforcement agency. Delete the entire section and replace with the following: The Department of Public Works and Development Services shall be the enforcement agency of this code and the official in charge shall be known as the Building Official.

Add the following section:

104.10.1 Areas Prone to Flooding. Construction within areas prone to flooding shall be in accordance with Sections 4-12-1 through 4-12-7 of this title.

105.1.1 And 105.1.2 Delete these sections in their entirety.

105.2 Work Exempt From Permit. Delete the entire list following the subsection entitled "Building" and replace with the following list:

1. Prefabricated sheds with a floor area less than 100 square feet.
2. Painting, papering, tiling, carpeting, cabinets, countertops and similar finish work.
3. Prefabricated swimming pools that are less than 24 inches deep.
4. Swings and other playground equipment accessory to the residence.

Add the following paragraph to the subsection entitled "Electrical."

4. Replacement of Electrical Equipment: Electrical equipment may be replaced in-kind or repaired without a permit provided that no modifications to the system is required and that such work is performed by a qualified person as defined by the National Electrical Code (NEC).

Delete the entire list following the subsection entitled "Mechanical" and replace with the following list:

1. Portable heating, ventilating or cooling appliances.
2. Replacement of mechanical equipment in-kind shall not require a permit, provided such equipment is connected to the same electric or fuel source that the old equipment was connected to, the replacement equipment is the same capacity or rating as the old equipment and further provided that such work is performed by qualified personnel.

105.2.2 Public Service Agencies. Delete the entire paragraph after the section heading and replace with: A permit shall not be required for the ordinary repairs of above grade facilities and for the ordinary repairs of below grade facilities that are located entirely on private property. Any repair requiring an excavation within the public right of way shall require a permit and shall be performed in accordance with the village's standards for construction of facilities on public rights of way contained in Title 5 of the Village Code. Any installation of new facilities regardless of location shall require a permit.

105.3 Application For Permit. Add the following to the list of application requirements:

8. All plans for projects shall be prepared, signed and sealed by a licensed architect in the state of Illinois except for miscellaneous permits, detached garages, sheds, other

minor accessory structures and interior remodeling projects not involving structural modifications.

9. All applications shall list the name, address, email and phone number of all contractors involved in the project.

105.5 Expiration. Delete the entire paragraph after the section heading and replace with: Permit expirations shall be in accordance with Section 4-2-3 of this Title.

107.2.6. Rename this section **Site, Grading and Drainage Plan** and replace the existing paragraph with: The construction documents submitted with the application for permit shall be accompanied by a site plan showing the size and location of all structures and paved surfaces (paved surfaces includes driveways, sidewalks, patios, etc.) on the subject lot as well as on adjacent lots. The setbacks to all lot lines shall be included on the plan. Included on the site plan or on a separate plan shall be a grading plan which shows the proposed top-of-foundation elevation for all structures, exterior grade elevation at all structures on the subject property as well as adjacent properties. The elevation of the public walks adjacent to the property shall be shown. When construction within the public right-of-way is required, the plan shall also show the specific location of parkway trees, light poles, fire hydrants, sign poles, etc. The grading plan should also show sufficient existing and proposed spot elevations to show direction of all surface water flow. The Village Engineer may accept the use of a local datum elevation if a convenient benchmark is not available. The Village Engineer shall require that the grading plan be prepared by a registered professional engineer in accordance with Title 4, Chapter 17 of the Village Code.

109.2 Schedule Of Permit Fees. Delete the entire paragraph after the section heading and replace with: A fee for each plan examination, building permit and inspection shall be paid as set forth in the Village Code under Building Permits Fees, Title 4, Chapter 2, Section 1.

113 Board of Appeals. Delete the entire section and replace with: **Appealing Decisions of the Village's Building Official.**

113.1 General. A building code appeal shall be based on a claim that the true intent of the code, or the rules legally adopted thereunder, have been incorrectly interpreted, the provisions of the code do not fully apply, or that an equally good or better form of construction is proposed.

113.2 Appeal Process.

- A. The applicant shall file a written appeal addressed to the Village's Building Official, identifying the particular condition or portion of the work, and the applicable provision(s) of the code which have been interpreted.
- B. The Village's Building Official shall enforce the code in accordance with the Building Official's interpretation with regard to the applicant's building code appeal.
- C. The appellant has the right to appeal to the Village Administrator first, and then to Village Board.

114.4 Violation Penalties. Delete the words "shall be subject to penalties as prescribed by law" from this section and substitute "shall be guilty of a misdemeanor, punishable by a fine of not more than \$750.00".

115.3 Unlawful Continuance. Delete the words "shall be subject to penalties as prescribed by law" from this section and substitute "shall be liable to a fine of not less than \$100.00 or more than \$750.00".

201.3 Terms Defined In Other Codes. Add the following paragraph: The following terms as defined in Section 10-3-1 of the Village Zoning Code shall supersede the definitions in this chapter: Accessory Structure (Building), Basement, Building, Dwelling, Grade, Height (Of) Building, Lot, Story, Structure, Yard.

406.3.2.1 Dwelling Unit Separation : Delete and replace as follows: The private garage shall be separated from the dwelling unit and its attic area by means of minimum $\frac{5}{8}$ inch type X gypsum board applied to the garage side. Garages beneath habitable rooms shall be separated from all habitable rooms by not less than $\frac{5}{8}$ " type X gypsum board. Walls supporting a floor-ceiling separation shall be protected to the same level of protection. Door openings between a private garage and the dwelling unit shall be equipped with either solid wood doors, or solid or honeycomb core steel doors not less than $1\frac{3}{8}$ inches (34.9 mm) thick, or doors in compliance with section 715.3.3. Doors shall be self-closing, and shall be weather-stripped. Openings from a private garage directly into a room used for sleeping purposes shall not be permitted.

510.4 Parking Beneath Group R. Delete this section in its entirety.

706.6 (Fire wall) Vertical Continuity. Delete Exceptions 2, 3, and 4, of this section entirely.

706.6.1 Stepped Buildings. Delete the Exception entirely.

711.2.4.3 (Horizontal assemblies) Dwelling and sleeping units. Delete the Exception entirely.

714.4.1 Through Penetrations. Delete Exceptions 1 and 2 of this section entirely.

903.2, and 903.2.1 through 903.2.12. Delete these, and replace as follows:

903.2 Where Required. An approved automatic fire suppression sprinkler system shall be installed and maintained throughout all new buildings and structures, and shall also be provided in every addition to or renovation of an existing building, in accordance with the following:

903.2.1 Definitions and Calculations:

1. The calculation of the areas of existing construction and new construction shall be calculated as follows: The areas to be included in the calculation shall include the gross area on floors of the building above grade. The base area of the existing building shall include only those areas of the existing building which are to remain, and the area of new construction shall include the gross area of all additions, without deductions.
2. For the purpose of calculating the percentage of the addition to the building, the area of the addition and renovation shall be construed to be the total area of all additions and renovations made within any 3 year period, and the area of the existing building shall be the existing area (as defined above) prior to that 3 year period.
3. The area of "substantial renovation" shall be defined to include the total area of each room where 50% or more of the wall and ceiling finishes (plaster, plaster board, gypsum board, suspended ceiling systems, etc.) is being removed down to the framing.

903.2.2 Where Required in Existing Buildings and Structures. An approved automatic fire suppression sprinkler system shall be provided in every addition to or renovation of an existing building, in accordance with the following:

1. In the newly constructed portion of any addition which adds ~~50~~90% or more square footage to the area of an existing building.
2. In the renovated portion of any building where ~~50~~90% or more of the existing area of the building is being substantially renovated.
3. In the renovated and newly constructed portions of any building where the sum total of the area of the addition and the area of the portion being substantially renovated exceeds ~~50~~90% of the area of an existing building.

903.2.3 Exceptions: Add the following Exceptions:

Exception 1. Spaces and areas in telecommunications buildings used exclusively for telecommunications equipment, associated electrical power distribution equipment, batteries and standby engines, provided those spaces or areas are equipped throughout with an automatic fire alarm system monitored by the local jurisdiction, and separated from the remainder of the building by a wall with a fire resistance rating of not less than 1 hour and a floor/ceiling assembly with a fire resistance rating of not less than 2 hours.

Exception 2. Detached accessory buildings shall be exempt from the requirement for automatic sprinkler protection subject to all of the following conditions:

The building is an accessory to primary building on the same site, and the building has a gross area of 500 square feet or less, and the building is protected with an automatic fire detection system, monitored by the local jurisdiction, no High Hazard occupancy, no

basements or below grade areas , no sleeping or dwelling units and the primary and accessory buildings are in compliance with Table 602 Fire Resistance Rating Requirements for Exterior Walls Based on Fire Separation Distance .

905.3.1 Building Height. Delete the entire paragraph after the section heading and replace with: Standpipe systems shall be installed in all buildings where the most distant occupied floor is more than 20 feet above or below the point of fire department vehicle access, or is more than 2 stories in height. All standpipe systems shall be installed as Class **III** systems.

1010.1.9.12 Stairway Doors. Delete item 3 from the list of .

1015.4 Opening limitations: Add the following section:

1015.4.1 Ladder Effect. Where the guard protects an open-sided floor surface which is 72 inches or more above the floor or grade below, the guard shall not have an ornamental pattern that would provide a ladder effect. For this purpose, the guard shall be considered to include all construction from the floor surface up to the top of the required height of the guard.

1101.1 Scope. Add the following sentence: When there is a conflict between the Illinois Accessibility Code and this Code, the stricter of the requirements will be required.

1809.5 Frost Protection. Delete the three conditions for the exception and add the following condition: 1. Single story accessory structures with an area 500 square feet or less, with non-masonry, or other non-rigid wall construction shall not be required to be protected.

2506.1 General. Add the following: The minimum gypsum board thickness shall be $\frac{5}{8}$ inch. References to thickness and application of gypsum board less than $\frac{5}{8}$ inches thick are hereby deleted.

Sections 3001 through 3006 (Elevators and Conveying Systems). Delete all sections in their entirety and add new Sections 3001 and 3001.1 as follows:

3001 General: All elevators and other conveyances in new and existing buildings shall be designed, permitted, constructed, inspected, certified, and maintained in accordance with the Illinois Elevator Safety and Regulation Act, and rules promulgated in accordance with said act as may be amended from time to time.

3001.1 Scope. Change the text as follows: Where elevators are provided in buildings two stories or more stories above grade or one or more stories below grade, all elevators shall be sized, at a minimum, to allow a 24 inch x 84 inch stretcher in a horizontal position.

Chapter 31, Special Construction: Add the following Sections:

3107.2 Limitations: The types and sizes of signage are regulated by Title 4, Chapter 5 of the Village Code.

3108.1.1 General: Height restrictions and setback requirements for radio and television towers shall be governed by the limits established for all other structures in each zoning district as put forth in the Village Code. Refer to Title 4, Chapter 15 for regulation of radio and television antennas.

Chapter 33, Safeguards During Construction. Add the following Section:

3301.3 Safety Violations:

1. The injury to any person or damage to any property adjacent to a project site shall be prima facie evidence of a violation of International Building Code, 2018 Edition, Chapter 33, Sections 3306 and 3307.
2. Any such injury or damage shall be reported immediately to the Building Official.
3. No further work shall be performed until: (A) the Building Official has inspected the site and is satisfied that adequate safety measures are in place, and; (B) the contractor provides a written program, or other assurances satisfactory to the director, that any property damage will be repaired or replaced.

Chapter 35 Referenced standards

Delete all references to the International Plumbing Code and insert the Illinois Plumbing Code 2014 edition

Adopt the following Appendices C, D, F, G, I, J

4-1-4: INTERNATIONAL PROPERTY MAINTENANCE CODE, 2018 EDITION:

- A. The 2018 Edition of the International Property Maintenance Code, is hereby adopted by reference as the property maintenance code of the village, except for such additions, insertions, deletions or changes as hereinafter prescribed in Subsection B of this section.
- B. The following are amendments to the International Property Maintenance Code, 2018 Edition:

101.1 Title. Insert Village of River Forest.

103.1 Creation of enforcement agency. Delete the entire section and replace with the following: The Department of Public Works and Development Services shall be the enforcement agency of this code and the official in charge shall be known as the Building Official.

106.4 Violation Penalties. Insert the following after the first sentence: Any person, firm or corporation, who shall violate any provision of this code shall, upon conviction thereof, be

subject to a fine of not less than \$100.00 nor more than \$750.00.

Add the following sections:

Section 111 Means of Appeal. Delete the entire section. Replace with: See amended Section 113 , Appealing Decisions of the Village's Building Official, of the International Building Code, 2018 Edition.

201.3.1 Conflicting Definitions. In case of conflict with definitions found in the Village Code, such Village Code definitions shall apply.

Section 302.4 Weeds. Insert 8 inches.

304.14 Insect Screens. Insert "April 1" and "November 30".

602.2 Residential Occupancies. Delete this section in its entirety and reference Title 4 Chapter 7 of the Village Code.

602.3 Heat Supply. Delete this section in its entirety and reference Title 4 Chapter 7 of the Village Code.

602.4 Occupiable Work Spaces. Delete this section in its entirety and reference Title 4 Chapter 7 of the Village Code.

602.5 Room Temperature Measurement. Delete this section in its entirety and reference Title 4, Chapter 7 of the Village Code.

604.4 Regular Electrical Connection. Create this section and insert: "If a premises has an electrical system, electricity shall be supplied to the electrical system from an electric supplier, as defined in the Illinois Electric Supplier Act, 220 ILCS 30/1, *et seq.*, as amended.

Exceptions:

1. If the village issues a building permit which allows a premises with an electrical system to be supplied by electricity from a source other than from an electric supplier, in which case the premises may be supplied electricity by the source other than from an electric supplier approved by the village in the building permit.
2. If the electric supplier is out of service, in which case an electrical generator may be used to supply an electrical system with electricity for the duration of the electric supplier outage, subject to the noise restrictions in section 6-7-1 of the Village Code.
3. If a licensed contractor is performing work pursuant to a valid and current permit issued by the village, in which case an electrical generator may be used to supply electricity to the licensed contractor's equipment, subject to the noise

restrictions in Section 6-7-1 of the Village Code."

Chapter 8 Referenced standards

ICC Delete all references to the International Plumbing Code and insert the Illinois Plumbing Code 2014 edition

Adopt the following: Appendix A

4-1-5: INTERNATIONAL MECHANICAL CODE, 2018 EDITION:

- A. The 2018 Edition of the International Mechanical Code, is hereby adopted by reference as the mechanical code of the village, except for such additions, insertions, deletions or changes as hereinafter prescribed in Subsection B of this section.
- B. The following are amendments to the International Mechanical Code 2018 Edition:

101.1 Title. Insert Village of River Forest.

103.1 Creation of enforcement agency. Delete the entire section and replace with the following: The Department of Public Works and Development Services shall be the enforcement agency of this code and the official in charge shall be known as the Building Official.

106.5.2 Fee Schedule. Delete this section and reference Title 4, Chapter 2 of the Village Code.

108.4 Violations Penalties. Insert misdemeanor as the specific offense, a fine of \$750.00 and delete the imprisonment provision.

108.5 Stop Work Orders. Insert fine of not less than \$100.00 nor more than \$750.00.

Add the following section:

Section 109 Means of Appeal. Delete the entire section. Replace with: See amended Section 113, Appealing Decisions of the Village's Building Official, of the International Building Code, 2018 Edition.

303.6.1 Location of Equipment. Add the following section: The location of all unitary air conditioners, air conditioning compressors, generators, and similar appliances and equipment in outdoor locations, shall be regulated by the sound pressure level they generate. Existing installations may be replaced in the same location, provided there is no increase in capacity or sound pressure rating. The location of new equipment shall be subject to the requirements of the following table when installed on a parcel adjacent to a residential use parcel:

Side Yard Installation

Side Yard Setback (Feet)	Maximum Sound Pressure Rating db(a)
Less than 3	Installation not allowed
3 or greater	74

Rear Yard Installation

Side Yard Setback (Feet)	Maximum Sound Pressure Rating db(a)
Less than 3	Installation not allowed
3 to 10	78
10 or greater	82

The Village Board shall have the authority to hear requests for and grant relief from any of these location requirements.

Chapter 15 Referenced standards

ICC Delete all references to the International Plumbing Code and insert the Illinois Plumbing Code 2014 edition

Adopt the following: Appendix A

4-1-6: INTERNATIONAL FIRE CODE, 2018 EDITION:

- A. The 2018 Edition of the International Fire Code is hereby adopted by reference as the fire code of the village, except for such additions, insertions, deletions or changes as hereinafter prescribed in Subsection B of this section.
- B. The following are amendments to the International Fire Code, 2018 Edition:

101.1 Title. Insert Village of River Forest.

109Board of Appeals. Delete the entire section. Replace with amended Section **113, Appealing Decisions of the Village's Building Official**, of the International Building Code, 2018 Edition.

110.4 Violations Penalties. Insert misdemeanor as the specific offense, a fine of \$750.00 and delete the imprisonment provision.

112.4 Failure To Comply. Insert fine of not less than \$100.00 nor more than \$750.00.

407.2 Safety Data Sheets. Add the following at the end of this paragraph: material safety data sheets (MSDS) shall be stored at a location, and in a manner, approved by the fire department for immediate emergency access.
Hazardous material inventory statements (HMIS) shall be included. HMIS shall be revised

semi-annually unless approved by the fire department.

Delete 903.2, and 903.2.1 through 903.2.12 in their entirety, and replace as follows:

903.2 Where Required. An approved automatic fire suppression sprinkler system shall be installed and maintained throughout all new buildings and structures, and shall also be provided in every addition to or renovation of an existing building, in accordance with the following:

903.2.1 Definitions And Calculations:

1. The calculation of the areas of existing construction and new construction shall be calculated as follows: The areas to be included in the calculation shall include the gross area on floors of the building above grade. The base area of the existing building shall include only those areas of the existing building which are to remain, and the area of new construction shall include the gross area of all additions, without deductions.
2. For the purpose of calculating the percentage of the addition to the building, the area of the addition and renovation shall be construed to be the total area of all additions and renovations made within any 3 year period, and the area of the existing building shall be the existing area (as defined above) prior to that 3 year period.
3. The area of "substantial renovation" shall be defined to include the total area of each room where 50% or more of the wall and ceiling finishes (plaster, plaster board, gypsum board, suspended ceiling systems, etc.) is being removed down to the framing.

903.2.2 Where Required in Existing Buildings and Structures. An approved automatic fire suppression sprinkler system shall be provided in every addition to or renovation of an existing building, in accordance with the following:

1. In the newly constructed portion of any addition which adds ~~50~~90% or more square footage to the area of an existing building.
2. In the renovated portion of any building where ~~50~~90% or more of the existing area of the building is being substantially renovated.
3. In the renovated and newly constructed portions of any building where the sum total of the area of the addition and the area of the portion being substantially renovated exceeds ~~50~~90% of the area of an existing building.

903.2.3 Exceptions:

Exception 1. Spaces and areas in telecommunications buildings used exclusively for telecommunications equipment, associated electrical power distribution equipment, batteries and standby engines, provided those spaces or areas are equipped throughout with an automatic fire alarm system monitored by the local jurisdiction, and separated from the remainder of the building by a wall with a fire resistance rating of not less than 1 hour and a floor/ceiling assembly with a fire resistance rating of not less than

2 hours.

Exception 2. Detached accessory buildings shall be exempt from the requirement for automatic sprinkler protection subject to all of the following conditions:

The building is an accessory to primary building on the same site, and the building has a gross area of 500 square feet or less, and the building is protected with an automatic fire detection system, monitored by the local jurisdiction, no High Hazard occupancy, no basements or below grade areas , no sleeping or dwelling units and the primary and accessory buildings are in compliance with Table 602 for fire separation distance.

Exception 3. Single family residential structure, pursuant to Section R313.3, Automatic Fire Sprinkler Systems,
of the 2018 Edition of the International Residential Code.

905.3.1 Height. Delete the entire paragraph after the section heading and replace with:
Standpipe systems shall be installed in all buildings where the most distant occupied floor is more than 20 feet above or below the point of fire department vehicle access, or is more than 2 stories in height. All standpipe systems shall be installed as a Class II I system.

5604 Explosive Materials Storage And Handling. Delete Sections 5604.1 through 5604.10.7, and replace with the following section:

5604.1 Storage Prohibited. The storage of explosives and explosive materials, small arms ammunition, small arms primers, propellant-actuated cartridges and smokeless propellants in magazines is prohibited within the village.

Chapter 80 Referenced standards

ICC Delete all references to the International Plumbing Code and insert the Illinois Plumbing Code 2014 edition

NFPA. Delete the listed editions and adopt the entire 2017 Edition of the National Fire Code including all annexes to the adopted standards.

The following shall not be adopted NFPA 1

Adopt the following Appendices: B, C, D, E, F, G, H, I, K, L

4-1-7: PLUMBING CODE:

- A. The current edition of the State of Illinois Plumbing Code, as promulgated by the Illinois Department of Public Health, is hereby adopted by reference as the plumbing code of the village, except for such additions, insertions, deletions or changes as hereinafter prescribed in Subsection B of this Section.

B. The following are amendments to the plumbing code:

Add the following sections:

890.170 e) Public Systems Available. A public water main or public sewer system shall be considered available to a structure where the structure is located within 200 feet of the public water main or sewer.

Pex pipe shall be allowed for water distribution pipe in residential buildings, above grade and covered with a minimum of a 5/8 inch thickness of drywall or other approved protective material.

890.1150 a)4) Water service piping shall be installed a minimum of 5 feet 0 inches below grade in the Village

890.1200 a) Water Service Pipe Sizing. This section shall be amended by deleting the number "three-fourths ($\frac{3}{4}$) inch" and replacing it with the number "one (1) inch".

890.1310 a)1) Polyvinyl chloride (PVC) pipe with cellular core shall not be permitted to be used in the Village

890.1320 c)1) Sewer Depth: All building sewers shall be a minimum of 3 feet 6 inches below grade in the Village

890.1440 g) Vent Terminal Size. This section shall be deleted in its entirety after the section heading and replaced with the following:

Each vent extension through a roof shall be at least 4 inches in diameter and in no instance shall said vent extension be less than one pipe size larger than the vent stack. The change in diameter shall be made inside the building at least one foot below the roof with an approved fitting.

890.1950 c) Violation Penalties. Any person who shall violate a provision of this code or shall fail to comply with any of the requirements thereof or who shall erect, install, alter or repair plumbing work in violation of the approved construction drawings or directive of the code official, or of a permit or certificate issued under the provisions of this code, shall be guilty of a misdemeanor, punishable by a fine of not more than \$750.00. Each day that a violation continues after due notice has been served shall be deemed a separate offense.

890.1950 d) Unlawful Continuance. Any person who shall continue any work in or about the structure after having been served with a stop work order, except such work as that person is directed to perform to remove a violation or unsafe condition, shall be liable to a fine of not less than \$100.00 or more than \$750.00.

890. Appendix A, Approved Material Standards, Table A, 12) Polyvinyl Chloride (PVC) Pipe with Cellular Core. Delete this as an approved material.

4-1-8: NATIONAL ELECTRICAL CODE, 2017 EDITION:

- A. The 2017 National Electrical Code (NEC), published by the National Fire Protection Association, is hereby adopted by reference as the electrical code of the village, except for such additions, insertions, deletions or changes as hereinafter prescribed in Subsection B of this Section.
- B. The following are amendments to the electrical code:

Article 320 Armored Cable

Section 320.10 Uses Permitted. Delete the entire section after the section heading and replace with: Where necessary to pass wire through existing partitions, cable type "AC" may be used in the Village, and to extend not more than 3 feet beyond said partitions. All other uses are prohibited without special permission of the Building Official

Article 334 Nonmetallic-Sheathed Cable. Delete this article in its entirety. Nonmetallic sheathed cable types "NM", "NMC", and "NMS" are not permitted to be used in the village.

4-1-9: INTERNATIONAL RESIDENTIAL CODE, 2018 EDITION:

- A. The 2018 Edition of the International Residential Code, is hereby adopted by reference as the one- and two-family dwelling code of the village, except for such additions, insertions, deletions or changes as hereinafter prescribed in Subsection B of this section.
- B. The following are amendments to the International Residential Code, 2018 Edition:

R101.1 Title. Insert the Village of River Forest.

103.1 Creation of enforcement agency. Delete the entire section and replace with the following: The Department of Public Works and Development Services shall be the enforcement agency of this code and the official in charge shall be known as the Building Official.**R104.10.1 Areas Prone to Flooding.** Delete the entire paragraph after the section heading and replace with: Construction within areas prone to flooding shall be in accordance with Sections 4-12-1 through 4-12-7 of this Title.

R105.2 Work Exempt From Permit. Delete the entire list following the subsection entitled "Building" and replace with the following list:

1. Prefabricated sheds not with a floor area less than 100 square feet.
2. Painting, papering, tiling, carpeting, cabinets, countertops and similar finish work.
3. Prefabricated swimming pools that are less than 24 inches deep.
4. Swings and other playground equipment accessory to the residence.

Add the following paragraph to the subsection entitled "Electrical."

Replacement Of Electrical Equipment: Electrical equipment may be replaced in-kind

or repaired without a permit provided that no modifications to the system is required and that such work is performed by a qualified person as defined by the National Electrical Code.

Delete the entire list following the subsection entitled "Mechanical" and replace with the following list:

1. Portable heating, ventilating or cooling appliances.
2. Replacement of mechanical equipment in-kind shall not require a permit, provided such equipment is connected to the same electric or fuel source that the old equipment was connected to, the replacement equipment is the same capacity or rating as the old equipment and further provided that such work is performed by qualified personnel.

R105.2.3 Public Service Agencies. Delete the entire paragraph after the section heading and replace with: A permit shall not be required for the ordinary repairs of above grade facilities and for the ordinary repairs of below grade facilities that are located entirely on private property. Any repair requiring an excavation within the public right of way shall require a permit and shall be performed in accordance with the village's standards for construction of facilities on public rights of way contained in Title 5 of the Village Code. Any installation of new facilities regardless of location shall require a permit.

R105.3 Application For Permit. Add the following to the list of application requirements:

8. All plans for projects shall be prepared, signed and sealed by a licensed architect in the state of Illinois except for miscellaneous permits, detached garages, sheds, other minor accessory structures and interior remodeling projects not involving structural modifications.
9. All applications shall list the name, address, email and phone number of all contractors involved in the project.

R105.3.1.1 Determination of Substantially Improved or Substantially Damaged Existing Buildings in Flood Hazard Areas. Delete this section in its entirety.

R105.5 Expiration. Delete the entire paragraph after the section heading and replace with: Permit expirations shall be in accordance with Section 4-2-3 of this Title.

R106.2 Site Plan or Plat Plan. Rename this section to "Site, Grading and Drainage Plan" and replace the existing paragraph with the following: The construction documents submitted with the application for permit shall be accompanied by a site plan showing the size and location of all structures and paved surfaces (paved surfaces includes driveways, sidewalks, patios, etc.) on the subject lot as well as on adjacent lots. The setbacks to all lot lines shall be included on the plan. Included on the site plan or on a separate plan shall be a grading plan which shows the proposed top-of-foundation elevation for all structures, exterior grade elevation at all structures on the subject property as well as adjacent properties. The elevation of the public walks adjacent to the property shall be shown. When construction within the public right-of-way is required, the plan shall also show the specific

location of parkway trees, light poles, fire hydrants, sign poles, etc. The grading plan should also show sufficient existing and proposed spot elevations to show direction of all surface water flow. The Village Engineer may accept the use of a local datum elevation if a convenient benchmark is not available. The Village Engineer shall require that the grading plan be prepared by a registered professional engineer.

For new one or two family structures, a survey of the foundation must be submitted to the village evidencing adherence with all applicable zoning requirements prior to proceeding with above grade framing.

R112 Board of Appeals. Delete the entire section and replace with the following:

- A. The applicant shall file a written appeal addressed to the Village's Building Official, identifying the particular condition or portion of the work, and the applicable provision(s) of the code which have been interpreted.
- B. The Village's Building Official shall enforce the code in accordance with the Building Official's interpretation with regard to the applicant's building code appeal.
- C. The appellant has the right to appeal to the Village Administrator first and then to Village Board.

R201.3 Terms Defined in Other Codes. Add the following paragraph: The following terms as defined in Section 10-3-1 of the Village Zoning Code and shall supersede the definitions in this chapter: Accessory Structure(Building), Basement, Building, Dwelling, Grade, Height (Of) Building, Lot, Story, Structure, Yard.

Table R301.2(1). Insert the following data:

TABLE R301.2(1)
CLIMATIC AND GEOGRAPHIC DESIGN CRITERIA

Ground Snow Load	Wind Speed (mph)				Seismic Design Category	SUBJECT TO DAMAGE FROM			Winter Design Temp	Ice Shield Under- layment Required	Flood Hazard	Air Freezing Index	Mean Annual Temp
	Speed (mph)	Topo effects	Special wind region	Wind borne debris		Weathering	Frost Line Depth	Termite					
30 p.s.f.	115 mph	No	No	No	B	Severe	48"	Moderate to heavy	-2°F	Yes	*	1700	49°F

* Construction in flood prone areas shall be in accordance with Sections 4-12-1 through 4-12-7 of this Title.

R302.1 Exterior Walls. Add the following: The fire separation distance from a detached garage and the dwelling it is accessory to, shall not be less than 15 feet unless the garage is equipped with an approved supervised heat detection system, in which case, the minimum fire separation distance may be reduced to 10 feet.

Delete in its entirety the third exception in this section pertaining to tool, storage sheds, playhouses and similar structures.

R302.6 Dwelling-Garage Fire Separation. Delete the entire paragraph after the section heading and replace with: An attached garage shall be separated from the residence and its attic area by not less than $\frac{5}{8}$ -inch type X gypsum board or equivalent applied to the garage side. Where the separation is a floor-ceiling assembly, the walls supporting this assembly must be similarly protected.

R302.7 Under Stair Protection. Replace " $\frac{1}{2}$ " gypsum board" with " $\frac{5}{8}$ " type X gypsum board".

R309.1 Floor Surface. Add the following: Attached garages shall be continuously separated from the remainder of the building with a concrete curb, minimum 4" high, and shall be poured integral with the floor slab.

R309.3 Flood Hazard Areas. Delete this section and following subsections in their entirety.

R313 Automatic Fire Sprinkler Systems. Delete the paragraphs after the section heading and replace with the following: Approved automatic fire protection sprinkler systems shall be provided to comply with this section.

R313.3.1 Where Required: Approved automatic fire protection sprinkler systems shall be provided in the following:

1. New construction.
2. Existing residences where more than 90% of the area of the floor structures of the current structure above the foundation level is demolished and rebuild. Automatic fire protection sprinkler systems shall not be required for additions or alterations to existing single family residences which do not included the demolition and rebuilding of more than 90% of the area of the floor structures of the current structure above the foundation level.

R313.3.2 System Requirements. Add the following section: The system shall be installed meeting the requirements of NFPA 13D, 2016 Edition and NFPA 101, 2018 Edition, Sections 9.7, 24.3.5.1 and 24.3.5.2. as modified herein.

R313.3.3 Acceptance Requirements: Add the following section:

All systems shall be inspected, tested, and approved by the fire department in accordance with the requirements of NFPA 13D and NFPA 72, including but not limited to initiating device, notification appliance, and remote station fire alarm connection prior to scheduling final inspection for certificate of occupancy.

Amendments to NFPA 13 D (2016 Edition) are as follows:

7.6 Alarms. Delete the entire paragraph after the section heading and replace with: Water flow alarms shall be required on all approved automatic fire protection sprinkler systems. An interior, six (6) inch water flow bell shall be mounted to the return duct of each furnace in the structure. In lieu of the water flow bells an audible

alarm horn shall be installed adjacent to each sleeping area, with a minimum decibel rating of 70 db at pillow level in occupiable areas.

A weatherproof horn/strobe audible alarm, for the approved automatic fire protection sprinkler system, shall be mounted on the outside of the structure at a location causing it to be heard and seen from the public

8.3.4 Location of Sprinklers. Delete the entire paragraph after the section heading and replace with: Sprinklers shall be installed in attached garages, carport or any other type of attached structure used to house vehicles to protect common walls, ceilings and openings.

9.2 Antifreeze Systems. Delete the entire section heading and replace with: Automatic fire protection sprinkler systems are prohibited from using antifreeze solutions in any portion of said system.

R314 Smoke Alarms. Rename this section: **Smoke Alarms, Carbon Monoxide Detectors and Sprinkler Systems.** Delete the existing language after the section heading in its entirety and replace with:

R314.1 Smoke Alarms. Smoke alarms shall be installed in the following:

1. In each sleeping room.
2. Outside each separate sleeping area in the immediate vicinity of the bedrooms.
3. One each additional story of the dwelling, including basements but not including crawl spaces and uninhabitable attics. In dwellings or dwelling units with split levels and without an intervening door between the adjacent levels, a smoke alarm installed on the upper level shall suffice for the adjacent lower level provided that the lower level is less than one full story below the upper level.

When more than one smoke alarm is required to be installed within an individual dwelling unit the alarm devices shall be interconnected in such a manner that the actuation of one alarm will activate all of the alarms in the individual unit. The alarm shall be clearly audible in all bedrooms over background noise levels with all intervening doors closed.

All smoke alarms shall be listed and installed in accordance with the provisions of this code and the household fire warning equipment provisions of NFPA 72.

R314.1.1 Alterations, Repairs And Additions. When interior alterations, repairs or additions requiring a permit occur, or when one or more sleeping rooms are added or created in existing dwellings, the individual dwelling unit shall be provided with smoke alarms located as required for new dwellings; the smoke alarms shall be interconnected.

Exceptions:

1. Smoke alarms in existing areas shall not be required to be interconnected and hard wired where the alterations or repairs do not result in the removal of interior wall or ceiling finishes exposing the structure, unless there is an attic, crawl space, or basement available which could provide access for hard wiring and interconnection without the removal of interior finishes.
2. Repairs to the exterior surfaces of dwellings are exempt from the requirements of this section.

R315 Carbon Monoxide Detectors. Carbon monoxide detectors shall be installed in the following locations:

1. Within 15 feet of each sleeping area.
2. On every floor on which a fossil fuel burning boiler, water heater, furnace or appliance is located.

R314.6 Power Source. Delete the entire paragraph after the section heading and replace with: In new construction, the required smoke alarms and carbon monoxide detectors shall receive their primary power from the building wiring when such wiring is served from a commercial source, and when primary power is interrupted, shall receive power from a battery. Wiring shall be permanent and without a disconnecting switch other than those required for overcurrent protection. Smoke alarms and carbon monoxide detectors shall be permitted to be battery operated when installed in buildings without commercial power or in buildings that undergo alterations, repairs of additions regulated by Section R313.1.1.

R319.1 Address Identification. Add the following: Where a garage abuts a public alley, approved house numbers shall be affixed to the face of the garage, minimum 4" high, in a plainly visible location.

R401.1 Application. Delete the last sentence of this section and replace with: Wood foundations are not allowed and all subsequent references to wood foundations in this chapter are hereby deleted.

R403.1.4.1 Frost Protection. Delete the reference to Section R403.3 as an acceptable method of frost protection and delete the exceptions section in its entirety and replace with the following: Exception: Single story accessory structures with an area 500 square feet or less with non-masonry or other non-rigid wall construction shall not be required to be protected.

R403.1.7.3 Foundation Elevation. Delete the entire paragraph after the section heading and replace with: The top of any exterior foundation wall shall extend a minimum of 8 inches above exterior finished grade adjacent to the foundation at all points. Elevations shall be established to promote positive drainage without adversely impacting adjoining properties. Where the foundation elevations of adjoining lots vary greatly, the new foundation elevation on the subject lot shall be

established as approximately the average of the elevations of the foundation of said adjoining lots. The Village Engineer shall require the submission of a grading plan stamped by a professional engineer prior to the issuance of a permit as well as a submission of an as-built grading certificate prior to the issuance of a certificate of occupancy demonstrating the project has been constructed in accordance with the approved grading plan. The Village Engineer may consider unique grading conditions and has the authority to approve a foundation elevation based on sound engineering judgment.

R403.3 Frost Protected Shallow Foundations. Delete this section and following subsections in their entirety.

R502.1.2 Prefabricated Wood I-Joists. Add the following: Wood I-joists may not remain exposed and shall be protected with a minimum $\frac{5}{8}$ inch type "X" gypsum board or equivalent.

R504 Pressure Preservative-Treated Wood Floors (On Ground). Delete this section and following subsections in their entirety.

R610 Structural Insulated Panel Wall Construction. Delete this section and following subsections in their entirety.

R702.3.4 Insulating Concrete Form Walls. Delete this section in its entirety.

Table R702.3.5 Minimum Thickness And Application Of Gypsum Board and Gypsum Panel Products. Minimum gypsum board thickness to be $\frac{5}{8}$ inch. References to thickness and application of gypsum board less than $\frac{5}{8}$ inches thick are hereby deleted.

ICC Delete all references to the International Plumbing Code and insert the Illinois Plumbing Code 2014 edition

Adopt the following appendices A, B, C, D, F, H, I, J, M, O

4-1-10: INTERNATIONAL FUEL GAS CODE, 2018 EDITION:

A. The 2018 Edition of the International Fuel Gas Code is hereby adopted by reference as the fuel gas code of the village.

B. The following are amendments to the International Fuel Gas Code/2018:

101.1 Title. Insert Village of River Forest.

103.1 General. Delete the entire section and replace with the following: The Department of Public Works and Development Services shall be the enforcement agency of this code and the official in charge shall be known as the Building Official.

106.5.2 Fee Schedule. Delete this section and reference Title 4, Chapter 2 of the Village Code.

108.4 Violations Penalties. Insert misdemeanor as the specific offense, a fine of \$750.00 and delete the imprisonment provision.

108.5 Stop Work Orders. Insert fine of not less than \$100.00 nor more than \$750.00.

Section 109 Means of Appeal. Delete the entire section. Replace with: See amended Section 113, Appealing Decisions of the Village's Building Official, of the International Building Code, 2018 Edition.

303.6.1 Location of Equipment. The location of all unitary air conditioners, air conditioning compressors, generators, and similar appliances and equipment in outdoor locations, shall be regulated by the sound pressure level they generate. Existing installations may be replaced in the same location, provided there is no increase in capacity or sound pressure rating. The location of new equipment shall be subject to the requirements of the following table when installed on a parcel adjacent to a residential use parcel:

Side Yard Installation

Side Yard Setback (Feet)	Maximum Sound Pressure Rating db(a)
Less than 3	Installation not allowed
3 or greater	74

Rear Yard Installation

Side Yard Setback (Feet)	Maximum Sound Pressure Rating db(a)
Less than 3	Installation not allowed
3 to 10	78
10 or greater	82

The Village Board shall have the authority to hear requests for and grant relief from any of these location requirements.

Chapter 8 Referenced Standards

ICC Delete all references to the International Plumbing Code and insert the Illinois Plumbing Code 2014 edition

Adopt the following Appendix: A

4-1-11: INTERNATIONAL WILDLAND URBAN-INTERFACE CODE, 2018 EDITION:

- A. The 2018 Edition of the International Wildlife Urban-Interface Code, is hereby adopted by reference as the wildlife urban interface code of the village.
- B. The following are amendments to the International Wildland-Urban Interface Code/2018:

101.1 Title. Insert Village of River Forest.

103.1 Title. Insert Village of River Forest Administration Department.

109.2 Schedule of Permit Fees. Delete this section and reference Title 4, Chapter 2 of the Village Code.

114.4 Failure to comply. Insert fine of not less than \$100.00 nor more than \$750.00.

Adopt the following: Appendix A.

4-1-12: ILLINOIS ACCESSIBILITY CODE, 2019 EDITION:

- A. The 2019 Edition of the Illinois Accessibility Code is hereby adopted by reference as the accessibility code of the village.
- B. The following are amendments to the Illinois Accessibility Code/2019:

There are no additions, deletions or changes to the Illinois Accessibility Code.

Any conflicts between the Illinois Accessibility Code and Chapter 11 of the International Building Code, Edition 2018, shall require the enforcement of the strictest requirement.

4-1-13: ILLINOIS ENERGY CONSERVATION CODE:

- A. The International Energy Conservation Code referenced in the Illinois Energy Conservation Act shall be the energy conservation code for the village.
- B. The following are amendments to the Illinois Energy Conservation Code:

There are no additions, deletions or changes to the Illinois Energy Conservation Code.

4-1-14: INTERNATIONAL SWIMMING POOL AND SPA CODE, 2018 EDITION:

- A. The 2018 Edition of the International Swimming Pool and Spa Code, is hereby adopted by reference as the swimming pool and spa code of the village, except for such additions, insertions, deletions or changes as hereinafter prescribed in Subsection B of this section.
- B. The following are amendments to the International Swimming Pool and Spa Code, 2018 Edition:

101.1 Title. Insert Village of River Forest.

103.1 Creation of enforcement agency. Delete the entire section and replace with the

following: The Department Administration shall be the enforcement agency of this code and the official in charge shall be known as the Building Official.

106.5.2 Fee Schedule. Delete this section and reference Title 4, Chapter 2 of the Village Code.

107.4 Violations Penalties. Insert misdemeanor as the specific offense, a fine of \$750.00 and delete the imprisonment provision.

107.5 Stop Work Orders. Insert fine of not less than \$100.00 nor more than \$750.00.

Add the following section:

Section 108 Means of Appeal. Delete the entire section. Replace with: See amended Section 113, Appealing Decisions of the Village's Building Official, of the International Building Code, 2018 Edition.

Chapter 11 Referenced standards

ICC Delete all references to the International Plumbing Code and insert the Illinois Plumbing Code 2014 edition

4-1-15: INTERNATIONAL SOLAR ENERGY PROVISIONS, 2018 EDITION:

- A. The 2018 Edition of the International Solar Energy Provisions is hereby adopted by reference as the solar energy provisions of the village, except for such additions, insertions, deletions or changes as hereinafter prescribed in Subsection B of this section.
- B. The following are amendments to the International Solar Energy Provisions 2018 Edition:

There are no changes, additions or deletions to the International Solar Energy Provisions, 2018 Edition.

4-1-16: INTERNATIONAL EXISTING BUILDING CODE, 2018 EDITION:

- A. The 2018 Edition of the International Existing Building Code, is hereby adopted by reference as the existing building code of the village, except for such additions, insertions, deletions or changes as hereinafter prescribed in Subsection B of this section.
- B. The following are amendments to the International Existing Building Code, 2018 Edition:

101.1 Title. Insert Village of River Forest.

103.1 General. Delete the entire section and replace with the following: The Department of Public Works and Development Services shall be the enforcement agency of this code and the official in charge shall be known as the Building Official.

108.2 Fee Schedule. Delete this section and reference Title 4, Chapter 2 of the Village Code.

113.4 Violations Penalties. Insert misdemeanor as the specific offense, a fine of \$750.00 and delete the imprisonment provision.

Section 112 Board of Appeal. Delete the entire section. Replace with: See amended Section 113, Appealing Decisions of the Village's Building Official, of the International Building Code, 2018 Edition.

Section 302 General Provisions. Add the following:

302.7 Where Required in Existing Buildings and Structures. An approved automatic fire suppression sprinkler system shall be provided in every addition to or renovation of an existing building, in accordance with the following:

1. In the newly constructed portion of any addition which adds 50% or more square footage to the area of an existing building.
2. In the renovated portion of any building where 50% or more of the existing area of the building is being substantially renovated.
3. In the renovated and newly constructed portions of any building where the sum total of the area of the addition and the area of the portion being substantially renovated exceeds 50% of the area of an existing building.

302.7.1 Exceptions:

Exception 1. Spaces and areas in telecommunications buildings used exclusively for telecommunications equipment, associated electrical power distribution equipment, batteries and standby engines, provided those spaces or areas are equipped throughout with an automatic fire alarm system monitored by the local jurisdiction, and separated from the remainder of the building by a wall with a fire resistance rating of not less than 1 hour and a floor/ceiling assembly with a fire resistance rating of not less than 2 hours.

Exception 2. Detached accessory buildings shall be exempt from the requirement for automatic sprinkler protection subject to all of the following conditions:

The building is an accessory to primary building on the same site, and the building has a gross area of 500 square feet or less, and the building is protected with an automatic fire detection system, monitored by the local jurisdiction, no High Hazard occupancy, no basements or below grade areas, no sleeping or dwelling units and the primary and accessory buildings are in compliance with Table 602 Fire-Resistance Rating Requirements for Exterior Walls Based on Fire Separation Distance (IBC, 2018 Edition).

Add the following Section 1301.5.4 Sprinkler system requirements: The local sprinkler system requirements, including local amendments, shall apply regardless of the outcome of the performance compliance calculations.

Chapter 16 Referenced standards

ICC Delete all references to the International Plumbing Code and insert the Illinois Plumbing Code 2014 edition

4-1-17: VIOLATION NOTICES:

Whenever an authorized employee of the village observes a violation of this chapter, he or she may issue a violation notice to the person committing the violation. The violation notice shall be signed by the employee, shall be in writing, and shall include the following:

- A. The name of the person violating this code, and his or her address, if known.
- B. The nature of the offense.
- C. The applicable fine.
- D. After the final notice date, appearance of the person in the Village's administrative adjudication hearing department or the Fourth Municipal District of the Circuit Court of Cook County at a certain time and place.

If the person so notified fails to appear in court, then a summons or warrant for arrest shall be issued. Such notice shall be issued only by employees authorized to do so by the Village.

4-1-18: PENALTY:

Any person violating any provision of this Chapter shall be deemed guilty of a misdemeanor and be punished by a fine of not less than one hundred dollars (\$100) and not more than seven hundred fifty dollars (\$750). A separate offense shall be deemed committed for each day such violation is committed or permitted to continue, and shall be punishable hereunder as such. In addition to the monetary penalty set forth herein, the village may seek injunctive relief to compel compliance with this chapter and the codes incorporated herein by reference.

Chapter 3

ELECTRICAL REGULATIONS

4-3-1 – RESERVED

4-3-2: REGISTRATION AS ELECTRICAL CONTRACTOR:

It shall be unlawful for any person to engage in the business of electrical contractor, without being registered as an electrical contractor, in the manner hereinafter set forth; provided,

however, that if such person is already registered for the current year in another city or village within the state, such electrical contractor shall not be required to register or to pay a registration fee for such year, in the village.

- A. Application; Issuance Of Certificate: Any person desiring to engage in the business of electrical contractor shall apply for registration to the Building Official. Upon the filing of such application in proper form and the payment of the registration fee set out in Subsection B of this section, the Building Official shall register the applicant, if so qualified, as an electrical contractor, and shall issue to the applicant a certificate of registration which will authorize the applicant to engage in such business for the year in which it is issued.
- B. Fee For Registration: In accordance with Illinois Compiled Statutes, the fee for registration as an electrical contractor shall be twenty five dollars (\$25) per annum, which sum shall be paid by the applicant to the village clerk in advance upon filing the application.

4-3-3: PERMITS FOR WORK REQUIRED:

No electrical equipment shall be installed or altered except upon a permit first being issued by the village. The village shall issue permits for such installation and alteration of electrical equipment in all cases where application for such permits shall be made in accordance with the rules and regulations applicable thereto; provided, however, that no permit shall be issued for installing or altering by contract electrical equipment unless the person applying for such permit is currently registered as an electrical contractor as required by this chapter.

4-3-4: INSPECTION OF WORK:

- A. The village shall inspect all electrical equipment installed or altered, and shall require that it conform to the standards and specifications applicable thereto and adopted as aforesaid, and upon completion of such installation or alteration in compliance with such standards and specifications, shall immediately issue a certificate of inspection covering such installation or alteration.
- B. The village is hereby empowered to reinspect any electrical equipment, and when such equipment is found to be unsafe to life or property, shall notify the person owning, using or operating the same to place the same in a safe and secure condition and in compliance with the standards and specifications described herein, within such time as the village shall consider just and reasonable. Upon refusal or willful failure to comply with the requirements of such notification, in addition to the penalties otherwise provided herein, the village may order and compel the cutting off and stopping of such current until such electrical equipment has been placed in a safe and secure condition and in compliance with the standards and specifications referred to herein. There shall be an inspection fee of seventy-five (\$75) dollars for each inspection necessary to verify compliance with applicable standards.
- C. The village shall keep complete records of all permits issued and inspections made and other official work performed under the provisions of this chapter.
- D. Whenever any electrical equipment has been installed or altered, no electrical current shall be supplied to or used on such equipment previous to the inspection of such equipment by the village and the issuance of a certificate of inspection covering such installation or

alteration; provided, that the village may issue a temporary certificate for the use of electrical current during the course of construction or alteration of buildings, which temporary certificate shall expire when the construction or alteration of such building is complete.

- E. Any person installing electric wires or equipment in any building in the village which is to be hidden from view shall notify the Building Official in writing of such intended installation, at least twenty four hours before the work is to be covered, and no such work shall be covered until inspection thereof has been made as herein required. In all cases where such notice has not been given or such work has been covered without inspection thereof as herein provided, the Building Official is authorized to take down or remove such portions of the building or structure as shall be necessary for the inspection of such electric wires or equipment, as herein required, and the cost of such taking down and replacing such work so removed by such official shall be borne by the person who has failed to give notice of the installation thereof, or by the person who has covered such work after such notice and before inspection thereof as herein provided, as the case may be.

4-3-5: RIGHT OF ENTRY OF BUILDING OFFICIAL:

The Building Official or designee, shall have the power to enter buildings or premises at any reasonable hour in the discharge of his duties, and it shall be proper for him, when necessary, to remove any existing obstructions such as laths, plastering, boarding or partitions which may prevent a perfect inspection of the electrical equipment. It shall be unlawful for any person to interfere with the Building Official in the performance of his duties. Whenever, in the opinion of the Building Official, it shall be necessary to call upon the police department for aid and assistance in carrying out or enforcing any of the provisions of this chapter governing the inspection of electrical equipment, he shall have the authority to do so, and it shall be the duty of any member of the police department, when called upon by the Building Official, to act according to the instructions of and to perform such duties as may be required by the Building Official in order to enforce or put into effect the provisions of this chapter relating to the inspection of electrical equipment.

4-3-6: PROCEDURE UPON FINDING DEFECTS:

In case the Building Official or designee, finds a defect in any electrical apparatus or equipment, subject to inspection in the village, he shall report the same in writing to the persons for whom the test is being made, using blanks furnished by the village for that purpose and giving a description of the character of the defect. If the defect is of a dangerous character, necessitating immediate repair, the Building Official shall forthwith condemn the apparatus or equipment for further use, or until the same is removed, repaired or renewed.

If the defect is of a character such that the apparatus or equipment may be safely operated for a period of some days pending repairs, the Building Official shall so report, and name the number of days during which the same may be operated. A duplicate of all such reports shall be promptly filed in the office of the Village Administrator.

4-3-7: INSPECTION FEES:

The fees for the inspection of wiring of any building or of any electrical apparatus to be paid to the village shall be as follows:

- A. Wiring: Nine dollars (\$9) for each circuit or meter.
- B. New Fixtures, Switches or Receptacles: New fixtures, switches or receptacles on new or existing circuits, one dollar seventy five cents (\$1.75) each.
- C. New or Replaced Service:

Up to 200 amps	\$75.00
201 to 399 amps	100.00
400 to 799 amps	150.00
800 amps and up	200.00
- D. Signs: One hundred dollars (\$100) plus five cents (\$.05) per square foot of sign area, including all sides.
- E. Base Fee for Inspection: The base fee for any inspection of electrical equipment installed or altered shall be one hundred dollars (\$100). The base fee is in addition to the individual component fees listed above.
- F. Reinspection Fee: There shall be a reinspection fee of seventy-five dollars (\$75) for each additional inspection due to failure to complete the work or for a failed inspection.
- G. Plan Review Fee: In addition to the building permit fee, a plan review fee may be imposed to defray the costs of contracting with independent professionals to review permit applications for compliance with applicable building codes.

4-3-8: POLES AND WIRES, PERMITS REQUIRED:

- A. No poles for the carrying of electricity or other poles, wires or cables shall be erected in any village parkway, street or alley without a permit obtained from the Building Official, and all such permits hereafter issued shall provide that the village may use the poles to be erected for the purpose of attaching thereto such necessary crossarms, wires or other electrical appliances as may be deemed necessary by the village authorities for fire and police signal service of the village.
- B. Before any permit shall be issued for the setting or replacing of poles for the support or accommodation of electric conductors of any description whatever, or for the opening of any trench for underground construction on private property, the applicant shall pay to the village clerk as a fee for such permit ten dollars, plus ten cents per linear foot of trench proposed to be opened for such underground construction, under the permit sought.

4-3-9: DEAD, DEFECTIVE WIRES REMOVED:

- A. The Building Official shall have the right to cause all dead wires outside and inside of buildings to be removed at the expense of the owner of such wires, by giving the owner ten days' written notice so to do.

- B. The Building Official shall have the right to condemn wires which are defective and dangerous to life or property, and shall notify the owner of such wires to remove or replace the same with new wires.
- C. If the owner fails or neglects to remove such wires within ten days after receipt of such notice, such person shall be subject to a fine of not less than five dollars (\$5) nor more than fifty dollars (\$50) for each and every forty-eight hours such wires are permitted to remain in place after expiration of the time fixed in such notice for the removal of same as aforesaid.

Chapter 4

PLUMBING REGULATIONS

4-4-1: PERMITS REQUIRED:

Any person desiring to install plumbing fixtures in any new building or structure, or to make any extensions to or alterations in plumbing fixtures or connections in any existing building or structure, before beginning any work, shall obtain a permit and shall pay to the village, for the inspection thereof, the following fees:

- A. New or Replaced Fixtures: Fifteen dollars (\$15) per fixture.
- B. Alterations, Renovations or Replacement Of Piping Installations in Existing Buildings: Twenty five dollars (\$25).
- C. Lawn Sprinkling Systems, New or Modified: One hundred fifteen dollars (\$115).
- D. Swimming Pools:
 - Aboveground: Twenty five dollars (\$25) + Electrical Permit.
 - Inground: 1.5 percent of the estimated cost of construction, minimum fee of one hundred fifty dollars (\$150) + Electric Permit.
- E. Street or Parkway Openings: One hundred dollars (\$100).
- F. Base Fee for Inspection: The base fee for any inspection of plumbing equipment installed or altered shall be one hundred dollars (\$100). The base fee is in addition to the individual component fees listed above.
- G. Reinspection Fee: There shall be a reinspection fee of seventy-five dollars (\$75) for each additional inspection due to failure to complete the work or for a failed inspection.
- H. Plan Review Fee: In addition to the building permit fee, a plan review fee may be imposed to defray the costs of contracting with independent professionals to review permit applications for compliance with applicable building codes.

4-4-2: NEW PLUMBING; REPAIRS:

In all buildings hereafter erected, and in all existing buildings wherein any plumbing is installed or wherein any sewer connected pipe shall be repaired or changed, except for minor repairs, on the sewer side of the trap, the drain, soil, downspout (when downspouts are within the building), waste pipes, or any other pipe or pipes connected to any drain, soil or waste pipe, and all traps shall be placed within buildings and exposed to view for ready inspection and test, and shall remain so exposed until approved by an authorized representative of the Public Works Department. In no case shall a trap be inaccessible at any time.

4-4-3: GENERAL REQUIREMENTS:

- A. Remodeling of Old Work: In remodeling work, the existing system of soil, waste and vent pipes shall be changed to make them reasonably conform to the provisions of this chapter and the plumbing code as provided for in Section 4-1-7 of this Title.
- B. Sinks: Sinks servicing commercial food preparation areas shall be equipped with a grease interceptor.
- C. Overhead Plumbing Required: All new buildings with basements, floors, rooms or occupancy areas below ground level at the building site shall have overhead plumbing.
- D. Plumbing Fixtures and Irrigation Controllers: Pursuant to 17 Illinois Administrative Code 3730.307(c)(4) and subject to the Illinois Plumbing Code (77 Ill. adm. code 890) and the lawn irrigation contractor and lawn sprinkler system registration code (77 Ill. adm. code 892), be it hereby ordained that all new plumbing fixtures and irrigation controllers installed after the effective date hereof shall bear the WaterSense label (as designated by the U.S. environmental protection agency WaterSense program), when such labeled fixtures are available.

Chapter 6

AWNINGS AND CANOPIES

4-6-1: DEFINITIONS:

AWNING: Any flexible awning which extends over any public sidewalk, street, alley or other public place, but which is so constructed that it can be rolled up or otherwise withdrawn so that it does not extend over such public place.

CANOPY: Any rigid canopy, marquee or other roof like structure, other than an awning, which extends over any public sidewalk, street, alley or other public place.

4-6-2: PERMIT REQUIRED:

No awning or canopy shall be erected until a permit has been issued by the Building Official. Application for such permit shall be accompanied by plans and specifications, which shall be in accord with the requirements of the ICC International Building Code, 2018 Edition

4-6-3: PERMIT FEES:

Fees for permits required by this Chapter are as follows:

- A. Awnings: Before any permit shall be issued there shall be paid to the village a permit fee of one hundred dollars (\$100).
- B. Canopies: Before any permit shall be issued there shall be paid to the village a permit fee of one hundred dollars (\$100).

- C. Failure To Maintain: If the owner fails to maintain the awning or canopy in good condition and repair, the Building Official may proceed to repair said awning or canopy and assess the cost thereof against the owner, and the amount of such cost shall be paid by such owner to the village.

Chapter 7

HEATING REQUIREMENTS IN BUILDINGS

4-7-1: APARTMENT HOUSES:

It shall be the duty of every person owning or controlling any apartment house, in which the heat is furnished from a heating plant used in common for the purpose of heating the various rooms and apartments therein and in which the heating plant is under the control or supervision of such owner or person in control of such building, to furnish heat to such rooms and apartments from October 1 of each year to May 1 of the succeeding year, so that the occupants thereof may secure, without such undue restrictions of ventilation as to interfere with proper sanitary conditions, a minimum temperature of sixty degrees Fahrenheit at six thirty o'clock A.M., sixty eight degrees Fahrenheit at seven thirty o'clock A.M., and thereafter until ten thirty o'clock P.M., averaged throughout the apartment. Written notice of complaint concerning lack of heat in such room or apartment shall first be given to the Building Official before any person shall be deemed to have violated this Section. For the purpose of determining whether or not the temperature in any such room or apartment is in accordance with the provisions of this Section, temperature readings shall be made by the Village by means of a standard Fahrenheit thermometer, in not less than two separate rooms in such apartment, or if the apartment consists of only one room, then in two opposite parts of the room as near the extremes as practicable, such thermometer to be placed at a point not less than four feet nor more than six feet above the floor of any such room or apartment and at least four feet away from any door or window leading to the outer air. Failure to furnish the heat required under the terms of this Section shall not constitute an offense where it is due to a breakdown of the heating plant, if diligence is used to have such plant repaired (unless such breakdown has been caused by the violation of an ordinance relating to the operation of heating plants), nor where it is due to strikes, to general shortage of fuel, nor to any act of the tenant who makes the complaint nor to any cause beyond the owner's control.

4-7-2: OFFICES, FACTORIES AND WORK SHOPS:

It shall be the duty of every person owning or controlling the heating plant which furnishes heat to any office, factory or workshop to maintain a temperature within such office, factory or workshop of not less than sixty five degrees Fahrenheit without such undue restriction of ventilation as to interfere with proper sanitary conditions therein; provided, however, that this requirement shall not apply to any office, factory or workshop where the business conducted therein is of such a nature that a higher or lower temperature than sixty five degrees Fahrenheit is necessary or expedient for the work, trade, occupation or manufacturing processes of the business so conducted therein.

Chapter 8

FENCES

4-8-1: PERMIT TO CONSTRUCT REQUIRED:

A fence permit shall be required for the construction of a new fence and for any substantial changes of any existing fence. Application for a fence permit shall include the type of fence, the height, width and length, and a sketch showing the location of the fence on the lot. The fee for said permit shall be one hundred dollars (\$100), payable in advance and a permit, when issued, shall be visibly displayed on the premises of the lot during the period of time of the construction or change of the fence and in no event for less than ten days.

Every person found guilty of violating this section shall be guilty of a misdemeanor and shall be punished by a fine of not less than fifteen dollars (\$50) nor more than five hundred dollars (\$500) for each offense.

4-8-2: DEFINITIONS:

FABRICATED METAL FENCE: A fence assembled from discrete metal pieces including bars, channels, rods, pipes, tubes, cast or fabricated scrollwork and ornaments. No part of the fabricated metal fence shall include wire fabric or mesh, whether it is of woven or welded construction. The fabricated metal fence may be constructed of iron, steel or aluminum. The fabricated metal fence shall be finished or painted to prevent corrosion, and that finish shall be maintained throughout the duration of the fence installation. Fabricated metal fences shall meet the structural requirements of the building code adopted in Chapter 1 of this Title.

ORNAMENTAL PILLARS: Shall include any construction of stone, masonry, or precast concrete, either freestanding or used to support fence panels. Constructions supporting a horizontal structure shall not be considered to be an ornamental pillar. When included in a fence, wherein the area of the fence open to view is regulated, the area of the pier shall not be counted against the area open to view if the cumulative length of the piers is equal to or less than ten percent of the length of the run of the fence in any run. Ornamental pillars, and any decorative extensions except lighting fixtures, shall comply with the maximum height for the type of fence it is part of. Ornamental pillars and their foundations shall meet the structural requirements of the building code adopted in Chapter 1 of this Title, and shall be reinforced and anchored to prevent overturning.

YARD: The open space between a building and any lot line, further defined as follows (see exhibit A of this definition):

Yard, Front: The yard facing the public street, including the area between the side lot lines and from the front line of the lot and the front line of the building. On through lots, front yards face both streets. On corner lots, the front yard faces on the lot's primary street; such street being the street which has the greatest distance between the two cross streets forming the block frontage.

Yard, Rear: A yard extending across the rear of a lot measured between the side lines of the building and between the rear lot line and the rear of the building. On both interior lots and corner lots, the rear yard shall in all cases be at the opposite end of the lot from the front yard.

Yard, Secondary Front: On a corner lot, the secondary front yard faces the lot's secondary street. The secondary front yard includes the area from the lot line abutting the secondary street to the face of the building and from the front line of the building (boundary of the front yard) to the rear lot line.

Yard, Side: A yard between the building and the side lot line and extending from the front line of the building (boundary of the front yard) to the rear lot line.

4-8-3: FENCE CONSTRUCTION TYPES:

The following provisions shall control the classification of fences as to the type of construction, area open for view, and height:

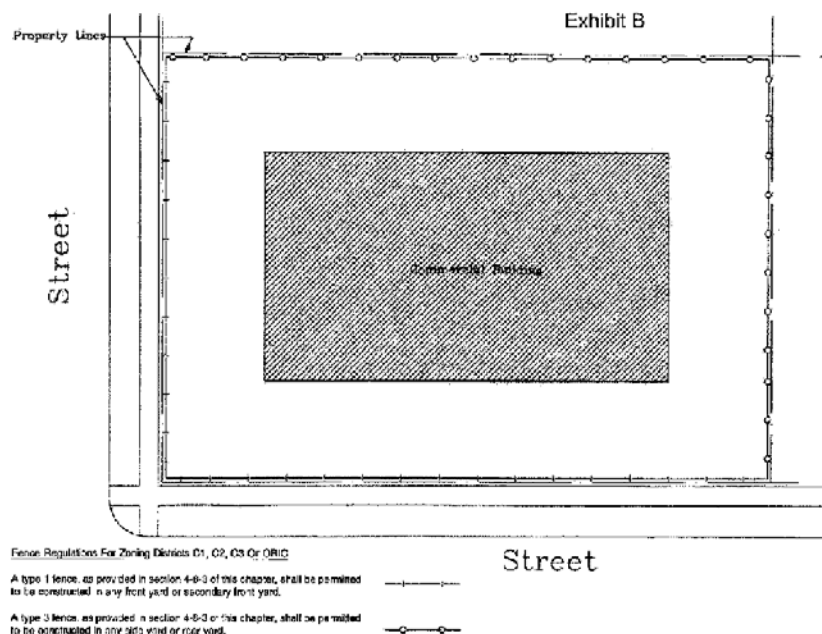
- A. Type 1 Fence: A Type 1 Fence shall be of construction meeting the definition of a "fabricated metal fence", as defined in Section 4-8-2 of this Chapter, being not less than fifty percent open to view, and not exceeding a height of four feet above the established grade.
- B. Type 2 Fence: A Type 2 Fence shall be of construction meeting the definition of a "fabricated metal fence", as defined in Section 4-8-2 of this Chapter, being not less than eighty percent open to view, and not exceeding a height of six feet above the established grade.
- C. Type 3 Fence: A Type 3 Fence shall be of any approved type of fence construction, except that chainlink fencing is not permitted to be installed on any front yard or secondary front yard in any zoning district. The maximum height of a Type 3 Fence shall be seven feet above the established grade; provided, however, that the portion of a fence which is higher than six feet above the established grade shall have an area open for view of at least fifty percent. That portion of the fence below six feet above the established grade shall not be regulated in regard to the area open to view.
- D. Type 4 Fence: A Type 4 Fence shall be of any approved type of fence construction, shall not exceed a height of eight feet above the established grade, and is not regulated in regard to the area open to view.

4-8-4: FENCE REGULATIONS:

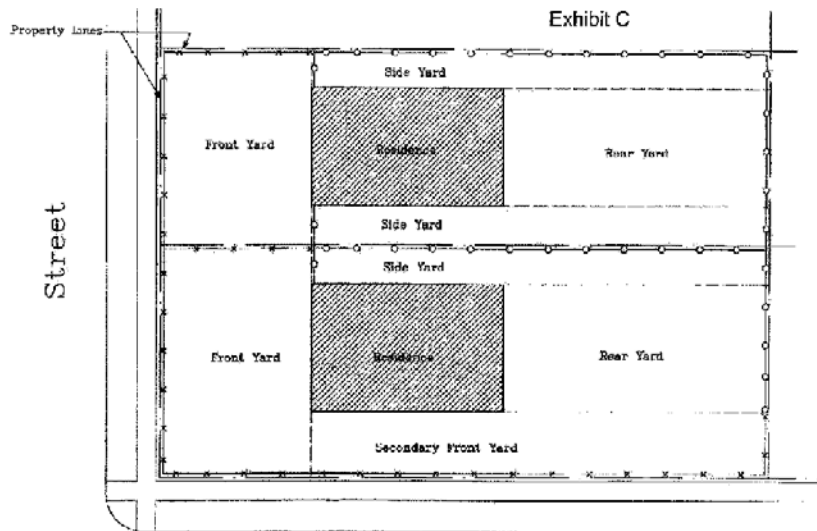
This section refers to zoning districts as defined in Title 10 of this Code. Yards shall be as defined in Section 4-8-2 of this Chapter. Additional requirements for height and enclosure may be required by the building code adopted in Chapter 1 of this Title, where a fence is used to provide specific functions required by the building code. Exhibits are hereby incorporated to depict the following:

- A. Zoning Districts C1, C2, C3 Or ORIC:

1. A Type 1 Fence, as provided in Section 4-8-3 of this Chapter, shall be permitted to be constructed in any front yard or secondary front yard. (See Exhibit B of this section.)
2. A Type 3 Fence, as provided in Section 4-8-3 of this Chapter, shall be permitted to be constructed in any side yard or rear yard. (See Exhibit B of this section.)



- B. Zoning Districts C1, C2, C3, ORIC Or PRI: For a lot located in a C1, C2, C3, PRI or ORIC district and adjacent to a lot located in an R1, R2, R3 or R4 district, a Type 4 Fence as provided in Section 4-8-3 of this Chapter, shall be permitted to be constructed in any side yard or rear yard along any property line that abuts the residential use, at the option of the lot owner of the property in the R1, R2, R3 and R4 districts. (See Exhibit G of this section.)
- C. Zoning Districts R1, R2, R3, R4 or PRI:
1. A Type 2 Fence, as provided in Section 4-8-3 of this Chapter, shall be permitted to be constructed in any front yard or secondary front yard. (See Exhibit C of this section.)
 2. A Type 3 Fence, as provided in Section 4-8-3 of this Chapter, shall be permitted to be constructed in any side yard or rear yard. (See Exhibit C of this section.)

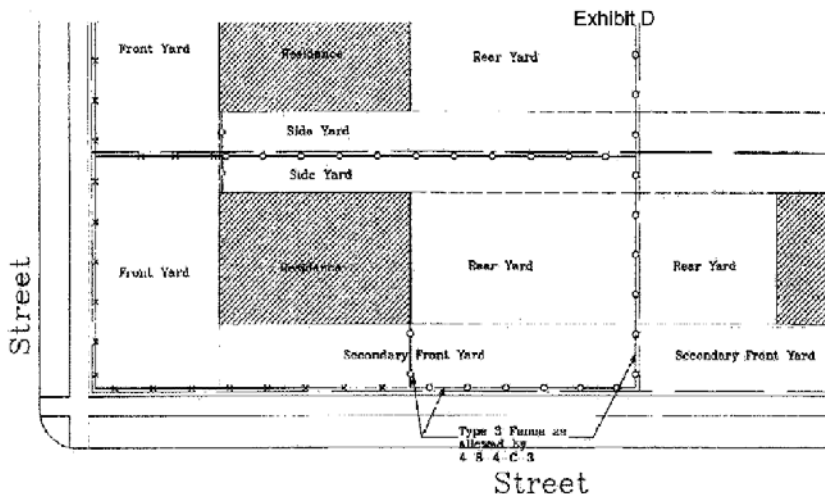


Fence Regulations For Zoning Districts R1, R2, R3, R4, And PR1

A type 2 fence, as provided in section 4-8-3 of this chapter, shall be permitted to be constructed in any front yard or secondary front yard.

A type 3 fence, as provided in section 4-8-3 of this chapter, shall be permitted to be constructed in any side yard or rear yard.

3. On a corner lot which is located in an R1, R2, R3, R4 or PR1 district and which rears upon another corner lot, a Type 3 Fence, as provided in Section 4-8-3 of this Chapter, is permitted to be constructed on the secondary front yard between the rear lot line and rear building line of the residence. (See Exhibit D of this section.)

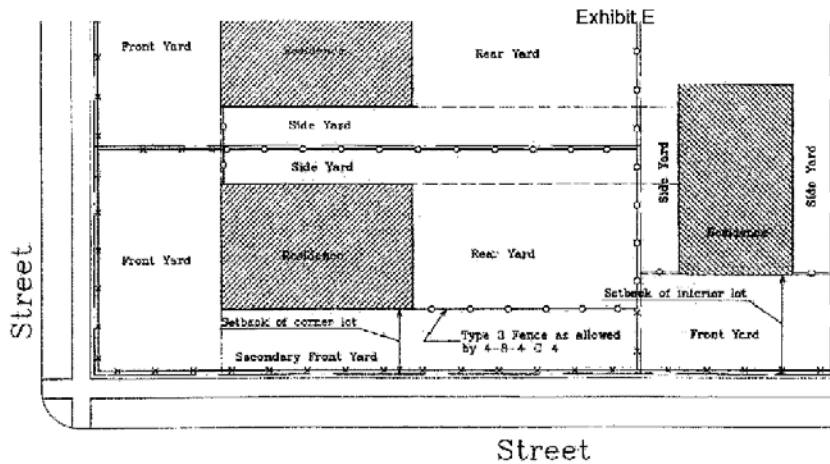


Fence Regulations For Zoning Districts R1, R2, R3, R4, And PR1

On a corner lot which is located in an R1, R2, R3, R4 or PR1 district and which rears upon another corner lot, a type 3 fence, as provided in section 4-8-3 of this chapter, and with no setback as to the area shown for view, is permitted to be constructed on the secondary front yard between the rear lot line and rear building line of the residence.

4. On a corner lot which is located in an R1, R2, R3, R4 or PR1 district and which rears upon an interior lot, a Type 3 Fence, as provided in Section 4-8-3 of this Chapter, is permitted to be constructed on the secondary front yard between the rear lot line and rear building line of the residence, provided that the setback of such fence be equal or

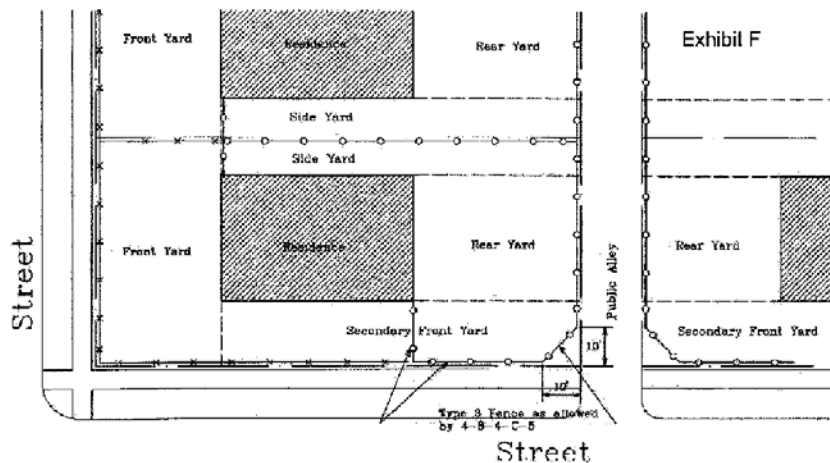
greater to the lesser of the front yard setbacks of the buildings located on said corner lot or adjacent interior lot. (See Exhibit E of this section.)



Fence Regulations For Zoning Districts R1, R2, R3, R4, And PRI

On a corner lot which is located in an R1, R2, R3, R4 or PRI district and which rears upon an interior lot, a Type 3 fence, as provided in section 4-8-3 of this chapter, and with no restriction as to the area open for view, is permitted to be constructed on the secondary front yard between the rear lot line and rear building line of the residence, provided that the setback of such fence be equal or greater to the lesser of the front yard setback of the building located on said corner lot or adjacent interior lot.

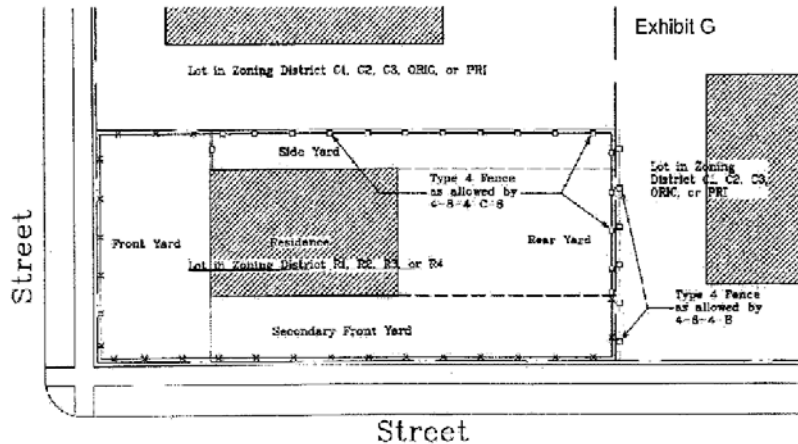
5. On a corner lot which is located in an R1, R2, R3, R4 or PRI district and which rears upon an alley, a Type 3 Fence, as provided in Section 4-8-3 of this Chapter, is permitted to be constructed on the secondary front yard between the rear lot line and rear building line of the residence; except that no fence, ornamental pillar, or other permanent obstruction shall be placed on the street side of a line, drawn from the two points on the lot lines measured ten feet from the intersection of the lot line abutting the street and the lot line abutting the alley. (See Exhibit F of this section.)



Fence Regulations For Zoning Districts R1, R2, R3, R4, And PRI

On a corner lot which is located in an R1, R2, R3, R4 or PRI district and which rears upon an alley, a Type 3 fence, as provided in section 4-8-3 of this chapter, and with no restriction as to the area open for view, is permitted to be constructed on the secondary front yard between the rear lot line and rear building line of the residence, except that no fence, ornamental pillar, or other permanent obstruction shall be placed on the street side of a line, drawn from the two points on the lot lines measured 10 feet from the intersection of the lot line abutting the street and the lot line abutting the alley.

6. For a lot located in an R1, R2, R3 or R4 district and adjacent to a lot located in a C1, C2, C3, PRI or ORIC district, a Type 4 Fence as provided in Section 4-8-3 of this Chapter, shall be permitted to be constructed in any side yard or rear yard along any property line that abuts the nonresidential use, at the option of the lot owner of the property in the R1, R2, R3 and R4 districts. (See Exhibit G of this section.)



Fence Regulations For Zoning Districts R1, R2, R3, R4, And PRI

For a lot located in an R1, R2, R3 or R4 district and adjacent to a lot located in a C1, C2, C3, PRI or ORIC district, a type 4 fence as provided in section 4-8-3 of this chapter, shall be permitted to be constructed in any side yard or rear yard along any property line that abuts the nonresidential use, at the option of the lot owner of the property in the R1, R2, R3 and R4 districts.

Type 2 fence

Fence Regulations For Zoning Districts C1, C2, C3, ORIC, And PRI

For a lot located in an C1, C2, C3, PRI or ORIC district and adjacent to a lot located in a R1, R2, R3 or R4 district, a type 4 fence as provided in section 4-8-3 of this chapter, shall be permitted to be constructed in any side yard or rear yard along any property line that abuts the residential use, at the option of the lot owner of the property in the R1, R2, R3 and R4 districts.

4-8-5: ZONING BOARD OF APPEALS:

The Zoning Board of Appeals shall have the jurisdiction to hold public hearings and offer recommendations to the Board of Trustees concerning variations of this Chapter pursuant to its powers granted by Section 10-5-4 of this Code.

4-9: RESERVED

Chapter 10 DANGEROUS BUILDINGS

4-10-1: DANGEROUS BUILDING DEFINED:

The term "dangerous building" as used in this Chapter is hereby defined to mean and include:

- A. Any building, shed, fence or other man-made structure which is dangerous to the public health because of its construction or condition, or which may cause or aid in the spread of disease or cause injury to the health of the occupants of it or neighboring structures.
- B. Any building, shed, fence or other man-made structure which, because of faulty construction, age, lack of proper repair or any other cause, is especially liable to fire and constitutes or creates a fire hazard.

- C. Any building, shed, fence or other man-made structure which, by reason of faulty construction, age, lack of proper repair or any other cause, is liable to cause injury or damage by collapsing or by a collapse or fall of any part of such structure.
- D. Any building, shed, fence or other man-made structure which, because of lack of doors or windows, is available to and frequented by malefactors or disorderly persons who are not lawful occupants of such structure.

4-10-2: NUISANCE DECLARED:

Any dangerous building or other man-made structure, as defined in Section 4-10-1 hereof, is hereby declared to be a nuisance, and it shall be unlawful to maintain or permit the existence of any dangerous building or other man-made structure in the Village. It shall also be unlawful for the owner, occupant or person in custody of any dangerous building or other man-made structure to permit the same to remain in a dangerous condition, or to occupy such building or permit it to be occupied while it is or remains in a dangerous condition.

4-10-3: STATEMENT OF CONDITION; NOTICE TO ABATE:

Whenever the Building Official, or any other officer of the Village shall be of the opinion that any building in the Village is a dangerous building, he shall file a written statement to that effect with the Director of Public Works and Development Services. The Director of Public Works and Development Services shall thereupon cause written notice to be served upon the owner thereof, and upon the occupants thereof, if any, by registered or certified mail or by personal service. Such notice shall state that the building has been declared to be in a dangerous condition, that such dangerous condition must be removed or remedied by repairing or altering the building, or by demolishing it, and that the condition must be remedied at once. Such notice may be in the following form:

"To (owner-occupant) of the premises known and described as ____.

You are hereby notified that (describe building) on the premises above described has been condemned as a nuisance and a dangerous building after inspection by .

The causes for this decision are (here insert the facts as to the dangerous condition).

You must remedy this condition or demolish the building immediately, or the Village will proceed to do so."

If the person receiving such notice has not complied therewith within ten days from the time that this notice is served upon such person by personal service or by registered mail, the Building Official may proceed to remedy the condition or demolish the dangerous building.

4-10-4: FAILURE TO COMPLY WITH NOTICE:

- A. If the Village shall determine, upon due investigation, that any building or structure in the Village fails to conform to the minimum standards of health and safety required by this

Code and the owner or owners of such building or structure shall fail, after due notice, to cause such property so to conform, the Village is hereby authorized to make application to any court of competent jurisdiction for an injunction requiring compliance with the provisions of this Code and other ordinances of the Village, and for such other order as the court may deem necessary or appropriate to secure such compliance pursuant to the provisions of 65 Illinois Compiled Statutes 5/11-31-2.

- B. The Village is hereby authorized to demolish, repair or enclose, or cause the demolition, repair or enclosure of, dangerous and unsafe buildings or uncompleted and abandoned buildings in the Village. To implement said action, the Village is hereby authorized to apply to the Circuit Court of Cook County pursuant to the provisions of 65 Illinois Compiled Statutes 5/11-31-2, and take such further action as may be necessary as authorized by said Statutes, including filing of lien where necessary.

Chapter 11

HOUSE TRAILERS AND RECREATIONAL VEHICLES

4-11-1: DEFINITIONS:

For the purpose of this Chapter certain words and phrases are defined as follows:

HOUSE TRAILER: Any structure for, or used for, living or sleeping purposes, mounted upon wheels and capable of being transported from place to place, either by its own power or by some vehicle attached to it; provided however, that this definition shall not apply to any vehicle operated over fixed rails.

RECREATIONAL VEHICLE: As set forth in Section 10-3-1 of this Code.

TRAILER CAMP: Any plot of ground where one or more house trailers used as living or sleeping quarters may be located, regardless of whether or not a charge is made for such accommodations.

4-11-2: PROHIBITION:

It shall be unlawful for any person to maintain or operate any plot of ground as a place for living in a recreational vehicle, a house trailer or as a trailer camp for human habitation within the Village.

4-11-3: EXEMPTION:

Nothing in this Chapter shall be construed to prohibit the passage of any house trailer or recreational vehicle through the Village, or parking such trailer unoccupied in connection with its movement through the Village, or storing or parking such house trailer or recreational vehicle unoccupied in the Village where the parking of vehicles is permitted by law; and Subsection 10-8-8B of this Code; nor shall anything in this Chapter prohibit making repairs to any such house trailer or recreational vehicle in the Village.

Chapter 15

SATELLITE DISH ANTENNAS, TELEVISION ANTENNAS, AMATEUR RADIO ANTENNAS AND CELLULAR TELEPHONE TOWERS AND ANTENNA SUPPORT STRUCTURES

4-15-1: DEFINITIONS:

AMATEUR RADIO ANTENNA: Any antenna having a combined surface area greater than ten (10) square feet, or having any single dimension exceeding twelve feet (12'), that is capable of transmitting as well as receiving radio signals and whose operator is licensed by the Federal Communications Commission as an amateur radio operator.

ANTENNA SUPPORT STRUCTURE: Any mast, pole, tripod or similar structure used to support a satellite dish antenna, a television antenna, an amateur radio antenna or a cellular telephone tower.

CELLULAR TELEPHONE TOWER: A single antenna or an array of antennas that is principally used for transmission and reception of cellular telephone communications and that is mounted on: 1) a building or other structure, or 2) a freestanding pole, mast or other structure that is attached to the ground or mounted on the roof of a building.

COMMERCIAL ANTENNA: Any antenna used for communication purposes in any commerce, industry or business; provided, however, that an antenna for transmission of data to or from a dwelling unit in a residential zoning district as part of a "home occupation" validly conducted under the Village Zoning Ordinance shall be deemed not to be a commercial antenna (irrespective of the commercial or noncommercial nature of the data which is transmitted or received) so long as such antenna does not violate the terms and conditions for satellite dish antennas as set forth in Subsection 4-15-2A1 through A10 of this Chapter.

NONCOMMERCIAL ANTENNA: Any antenna which is not a commercial antenna.

SATELLITE DISH ANTENNA: Any device incorporating a reflective surface that is solid, open mesh, or bar configured, and is in the shape of a shallow dish, cone, horn, cornucopia, or flat plate. A satellite dish antenna is used to receive or transmit radio or electromagnetic waves between terrestrially and/or orbitally based units. This definition shall include but not be limited to what is commonly referred to as satellite earth stations, satellite receivers, satellite discs, antennas for direct broadcast systems (DBSs), antennas for television reception-only systems (TVROs), antennas for satellite microwave systems, antennas for multichannel multiservice distribution services, microwave antennas (wireless cable systems), and antennas for digital satellite systems (DSSs).

TELEVISION ANTENNA: Any device, external to or attached to the exterior of a building, together with any supporting structure, used for reception of television signals.

4-15-2: REGULATIONS APPLICABLE TO SATELLITE DISH ANTENNAS:

- A. Permit Required: Satellite dish antennas shall be permitted as an accessory structure in any zoning district, but only upon compliance with the requirements of this subsection, or upon approval pursuant to Subsection D or Subsection E of this Section. The Director of Public Works shall issue a building permit for any satellite dish antenna that conforms to the following standards and criteria:
1. In residential zoning districts, no satellite dish antenna shall be installed in the area between the front property line of the zoning lot and the residential structure located thereon;
 2. In residential zoning districts, no satellite dish antenna shall be installed in the required side yard setbacks of the zoning lot;
 3. In residential zoning districts, the maximum height limit of a satellite dish antenna shall be eight feet (8') above grade;
 4. In residential zoning districts, and also for satellite dish antennas designed to receive, but not transmit, radio or electromagnetic waves or other signals, no satellite dish antenna shall have a solid surface; such satellite dish antenna shall be made of open-mesh materials; provided, however, that any satellite dish antenna which is not more than twenty four inches (24") in diameter may have a solid surface;
 5. In residential zoning districts, no more than one satellite dish antenna may be located on any zoning lot;
 6. In residential zoning districts, each satellite dish antenna shall be permanently ground-mounted and no such antenna shall be installed on a portable or movable vehicle or structure, such as a trailer or recreation vehicle; provided, however, that any satellite dish antenna which is not more than twenty four inches (24") in diameter may be roof-mounted in a residential zoning district on that portion of the roof facing the rear yard below the highest portion of the roof;
 7. Except as otherwise provided in subsection A10 below, each satellite dish antenna shall be a neutral color. For purposes of this subsection, black and gray shall be considered to be neutral colors. The Director of Public Works may determine that any other color is "neutral" within the meaning of this subsection if such color blends with the surrounding dominant color, such color helps camouflage the satellite dish antenna, and such color is neither bright nor metallic;
 8. Each ground-mounted satellite dish antenna shall be screened so that no portion of the satellite dish antenna will be visible either from the abutting properties' ground view or from the public streets at a point five feet (5') above grade level, except that no such screening shall be required within the area in front of or to the rear of the satellite dish antenna to the extent that such screening would create reception interference or prevent a shift in the position of the antenna. In such instances, the required screening shall be placed so as to achieve the screening purposes of this subsection, but outside of the area within which the screening would create reception interference or prevent a shift in the position of the antenna. Screening materials may consist of year-round vegetation, the dwelling on the zoning lot where such antenna is located, garages, storage buildings, fences, earth berms or other accessory buildings which meet all of the provisions of the Zoning Code;

9. No advertising in any form shall be permitted on any part of a satellite dish antenna, except for a six inch (6") square displaying the manufacturer's or distributor's company name. Such six inch (6") square area may not be on the concave side nor on the upper fifty percent (50%) of the convex side of the satellite dish;
 10. No satellite dish antenna shall exceed a diameter of eight feet (8').
 11. No commercial antenna shall be permitted in any residential zoning district.
 12. In nonresidential zoning districts, the maximum height of the satellite dish antenna as measured from grade level, or if the antenna is not ground-mounted, as measured from that portion of the satellite dish antenna which is closest to grade, shall be eight feet (8'). If an antenna is mounted on a building and exceeds the height of the roof, then the satellite dish antenna shall satisfy at least one of the conditions set forth below:
 - a. If mounted on a flat-roofed building, the satellite dish antenna shall not intersect or otherwise project above a plane projecting from the perimeter of the roof upwards and toward the interior of the building but at an angle of forty-five degrees (45°) from the horizontal; or
 - b. If mounted on a pitched-roof building, the satellite dish antenna shall not project more than two feet (2') above the highest point of the roof line, shall be the color of the roof, and the bottom of the satellite dish antenna shall be no more than eight inches (8") above the roof.
- B. Application Requirements. A building permit shall be required for the erection of a new satellite dish antenna or any similar accessory structure in any zoning district in the Village, and for any substantial changes of an existing satellite dish antenna or similar accessory structure. The application for a permit pursuant to this subsection shall include a dimensioned site plan depicting the proposed location, and the manufacturer's or distributor's installation requirements and product specifications, including the location of the principal buildings on adjacent lots, together with a description of the type of antenna, total height and diameter, a sketch showing the proposed setbacks from adjacent property lines and public rights of way, and also showing the method of screening to be provided, the materials and colors of the screening and antenna and mounting details and foundation. The Director of Public Works may require any additional information that would assist in determining visual intrusion and structural safety. The fee for said permit shall be twenty-five dollars (\$25.00), payable in advance, and a permit when issued shall be visibly displayed on the premises of the zoning lot during the period of time of the erection or change of such satellite dish antenna, and in any event for not less than ten (10) days.
- C. Aesthetics Review: In all zoning districts, the Director of Public Works shall review any permit application to determine whether the proposed color of the satellite dish antenna will blend with the dominant surrounding color, or would otherwise be unobtrusive; whether the satellite dish antenna can be installed in a location which will minimize visual intrusion while maintaining practical operation; and whether the satellite dish antenna can be screened so that it is concealed from view from public streets and adjoining property. If the proposed satellite dish antenna requires review under Subsection D2 of this Section, then such review shall be completed before aesthetic review is conducted pursuant to this subsection.
- D. Proposed satellite dish antennas that do not meet the requirements of Subsection A above:

1. Any person who desires to install any satellite dish antenna in a residential zoning district that does not meet the applicable requirements contained in Subsection A above may apply to the Director of Public Works for a special building permit. In addition to the criteria set forth herein, an applicant's right to reasonable satellite signal reception shall be taken into consideration in determining whether to approve an application for a special building permit pursuant to this subsection.
 2. Any person desiring to install any satellite dish antenna in any nonresidential zoning district that does not meet the applicable requirements set forth in Subsection A above, or desiring to install an additional satellite dish antenna in excess of the quantity permitted by Subsection A5 above, may apply for a special building permit. Upon receipt of a completed application, the Director of Public Works shall establish acceptable locations, materials, quantity, height and/or diameter for such satellite dish antenna. The Director of Public Works shall be guided by the criteria set forth in D1 of this Subsection.
- E. Existing Satellite Dish Antenna: Any satellite dish antenna for which a building permit or antenna permit has been issued prior to the effective date of this Chapter but which does not conform to this Chapter shall, within ten (10) years of the effective date of this Chapter, be removed or brought into conformance with this Chapter. During the interim period, said nonconforming satellite dish antenna shall be maintained in good repair and in a neat and clean condition. No structural alteration shall be made thereto, unless to preserve the safety of said antenna, or to bring the antenna into compliance with this Chapter. Any owner of a nonconforming satellite dish antenna may apply for review and approval.
- F. Installation: The installation or modification of each satellite dish antenna shall be in accordance with all applicable requirements of the Village Building Code and all other applicable codes and ordinances. Each satellite dish antenna shall be constructed and installed so as to withstand the forces of wind pressure, snow and ice loads and other forces, as provided in the Village Building Code.

4-15-3: TELEVISION ANTENNAS AND TELEVISION ANTENNA SUPPORT STRUCTURES:

Television antennas and television antenna support structures shall be permitted as an accessory structure in any zoning district, but only in compliance with the following regulations:

- A. Number Limited: No more than one television antenna and television antenna support structure may be located on any zoning lot.
- B. Height Limited: No television antenna or television antenna support structure shall exceed six feet (6') in height.
- C. Attachment To Buildings: Each television antenna and television antenna support structure must be mounted in the attic or comparable enclosed area (if any) of the principal structure located on the zoning lot, and if there is no attic or other enclosed area, or if mounting in the attic or other enclosed area presents a grave hardship in respect to reception of signals, then such television antenna and its support structure shall be attached to the chimney (if any) or other similar building appurtenance on the principal structure located on the zoning lot. In no event shall the television antenna and its support structure extend more than three feet (3') above the chimney or other appurtenance to which the television antenna or its support structure is mounted.

- D. Mounting: The television antenna and its support structure shall not be mounted or attached to the front of any principal building or to the side of any building facing a street, including any portion of the building roof facing any street. The television antenna and its support structure shall be designed to withstand a wind force of eighty (80) miles per hour without the use of supporting guy wires.
- E. Grounding: The television antenna and its support structure shall be bonded to a grounding rod.
- F. Other Standards: The television antenna and its support structure shall satisfy such other design and construction standards as the Director of Public Works determines are necessary to ensure safe construction and maintenance of the antenna and its support structure, including the standards set forth in the ICC, International Building Code, 2018 Edition, and the National Electrical Code, 2017 Edition.
- G. Guy Wires: No guy or other support wiring shall be used in connection with any television antenna or its support structure except when used to anchor the antenna or support structure to a chimney.
- H. Color: When the television antenna and its support structure are attached to a chimney or similar building appurtenance, the antenna and its support structure shall be a color that blends in with the roof and chimney to which it is attached.

4-15-4: REGULATIONS APPLICABLE TO AMATEUR RADIO ANTENNAS:

- A. Permit Required: Amateur radio antennas shall be permitted as an accessory structure in any zoning district, but only upon compliance with the requirements of this subsection, or upon approval pursuant to Subsection C of this Section. The Director of Public Works shall issue a building permit for any amateur radio antenna that conforms to the following standards and criteria:
 - 1. No more than one amateur radio antenna may be located on any zoning lot;
 - 2. No ground-mounted amateur radio antenna shall exceed thirty-five feet (35') in height. No amateur radio antenna which is attached to a building, as provided in Subsection A3 below, shall exceed the height limitation therein specified.
 - 3. No amateur radio antenna or its support structure shall be attached to a principal or accessory structure unless all of the following requirements are fulfilled:
 - a. The amateur radio antenna and its support structure shall not extend more than fifteen feet (15') above the highest point of the building or accessory structure on which the amateur radio antenna and its support structure are mounted.
 - b. The amateur radio antenna and its support structure shall not be attached to or mounted upon any building appurtenance, such as a chimney, nor be mounted upon or attached to the front of any principal building, or to the side of any building facing a street (including any portion of the building roof facing any street).
 - c. The amateur radio antenna and its support structure shall be designed and mounted or attached so as to be able to withstand a wind force of eighty (80) miles per hour without the use of supporting guy wires.
 - d. The amateur radio antenna and its support structure shall be bonded to a grounding rod.
 - e. The amateur radio antenna and its support structure shall satisfy such other design and construction standards as the Director of Public works determines are

reasonably necessary to ensure the safe construction and maintenance of the amateur radio antenna and its support structure.

- f. No amateur radio antenna or its support structure shall be located in any front yard or required side yard, or located nearer to any habitable building on any adjacent property than a distance equal to one-half of the fully extended height of the amateur radio antenna and its support structure.

B. Application Requirements: A building permit shall be required for the erection of a new amateur radio antenna or its support structure in any zoning district in the village, and for any substantial changes of an existing amateur radio antenna or antenna support structure. The application for a permit pursuant to this subsection shall include a dimensioned site plan depicting the proposed location, and the manufacturer's or distributor's installation requirements and product specifications, including the location of the principal buildings on adjacent lots, together with a description of the type of antenna and antenna support structure, total height and width, a sketch showing the proposed setbacks from adjacent property lines and public rights of way, and also showing the method of screening (if any) to be provided, the materials and colors of the screening and antenna, and the antenna and antenna support structure mounting details and foundation. The director of public works may require any additional information that would assist in determining visual intrusion and structural safety. The fee for said permit shall be twenty-five dollars (\$25), payable in advance, and a permit when issued shall be visibly displayed on the premises of the zoning lot during the period of time of the erection or change of such amateur radio antenna or antenna support structure, and in any event for not less than ten days.

C. Proposed amateur radio antennas that do not meet the requirements of Subsection A of this section:

1. Any person who desires to install any amateur radio antenna in a residential zoning district that does not meet the applicable requirements contained in Subsection A of this section may apply to the director of public works for a special building permit. In addition to the criteria set forth herein, in determining whether to approve an application for a special building permit pursuant to this subsection, the director of public works shall seek to accommodate reasonably the applicant's desire to engage in amateur radio communications, using the minimum practicable regulations to accomplish the goals of this chapter.
2. Any person desiring to install any amateur radio antenna in any nonresidential zoning district that does not meet the applicable requirements set forth in Subsection A of this section, or desiring to install an additional amateur radio antenna in excess of the quantity permitted by Subsection A1 of this section, may apply for a special building permit. Upon receipt of a completed application, the director of public works shall establish acceptable locations, materials, quantity and height limitations for such amateur radio antenna. The director of public works shall be guided by the criteria set forth in Subsection C1 of this section.

D. Existing Amateur Radio Antenna: Any amateur radio antenna or antenna support structure for which a building permit or antenna permit has been issued prior to the effective date of this chapter but which does not conform to this chapter shall, within ten years of the effective date of this chapter, be removed or brought into conformance with this chapter. During the interim period, said nonconforming amateur radio antenna and antenna support structure shall be maintained in good repair and in a neat and clean condition. No structural

alteration shall be made thereto, unless to preserve the safety of said antenna and antenna support structure, or to bring the antenna and antenna support structure into compliance with this chapter. Any owner of a nonconforming amateur radio antenna may apply for review and approval.

- E. Installation: The installation or modification of each amateur radio antenna shall be in accordance with all applicable requirements of the Village Building Code and all other applicable codes and ordinances. Each amateur radio antenna shall be constructed and installed so as to withstand the forces of wind pressure, snow and ice loads and other forces, as provided in the Village Building Code.

4-15-5: REGULATIONS APPLICABLE TO CELLULAR TELEPHONE TOWERS:

- A. Permit Required: A building permit shall be required for the erection of a new cellular telephone tower or any similar accessory structure, and for any substantial changes of an existing cellular telephone tower or similar accessory structure. The director of public works shall issue a building permit for any cellular telephone tower that conforms to the following standards and criteria:
 - 1. The cellular telephone tower complies with the requirements of Title 10 of this Code.
 - 2. No more than two cellular telephone towers may be located in any PRI zoning district.
 - 3. No cellular telephone tower shall exceed one hundred twenty feet in height.
 - 4. The village shall have a right to use the cellular telephone tower jointly with the owner thereof, on terms and conditions which are mutually acceptable to the village and the owner thereof.
- B. Application Requirements: The application for a permit pursuant to this subsection shall include a dimensioned site plan depicting the proposed location, and the manufacturer's or distributor's installation requirements and product specifications, including the location of the principal buildings on adjacent lots, together with a description of the type of the cellular telephone tower, total height and diameter, a sketch showing the proposed setbacks from adjacent property lines and public rights of way, and also showing the method of screening to be provided, the materials and colors of the screening and the cellular telephone tower, and mounting details and foundation. The Building Official may require any additional information that would assist in determining visual intrusion and structural safety. The fee for said permit shall be twenty five dollars, payable in advance, and a permit when issued shall be visibly displayed on the premises of the zoning lot during the period of time of the erection or change of such cellular telephone tower and in any event for not less than ten days.
- C. Existing Cellular Telephone Tower: Any cellular telephone tower for which a building permit or cellular telephone tower has been issued prior to the effective date of this chapter but which does not conform to this chapter shall, within ten years of the effective date of this chapter, be removed or brought into conformance with this chapter. During the interim period, said nonconforming cellular telephone tower shall be maintained in good repair and in a neat and clean condition. No structural alteration shall be made thereto, unless to preserve the safety of said cellular telephone tower, or to bring the tower into compliance with this chapter. Any owner of a nonconforming cellular telephone tower may apply for review and approval.

D. Installation: The installation and maintenance of the cellular telephone tower shall be in accordance with all applicable requirements of the Village Zoning Ordinance, all applicable requirements of the Village Building Code, and all other applicable codes and ordinances. Each cellular telephone tower shall be constructed and installed so as to withstand the forces of wind pressure, snow and ice loads, and other forces, as provided in the Village Building Code.

4-15-6: FINES:

Any person causing or allowing a violation of any of the terms and conditions of this section shall, upon conviction, be fined not less than fifty dollars (\$50), nor more than five hundred dollars (\$500), for each offense. Each day that a violation of any term or condition of this section exists shall constitute a separate offense.

Chapter 16 HOMELESS SHELTERS

4-16-1: INTERPRETATION:

In their interpretation and application, the provision of this Chapter shall be held to be the minimum requirements with respect to homeless shelters. Where this Chapter imposes a greater restriction upon the use of buildings or premises for homeless shelter purposes than is imposed or required by the provisions of any other part of this Code, the provisions of this Chapter shall control.

4-16-2: CERTIFICATE OF OCCUPANCY REQUIRED:

It shall be unlawful for any person or organization to conduct, keep, manage or operate, or cause to be operated, a homeless shelter without a certificate of occupancy therefor. Such certificate of occupancy shall be issued by the Building Official and there shall be no fee for such certificate of occupancy.

4-16-3: APPLICATION:

A written application shall be submitted which includes the following information:

- A. Name and address of person responsible for the homeless shelter operation;
- B. Location of homeless shelter;
- C. Written statement and plans indicating compliance with the provisions of this Chapter as well as those contained in Title 6, Chapter 16 of this Code, entitled "Homeless Shelters".

4-16-4: REQUIREMENTS:

- A. Each area used for sleeping or resting must have two exits remote from one another.
- B. Emergency lighting of the exit ways is required.
- C. Lighted exit signs are required.

- D. Smoke detectors are required in the sleeping area and in hallways leading from sleeping areas to exits.
- E. The following plumbing fixtures shall be provided:
 - 1. Water Closets: Two for each sex.
 - 2. Lavatories: Two for each sex.
 - 3. Urinals: One.
 - 4. Showers: One for each sex (fixed head type only).
 - 5. Drinking Fountains: One.
- F. Basement areas used for sleeping and resting must have a sprinkler system provided; however, basement areas which have windows and doors directly to the exterior need not be sprinklered.
- G. The occupancy of the shelter facility shall be limited to a maximum of thirty guests; provided, however, that in no event shall the minimum net floor area per guest be less than sixty-five square feet including aisle spacing of forty four inches between sleeping mattresses.
- H. Mechanical ventilation of five hundred cubic feet per minute (CFM) or operable windows equal to four percent of floor area are required.
- I. An evacuation plan shall be posted in each sleeping room.

4-16-5: INSPECTION:

At least once a year after a certificate of occupancy has been issued as herein provided, or more often if deemed necessary, it shall be the duty of the Building Official, Fire Chief, and the Health Department to authorize the inspection of said premises and determine that the provisions of this Code are being complied with.

Chapter 17

GRADING PERMITS

4-17-1: PURPOSE:

The purpose of this chapter is to regulate, guide, and control development in a manner that is designed to minimize adverse impacts to the properties and public rights-of-way surrounding a development. As such, no person may fill, store or dispose of earth materials; alter an existing land grade, contour or drainage pattern; or perform any other land disturbing activity, without first obtaining a grading permit pursuant to this chapter.

4-17-2: SPECIFIC PROJECTS REQUIRING A PERMIT:

- A. Projects that require a grading permit include, but are not limited to:
 - 1. Construction of new homes or buildings;
 - 2. Construction of new garages or auxiliary structures that change ten percent or more of the existing structure's footprint;
 - 3. Installation of underground swimming pools;
 - 4. Installation of patios or other impervious surface;

5. Construction of an addition to an existing structure that changes ten percent or more of the existing structure's footprint;
6. Landscaping that changes the grade of the site such that existing drainage flows will be altered;
7. Any project that includes the creation of a foundation;
8. Land disturbing activity proposed in a floodplain as established by the federal emergency management agency (FEMA);
9. Any land disturbing activity that equals twenty-five percent of the total lot, or one acre, whichever is less; and
10. Demolition of any building or structure.

4-17-3: EXEMPTIONS FROM GRADING PERMITS:

- A. Projects that, in the determination of the Village Engineer, do not alter an existing grade, contour or drainage flow will not be subject to the permitting requirements herein, including, but not limited to, the following:
 1. Raised decks;
 2. Projects built with pervious materials;
 3. Fences; and
 4. Tree removal and planting.

4-17-4: PERMIT APPLICATION INFORMATION REQUIRED:

- A. No request for a grading permit shall be reviewed until the following items have been submitted to the village:
 1. Initial application form;
 2. Initial permit fee;
 3. If required, two copies of the proposed site grading plan; and
 4. Proof of notice to adjacent property owners.
- B. For land disturbing activities over one acre in area, the applicant must also obtain and satisfy the requirements of any applicable NPDES IEPA construction permit.

4-17-5: GRADING PERMIT APPLICATION FORM:

- A. The applicant shall submit the grading permit application form supplied by the village and provide the following information:
 1. Address and permanent index number (PIN) of the site;
 2. Name, address, email and telephone number of the applicant(s);
 3. Name, address, email and telephone number of all contractors, subcontractors or other persons performing the activities at the site;
 4. Description and schematic depiction of the project; and
 5. Signature(s) of the owner(s) of the site.

4-17-6: SITE GRADING PLAN:

- A. Application Review: Upon submittal of a complete initial application form and grading permit fee, the Village Engineer will determine whether a site grading plan will be necessary and, if so, the level of plan detail that will be required.
- B. Plan Detail: The site grading plan may include:
1. Name, address, email and telephone number of the civil engineer(s) responsible for the preparation of the site grading plan;
 2. Legend;
 3. Scale of drawing;
 4. Site address;
 5. Existing and proposed topography of the entire site taken at one-foot contour intervals;
 6. Contour intervals that extend a minimum of twenty-five feet off site, or sufficient enough to show on and off site drainage and spot elevations as may be appropriate;
 7. Site property lines and all drainage and utility easements on, under or across thereto;
 8. Location and representation of all existing natural drainage and runoff patterns, swales and flows, as well as manmade drainage facilities, and all proposed natural and manmade drainage facilities, including all surface and subsurface drainage devices, walls, cribbing and dams on or within fifty feet of the site;
 9. Delineation of the drainage area and the drainage area served by all existing and proposed downspouts, footing drains and sump pump discharges, and the disposition of discharge therefrom;
 10. Location of the proposed areas of excavation, fill, storage and disposal of earth materials, including the method of soil protection such as seeding, burlap, or hay bales;
 11. Location and identification of existing vegetation, proposed vegetation to be placed on the site, and vegetation to be removed from the site;
 12. Location of any existing and proposed buildings and structures, including top of foundation, garage slab, and elevations of proposed finished grade at all significant points around the proposed building or structure, including window wells, patios and swimming pools;
 13. Impervious surface area calculation;
 14. Delineation of the measures that will be used to control surface erosion and runoff from the site after all buildings, structures and permanent improvements have been erected on the site;
 15. Elevation and descriptions of the benchmark utilized for the site grading plan. The FEMA datum should be used for all properties;
 16. Three to five representative cross sections for each side yard between another residence. Cross sections shall extend between the top of foundation (T/F) of the proposed residence to the T/F of the existing residence;
 17. Locations of all manholes, utility structures, fire hydrants, streetlights, curbs, sidewalks, transformers, junction boxes and pads/pedestals located in the public right of way, or in any easements on the subject property;
 18. To the extent the site grading plan includes a connection to a village sewer, provide the size and location of all sanitary and storm sewers, water mains, and open ditches located in the public right of way or in any easement. The rim and invert elevation shall be provided for all storm and sanitary structures within or near the vicinity

of the subject property. The direction of flow for all storm and sanitary sewers and open ditches must also be provided, as well as the methods to be used to protect them;

19. Location of stone haul road;
20. Certification that the proposed project will not result in drainage, erosion or runoff which adversely impacts adjacent properties or public rights of way; and
21. Location of soil storage.

C. Submittal Of Site Grading Plan:

1. Submittal Requirements: The site grading plan shall be prepared and stamped by a licensed professional engineer, and drawn to a scale of one inch equals twenty feet. The plan shall be submitted on paper measuring eleven inches by seventeen inches. With the prior approval of the building official, for certain large or multiparcel projects, the plan may be on paper measuring twenty-four inches by thirty six inches. Two copies of the site grading plan shall be submitted to the building official.
2. Notice To Adjacent Property Owners: The applicant shall provide notice of the land disturbing activities to any adjacent property owner, in the form to be provided by the village. Proof of said notice, by means of a signed affidavit form, shall be submitted at the time the site grading plan is filed.

D. Submission Of Additional Data: The building official or designee shall review all documentation submitted pursuant to this section and, if deemed necessary to evaluate potential adverse consequences from the proposed land disturbing activity, the building official or designee, has the authority to request additional data, clarification or correction of data already submitted, and the authority to require additional or alternate measures based upon site conditions.

Without limiting the generality of the foregoing, the building official or designee may require the applicant to submit additional information concerning excavation plans, proposed methods and techniques for same.

E. Conditions Or Modifications Imposed: The building official or designee may impose reasonable conditions on, or modifications to, the methods or techniques of any proposed excavation, trenching, foundation construction or other land disturbing activities in order to prevent or mitigate such adverse impact on trees, and any such restrictions shall be incorporated into the requirements of the grading permit. Such conditions may include, but are not limited to, prohibiting excessive over digging, requiring shoring, requiring directional boring instead of open trenching, or prescribing the methods of excavation, trenching or directional boring.

4-17-7: STORMWATER MANAGEMENT PLAN:

A. Requirements: The applicant shall also submit a separate plan labeled "Stormwater Management Plan" which identifies the methods to be used to control runoff, erosion, sedimentation and drainage expected to occur while the project is ongoing, and before final grading, that may adversely impact adjacent properties or public rights of way. The stormwater management plan shall also include:

1. Detail regarding the intended interim on site storage, placement, fill and disposal of earth materials; and
2. A specific plan to eliminate the adverse impacts from stormwater runoff, including, but not limited to, interim soil stabilization devices and proposed measures for erosion and

sedimentation control for all times during construction work and specifically during demolition; between completion of demolition and the commencement of construction work; and continuing through the construction work, until final grading. All such proposed measures shall be based upon the standards and requirements contained in the latest edition of the "Illinois Urban Manual", compiled by the IEPA and department of agriculture.

- B. Final Grading: To the extent the Village Engineer determines that the proposed final grade, land contour or drainage pattern may, upon project completion, adversely impact adjacent properties or public rights of way, the site grading plan shall also include:
 - 1. Data regarding the classification, distribution, strength and erodibility of existing soils;
 - 2. Data regarding the nature, distribution, strength and erodibility of earth materials, if any are to be placed on the site;
 - 3. Level of water table;
 - 4. Plans for permanent soil stabilization upon project completion;
 - 5. Design criteria for corrective measures, when necessary; and
 - 6. An alternate proposal for final grading that will eliminate the identified adverse impacts.
- C. Foundation Spot Survey: Upon completion of the construction of a foundation, and prior to commencing framing, the Building Official or designee, may require a foundation spot survey which includes the following:
 - 1. All lot lines;
 - 2. As constructed foundation with elevation; and
 - 3. Ties to all lot lines.
- D. As Graded: Upon final completion of the work, the Village Engineer, may require an as-built grading plan which would include the following:
 - 1. Approved site grading plan;
 - 2. Ground surface elevations;
 - 3. As graded ground surface elevations;
 - 4. Lot drainage patterns; and
 - 5. Locations and elevations of all surface and subsurface drainage facilities.

4-17-8: GRADING PERMIT FEES:

- A. An initial application fee of fifty dollars is required for all projects listed in Section 4-17-2 of this chapter.
- B. The permit applicant shall be responsible for all costs incurred by the village, including any fees for the review of a site grading plan, stormwater management plan and inspection(s).

4-17-9: PERMIT DURATION:

- A. Grading permits shall be valid until such time as there has been inspection and approval of final grading; or up to fifteen months, whichever is shorter.
- B. Any request for an extension of a grading permit must be submitted in writing to the Building Official, and must detail the reasons for said request. Upon good cause shown, the Building Official has the discretion to grant an extension.

4-17-10: PERMIT DENIAL:

- A. Reasons For Denial: If, in the determination of the Building Official or designee, the proposed work will unreasonably divert or detain surface water onto adjacent properties or public rights of way; alter existing drainage patterns so as to adversely impact adjacent properties or public rights of way; increase or concentrate runoff of stormwater onto adjacent properties or the public rights of way; or cause some similar adverse impact; and the applicant fails to submit proposed measures that would eliminate the identified adverse impacts, then the request for a grading permit shall be denied.
- B. Right To Appeal: To the extent a grading permit is denied pursuant to this section, or an extension is denied pursuant to Section 4-17-9 of this chapter, the applicant may, no later than thirty days from the date of said denial, appeal the decision to the corporate authorities. The appeal shall state with particularity the following:
 - 1. The name of the party requesting the appeal and its interest in the appeal;
 - 2. The common address of the subject property;
 - 3. A statement setting forth the reasons for the appeal; and
 - 4. The specific relief being sought.
- C. Appeal To The Corporate Authorities:
 - 1. The grading permit appeal shall be heard at the earliest available scheduled meeting of the corporate authorities. Notice of the hearing date to all entitled under this code shall be provided by the village.
 - 2. In reviewing the permit denial, the corporate authorities shall consider all written documentation submitted by the applicant in conjunction with the request for a grading permit. The corporate authorities shall apply the standards stated in subsection A of this section.

4-17-11: ASSIGNMENT OF PERMIT:

- A. A grading permit issued pursuant to this chapter may be assigned so long as the permittee notifies the Building Official of the proposed assignment and the proposed assignee:
 - 1. Submits a new application form;
 - 2. Agrees to all conditions and duties imposed by the existing grading permit and site grading plan, including any modifications thereto; and
 - 3. Assumes full legal responsibility for all work performed prior to the date of the assignment.

4-17-12: PERMITTEE'S DUTIES:

- A. Upon the issuance of a grading permit, the permittee shall:
 - 1. Maintain a copy of the grading permit, stormwater management plan, and site grading plan at the site and available for public inspection during working hours; and
 - 2. Post the grading permit placard at the site at least forty eight hours prior to the initiation of any land disturbing activity.
- B. At all times during the implementation of the site grading plan and the stormwater management plan, the permittee shall:

1. Be in conformity with the grading permit;
 2. Notify the Building Official or designee, within forty eight hours of the initiation of the work at the site;
 3. Notify the Building Official or designee, within forty eight hours of the installation of all erosion control devices; and
 4. Notify the Building Official or designee, within forty eight hours of the readiness of the site for final inspection, including, but not limited to, finished grading, installation of drainage devices and final erosion control measures.
- C. Permittee shall stop work immediately and notify the Building Official or designee, if site conditions arise that preclude conformance of the work to the approved site grading plan or stormwater management plan.
1. Said notice shall identify the site conditions that preclude compliance with the site grading plan, and delineate any and all revisions, modifications and/or additions thereby required to the site grading plan or stormwater management plan.
 2. The Building Official or designee, shall review all documentation submitted pursuant to this chapter, and may require permittee to further clarify, revise or supplement the proposed plan modifications prior to resuming any work at the site.

4-17-13: SITE INSPECTIONS AND PLAN MODIFICATIONS:

- A. Site Inspections: The Building Official or designee, may inspect a site as necessary to determine compliance with, and to effectuate the purposes of, this chapter, including, but not limited to, the following:
1. Upon receipt of notice given pursuant to Section 4-17-12 of this chapter;
 2. To verify completion of any modifications required as a result of changed site conditions;
 3. During and following any rainfall; and
 4. Upon receipt of notice that site conditions pose a health or safety risk.
- B. Plan Modifications: The Building Official or designee, shall have the authority to require modifications to the grading and stormwater management plans based upon site conditions existing or encountered at the site after the initiation of construction activity.

4-17-14: SUSPENSION OR REVOCATION OF PERMIT:

- A. The Building Official or designee, shall issue a stop work order and suspend the grading permit when:
1. It is determined that the grading permit was issued in error, on the basis of incorrect information supplied, or in violation of any ordinance, regulation or provision of this code;
 2. Permittee fails to comply with any of the duties set forth in this chapter; or
 3. Inspection by the Building Official or designee, reveals that the work is not in conformance with the site grading plan, or stormwater management plan, or any required modifications thereto.
- B. The Building Official or designee, may revoke any grading permit if the permittee fails or refuses, after suspension of the grading permit and receipt of a stop work order, to cease work at the site.

4-17-15: HAZARDS:

- A. Contractor shall be solely responsible for the determinations and implementation of the means and methods of construction, as well as compliance with all applicable workplace safety rules, regulations, or guidelines.
- B. Notwithstanding any permitting under this chapter, whenever the Building Official or designee, determines that any existing excavation, embankment, fill, or land contour on private property is a health hazard or adversely affects the safety, use or stability of a public way or drainage channel, the owner of said property shall, upon receipt of written notice from the building official or designee and within the period specified therein, abate or eliminate any such hazard as requested by the building official or designee.
- C. The village shall have the right to abate any hazard related to the activities regulated by this chapter.

4-17-16: VIOLATIONS:

- A. Failure to Obtain a Permit: It shall be unlawful for any person to initiate or engage in any land disturbing activity prior to obtaining a grading permit as required herein.
- B. Refusal to Comply: It shall be unlawful for any permittee to continue work on a site, after suspension or revocation of the grading permit, or after receipt of a stop work order otherwise issued by the village.
- C. Fines and Penalties: Any person who violates the provisions of this Section shall be guilty of a violation punishable by a fine of not less than two hundred fifty dollars (\$250) and not more than seven hundred fifty dollars (\$750) for each offense. A separate offense shall be deemed committed for each day that an offense continues.

**Chapter 18
STOP WORK****4-18-1: AUTHORITY:**

Notwithstanding any provision in this code, or the national codes adopted therein by reference, the Building Official or designee, may issue a stop work order if work on a building, structure, or property is being conducted contrary to the provisions of this code, or in an unsafe and dangerous manner. The stop work order shall be in writing and shall be posted in a conspicuous location on the subject building, structure, or property, and shall also be given to the owner of the property, or to the owner's agent, or to the applicant for the permit (with a copy to the owner), or to the person doing the work, and shall state the conditions under which the work may be resumed.

4-18-2: PENALTY:

Any person who shall continue any work after having been served with a stop work order, or after having received actual notice thereof, except such work as the person is directed by the building official to perform to remedy a violation or unsafe condition, shall be liable for a fine of up to seven hundred fifty dollars. Each day a violation continues shall be considered a separate offense.



Village of River Forest

Village Administrator's Office

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

MEMORANDUM

Date: September 12, 2022

To: Catherine Adduci, Village President
Village Board of Trustees

From: Brian Murphy, Village Administrator

Subj: Ordinance Regarding Fees for Building Permit Extensions

Issue & Analysis: The Village currently charges additional permit fees for building permit extensions to ensure minimal public inconvenience. The current fee structure charges 1/3 of the original permit fee for each three-month extension. The proposed fee structure increases the fee structure to 100% of the original fee for each three-month extension. The Village will continue to allow extensions of up to six months.

The proposed ordinance does not increase fees for single-family residential construction.

Requested Action:

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

- Motion to approve an Ordinance amending Section 4-2-1 of the River Forest Village Code regarding fees for building permit extensions.

Document Attached:

- Ordinance

ORDINANCE NO. _____

AN ORDINANCE AMENDING SECTION 4-2-1 OF THE RIVER FOREST VILLAGE CODE REGARDING FEES FOR BUILDING PERMIT EXTENSIONS

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 Title 4 of the River Forest Village Code ("Village Code"), the Village has adopted building codes to regulate the construction, maintenance and alteration of property, buildings and structures in the Village; and

WHEREAS, the President and Board of Trustees of the Village find that amending the Village Code as set forth below, to update the fees for building permit extensions, best serves the interests of the Village, its residents and the public's health, safety and welfare;

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: Amendments. That the Village Code is hereby amended as follows, with additions underlined:

Section 4-2-1.b. of the Village Code, titled "Construction or Alteration," is amended as follows:

"For a permit for the construction or alteration of a building or structure, the fee shall be at the rate of twenty dollars per one thousand dollars of the estimated cost for single-family residential construction and twenty three dollars fifty cents per one thousand dollars of the estimated cost for all other types of construction. The minimum fee shall be one hundred dollars. The duration of permit for single-family construction shall be fifteen months and twelve months for all other types of construction except that the duration of a permit for a project approved as a site plan review or planned development shall be in accordance with the approved schedule of development contained within the site plan review or planned development application. Extensions to the permit may be granted in accordance with the following:

1/3 of the original fee for the first 3 month extension for single-family residential construction, and 100% of the original fee for the first 3 month extension for all other types of construction.

1/3 of the original fee for the second 3 month extension for single-family residential construction, and 100% of the original fee for the second 3 month extension for all other types of construction.

The permit holder shall receive a rebate prorated per diem for the extension fee in the event the work covered by the permit is completed in less time than the maximum allowed. The project shall be considered completed upon approval of all required final inspections and restoration, if required, of any public right of way.”

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.

PASSED this 12th day of September, 2022 by the Village President and Board of Trustees pursuant to a roll call vote as follows:

AYES: _____

NAYS: _____

ABSENT: _____

APPROVED by me this 12th day of September, 2022.

Catherine Adduci, Village President

ATTEST:

Jonathan Keller, Village Clerk